



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, April 25, 2023**

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

PRESENTATIONS

Diane Kornegay, Lake County School District Superintendant
Commissioner Parks, Lake County Board of County Commissioners Dist. 2
Police Officer Annual Awards Presentation and New Chaplain Swearing-In

PROCLAMATION

Occupational Health and Safety Week May 1 - 6, 2023

PUBLIC COMMENT

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the March 28, 2023 Council Meeting Minutes.

Item No. 2 - Bid Award and Budget Amendment

Consider bid award to APC Roofing, LLC. to provide roof repair at the historic village in the amount of \$74,125.

Item No. 3 - Resolution No. 2023-016R

Consider approval of Fiscal Year 2023 Budget Amendment to the General Fund, Water Fund, Recreation Impact Fund, Police Impact Fund, Fire Impact Fund, Water Impact Fund and Sewer Impact Funds.

UNFINISHED BUSINESS

Item No. 4 - Lien Forgiveness Request
775 E. Juniata Street

Reconsideration of the Council's action taken on October 11, 2022.

**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, April 25, 2023**

Item No. 5 - Variance Request
987 W. Magnolia Street

The applicant has withdrawn the request.

Item No. 6 - Ordinance No. 2023-014 *Final*
Council Terms and Term Limits

Consider the proposed referendum to amend the charter to increase Council Member terms from 2 to 4 years.

Item No. 7 - Ordinance No. 2023-016 *Final*
Watercraft Rentals

Consider amending Chapter 70, Waterways, Article III Regulations for Personal Watercrafts

NEW BUSINESS

Item No. 8 - Variance Request
1676 Bowman Street

Consider allowing for the expansion of an existing driveway apron.

Item No. 9 - Variance Request
South Lake Hospital

Consider allowing the number of ground and building signs to exceed the maximum permitted for a large medical campus at 1900 Don Wickham Drive.

Item No. 10 - Board Appointment

Consider Code Enforcement Board Appointment.

ADJOURN

Public Notice

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

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

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

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

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

PROCLAMATION

Whereas, the residents of Clermont, Lake County, Florida value safe and healthy workplaces for all of our citizens; and

Whereas, the majority of workplace injuries and fatalities are preventable, however more than 5,000 U.S. workers die each year from job related injuries, and millions more suffer occupational injuries and illnesses; and

Whereas, businesses spend \$250 billion a year on costs tied to occupational injuries illnesses and healthcare, as well as facing intangible costs of losing a loved one, friend or coworker; and

Whereas, safer organizations enjoy increased productivity, higher employee satisfaction and a better reputation while recording less lost time and lower workers' compensation and healthcare costs; and

Whereas, during the week of May 1 - 6, 2023, members of the American Society of Safety Engineers, Canadian Society of Safety Engineering, the Occupational Safety and Health Administration, and corporate and association partners representing thousands of businesses will mobilize throughout North America in an effort to increase public awareness of the value of following safe practices and staying safe at work while helping companies and organizations enhance their workplace safety efforts; and

Whereas, on May 3, 2023, occupational safety and health professionals across North America will be recognized on Occupational Safety and Health Professionals Day for their commitment to protecting people and property in their communities.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, encourage all organizations, community leaders, employers and employees to support activities designed to increase awareness of the importance of safe workplaces for all, and do hereby proclaim the Week of May 1-6, Two Thousand and Twenty Three as:

North American Occupational Safety & Health Week

AND FURTHER, do I hereby proclaim Friday May 3, 2023 as:

Occupational Safety and Health Professionals Day

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 25th Day of April in the year Two Thousand and Twenty Three.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
March 28, 2023

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, March 28, 2023 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Gonzalez, Entsuah, Pines and Purvis.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Police Chaplain Victor Lopez followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Dani Page, Tuscany Ridge – Inquired about an aquaponics farm at Victory Pointe.

City Manager Bulthuis stated the city has no knowledge nor has there been anything submitted regarding an aquaponics farm.

Banks Helfrick, 9100 Sams Lake Road – spoke about the “Meet Us in the Middle” meeting that was held at the Clermont City Center.

Charlene Forth, 939 W. Desoto Street – spoke on transparency of Council, City Attorney and City Manager.

Stephanie Carter, 11024 Windchime Circle – spoke on the growth of the city.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis –

- Item 18, Resolution No. 2023-012R regarding the water and sewer fees will be moved up on the agenda.
- Complimented the four Police Officers that graduated from the National Law Enforcement Leadership Program.
- Dragon Boat Festival is April 8.
- April 18 is the second Impact Fees workshop regarding new development. In May, the Council will have a first and second reading on a proposed ordinance.

CITY ATTORNEY REPORT

City Attorney Greene – in attendance on behalf of Dan Mantzaris.

CITY COUNCIL REPORT

Council Member Purvis –

- Attended Police Officer leadership program graduation.

Council Member Entsuah –

- Attended Pups in the Park last Saturday and had a great turnout; thanked staff for a great event.
- Attended the Tip a Cop charity event.

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Council Member Pines –

- Emily Deal is leaving to be a Parks and Recreation Director of another city, she will be missed.

Council Member Gonzalez – No report.

Mayor Murry –

- Congratulations to Emily Deal and wished her the best of luck.
- Attended Coffee with the Cop.
- Attend the Police Officer graduation ceremony.
- Mayor's luncheon will be moved to Friday, April 7 at Clermont Brewing Company.
- Addressed resident's comments on being transparent during the election.

AGENDA CHANGE

Item No. 18 – Resolution No. 2023-012R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING A FEE SCHEDULE FOR UTILITY BILLING USER FEES – WATER AND SEWER; AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR WATER AND SEWER; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

City Manager Bulthuis stated that city staff had the firm Raftelis perform a study regarding the water and wastewater rates and determine if they need to be adjusted. Currently, Clermont has the lowest water and wastewater rates in the county and the surrounding areas. If a rate adjustment is approved, Clermont will still have the lowest rates in the area.

Public Services Director Brunson gave an overview of the utility service area along with the history and upcoming expansion of the wastewater treatment plant. Mr. Brunson spoke about growth in the service area and how that effects the capacity of the wastewater system.

City Manager Bulthuis explained that the wastewater treatment plant is operating at 85% capacity. Based on the growth in the service area, the treatment plant has to be expanded to continue to provide service and keep up with demand. Mr. Bulthuis spoke about previous City Councils annexing in properties which are now being built and adding to the wastewater treatment plant capacity. In 2017, the city entered into a 40 year agreement with Montverde and Oakland which utilizes 25% of our capacity. Introduced Mr. Hamilton to explain and share how Raftelis got to the recommended adjustment rates.

Murry Hamilton stated the he is a Certified Public Accountant with Raftelis who specializes in utility rates and municipal impact fees. The last rate study conducted on water and wastewater was done in 2017, and at that time it was recommended to adjust the rates. Council implemented an annual index for the water system to adjust rates at an average of 4% a year and deferred certain capital improvement plans. Existing customers have benefitted from lower rates due to new customers and growth. Clermont utility rates are the lowest in Lake County.

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Mr. Hamilton reviewed the cost of the treatment plant expansion, growth within the service area, inflation and expenditures for water and wastewater. There were set rate adjustments proposed for the next five years that are estimated to provide sufficient revenues to meet the expenditure requirements.

The recommendation is to adopt the proposed water and wastewater rates through fiscal year 2027 and perform an updated study within three years.

City Manager Bulthuis stated that staff is recommending moving forward.

Mayor Murry opened the public hearing.

Cuqui Whitehead, 700 Hooks Street – expressed concern over utility bills and due dates.

The four billing cycles and late fees were discussed.

Finance Director Brosniski stated that the resident only has water so 100% of the bill goes to water. If a resident has wastewater, there would be a separate line on the bill showing that.

Chandra Myers, 1040 Glenraven Lane – opposed to increase.

Brian Lueth, Greater Pines – spoke on past utility agreements with Greater Pines and Greater Hills.

Susan Serone, 1102 Linden Street - opposed to increase.

Stephen Kreger, Desoto Street – opposed to increase.

Stephanie Carter, 1102 Windchime Circle – opposed to increase.

Ms. Hibbert, Highland Ranch –spoke on issue with irrigation water pressure.

City Manager Bulthuis acknowledged there are issues and told the resident to reach out to Public Services Director Brunson.

Charlene Forth, 939 W. Desoto Street – spoke regarding late fees and opposed to increase.

Christopher Simpson, 13240 Whisper Bay Drive - spoke regarding utility bills in Magnolia Pointe.

Dani Page, Tuscany Ridge – expressed concern regarding servicing more growth in the city.

Mayor Murry closed the public hearing.

Council discussed having a water and sewer system adequate to supply future needs and the recommendation of Raftelis to reevaluate the rates every three to five years. At any time, Council can amend the Ordinance with the rate adjustments to move forward in a different direction. Discussion ensued regarding the service area and if there is any room to change that, city staff will communicate with Lake County to have that discussion.

Council Member Purvis moved to approve Resolution No. 2023-012R; Seconded by Council Member Gonzalez. The motion passed 4-1 with Council Member Entsuaeh opposing.

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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.

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| Item No. 1 – Meeting Minutes | Consider approval of the February 28, 2023 Council meeting minutes. |
| Item No. 2 – Surplus Request | Consider declaring surplus from the Public Services, Parks & Recreation, and Police Department and dispose of in accordance with the Purchasing Policy. |
| Item No. 3 – Resolution No. 2023-010R | Consider updating the Recreation Department fee schedule for Adult Softball, Pickleball Court rental and Memorial Benches. |
| Item No. 4 – Resolution No. 2023-013R | Consider approval of Fiscal Year 2023 Budget Amendment to the General Fund, Infrastructure Fund, Police Impact Fund, Water Fund, Stormwater Fund, and Sanitation Fund. |
| Item No. 5 – Memorandum of Understanding (MOU) Approval | Consider extending the Voluntary Cooperation and Operational Assistance Mutual Aid Agreement between the Groveland Police Dept and Clermont Police Dept to Jan. 2024. |
| Item No. 6 – Public Services Vehicle Purchase Approval | Consider waiving the competitive bid process and purchasing two vehicles from a local dealership in the budgeted amount of \$73,259. |
| Item No. 7 – Purchase of Public Services Vehicles | Consider purchasing from the Florida State Contract with Step One Automotive Group to acquire seven (7) vehicles for the budgeted amount of \$181,936. |
| Item No. 8 – Bid Award | Consider bid award to Commercial Design Services, Inc. to furnish and install office furniture for the new Public Works Operations Facility in the budgeted amount of \$210,167.97. |
| Item No. 9 – Bid Award and Term Contract | Consider bid award to AGH Management, LLC to re-sod 2 fields in the budgeted amount of \$183,600 and term contract approval to provide sod removal and installation services. |
| Item No. 10 – Purchase Approval and Budget Amendment | Consider purchasing firefighter equipment from various companies in the total amount of \$2,819.66 and a budget amendment to the General Fund in the amount of \$2,819.66. |

City of Clermont
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| Item No. 11 – Bid Award and Budget Amendment | Consider bid award to Ten-8 Fire & Safety, LLC and Dana Safety Supply, Inc. to purchase firefighter equipment in the total amount of \$100,789.86 with a General Fund budget amendment. |
| Item No. 12 – Single/Sole Source and Budget Amendment | Consider approval of single/sole source purchase from Purchase Point Equipment Supply, LLC for firefighter equipment in the total amount of \$58,336 with a General Fund budget amendment. |
| Item No. 13 – Piggyback Purchase and Budget Amendment | Consider approval to piggyback the Lake County contract with Ten-8 Fire & Safety, LLC to purchase fire equipment in the amount of \$84,614 with a General Fund budget amendment. |
| Item No. 14 – Piggyback City of Cocoa Contract | Consider contract with Danella Construction Corp of Florida, Inc. to provide fiber installation and maintenance services. |
| Item No. 15 – Piggyback City of Cocoa Contract | Consider contract with Morse Communications, Inc. to provide fiber installation and maintenance services. |

Dani Page pulled agenda Item No. 6 for further discussion.

Council Member Pines moved to approve Consent Agenda Items 1-5 and Items 7-15; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Dani Page, Tuscan Ridge – inquired as to why the city chose Napleton Dodge to purchase the vehicles.

Charlene Forth, 939 W. Desoto– expressed concern over bidding process.

Procurement Services Director Suarez responded that the city went out for bid in January and received no responses from local dealerships. Staff called the dealerships and was told they are short on inventory and would rather sell at list price.

Discussion was had on the bidding process and the type of vehicles that were purchased.

Council Member Purvis moved to approve Consent Agenda Item 6; Seconded by Council Member Entsuah. Passed unanimously 5-0 with all members present voicing aye.

Mayor Murry called for a recess at 9:00pm.

Mayor Murry reconvened at 9:05pm.

City of Clermont
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March 28, 2023

UNFINISHED BUSINESS

Item No. 16 – Ordinance No. 2023-006, LDC Amendment, Final

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 38; ADDING SECTION 38.5 LAKEFRONT PROPERTIES PARKING AND STORAGE FOR BOATS; PROVIDING FOR CONFLICT, SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Development Services Director Henschel Curt presented the item. This is a staff initiated land development code change to amend Chapter 38-Recreational Vehicles, adding Section 38.5, Lakefront properties parking and storage for boats. The current Land Development Code, Sections 38.4, requires recreational vehicles and boats must be parked or stored at the rear of the building setback line. The current code does not allow boats to be parked in the front of a house. The proposed code amendment would allow certain residential lakefront properties to park and store boats and other watercraft vessels on the parcel that abuts the lakefront property, and which can conform to the requirements and conditions of this section of the code.

The lake front parcel must be located on a separate plot of land other than the primary residential lot and be separated by a road or street. The boat storage will prohibit temporary living quarters and any boats must provide a valid registration and appear to be operable by visual inspection. The watercraft vessels shall be limited to a maximum of two (2) trailers and four (4) vessels per parcel. The parking and storage of any boats must be kept orderly and maintained by the property owner or occupant, it shall not be parked in the right of way at all. There shall be no paid storage of vessels permitted, the property owner must own the parked vessels.

Staff recommended approval of the proposed changes as presented in Ordinance No. 2023-006.

Mayor Murry asked if the code will require them to put a driveway apron on the property. Mr. Henschel explained that requiring an apron is not currently part of the code.

Mayor Murry opened the public hearing.

Libby Hanna, 1251 Fran Mar Court – expressed concern regarding wording of the ordinance.

Mayor Murry closed the public hearing.

Discussion ensued regarding the amount of boats on a property and adding language to allow immediate family to store vessels on the property.

Council requested for the ordinance to return before them in a year to reevaluate. Mayor Murry asked to require a driveway apron for properties that have a curb. Discussion was had regarding the driveway aprons and any drainage issues.

Council Member Gonzalez moved to approve Ordinance No. 2023-006 with the additional language of immediate family and driveway apron and the provision to review in a year; Seconded by Council Member Entsuh. The motion passed by roll call vote 5-0.

City of Clermont
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Item No. 17 – Ordinance No. 2023-007, LDC Amendment, Final

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 122 ZONING; SECTION 122-342 SPECIAL SETBACKS; PROVIDING FOR CONFLICT; SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR; RECORDING; PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Development Services Planner Kruse presented the ordinance. This is a staff initiated land development code change encompassing Section 122-342 Special Setbacks to adjust and clarify that section of the code. The major amendment in this Section is to allow screened/unscreened patios with a solid roof to be constructed up to 10 feet of the rear property line. The current code allows the construction up to 25 feet of the rear property line. The rear yard setback has posed a challenge to homeowners who would like a roofed outdoor seating area behind their home in the newer subdivisions. These subdivisions have larger homes while the lot sizes have been decreasing. A review of variance applications for a reduction in rear yard setbacks indicates a growing trend. The City had three (3) requests in 2020, seven (7) requests in 2021, four (4) requests in 2022 and four (4) requests so far in 2023. The City Council approved 70% of these requests. Each variance is evaluated on its own merits and past variance approvals are not grounds for approval of future variances.

The demand for the roofed patios appear to be more common since the start of the pandemic. Staff is also seeing more applicants stating that due to medical conditions, they cannot be exposed directly to the sun and desire the solid roof for protection with the ability to enjoy the outdoors. The solid roof patio also provides relief from Florida's weather.

If this change is approved, the applicant will still be limited by the Impervious Surface Ratio (ISR) for the lot and the existing drainage/utility easements on the lot. Staff considered a 15 foot rear yard setback, but with the addition of a standard 12 feet by 12 feet roofed patio; this would still require a variance request if the primary structure was located 25 feet from the rear property line. This change is only for patios, screened or unscreened, with a solid roof built with dissimilar materials, limited to non-habitable space.

Other changes in this section include the placement of air conditioner pads, generators, pool equipment and utility buildings within the property. Placement of these items shall not be located within the drainage/utility easements unless an indemnification is submitted. Specifications on limiting the size of a detached garage and storage building was also added to limit the square footage with a maximum up to 50% of the primary structure's habitable space. A clarification setback for restaurant canopies was also included since the current code requires all canopies be 30 feet from all property lines, including restaurant. This grouped all types of canopies into the 30 feet setback requirement. This has posed a challenge for some restaurants desiring canopies with their drive-thru since the building setback is much less than the current canopy setback. Restaurant canopies do not resemble the much larger types associated with gas stations, in regards to height and square footage, and they are more prone to be scaled with the building size. The addition of this setback would require a canopy used in a restaurant setting to meet the commercial zoning district building setbacks, which could be 12 feet from the side property line.

Staff recommended approval of the proposed changes contained in Ordinance No. 2023-007 for Section 122-342 Special Setbacks.

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

Council discussed being able to split the ordinance to separate the commercial canopies. The ordinance is not able to be split and will have to be heard and voted on as one ordinance.

Discussion was had regarding screened patios smaller lots and most residents are not aware of the setbacks until inquiring about a permit. The City Council provided input on the setback lines and metal roofs.

Council Member Pines moved to approve Ordinance No. 2023-007; Seconded by Council Member Entsua. The motion passed by roll call vote 4-1 with Council Member Purvis opposing.

NEW BUSINESS

Item No. 18 – *This item was addressed earlier in the meeting.*

Item No. 19 – Lien Forgiveness Request, 775 E. Juniata Street

City Manager Bulthuis stated that this item came before Council in October to wave the lien amount of \$270,000.00 on the property. The current owners purchased the property on a tax sale for \$23,500.00 and were unaware there was a lien on the property. Council reduced the lien to \$25,000.00 to be paid by November 14, the amount was not paid so now the amount is back to \$270,000.00 plus any fees. The current owners want to sell the property and have a buyer that agreed to pay \$35,000.00 so they are asking again for the lien to be waived so they can sell the property.

Staff spoke with the property owner and inquired about future plans with the property. The city is not interested in waiving the lien if the property remains vacant and is not maintained.

The property owners, Messiah and Fabiana DeOliveira requested a lien waiver. Mr. DeOliveira produced a letter from the buyer stating they intend to build a single family home on the property. They purchased the property and did not do their due diligence to check for any liens. They are trying to sell the property.

Council had questions regarding the potential buyers of the property and their intentions. Council asked if this item can be tabled until the potential buyers for the property can return with the owners to answer questions on what will be done with the property.

Council Member Purvis moved to table the lien forgiveness request to April 11, 2023; Seconded by Council Member Gonzalez. Passed unanimously 5-0 with all members present voicing aye.

ADJOURN: With no further comments, this meeting adjourned at 9:56pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date	
Tuesday, April 25, 2023	
Agenda Item Name	
Bid Award and Budget Amendment	
Requested Action	
Requesting approval of bid award to APC Roofing, LLC. to provide roof repair at the historic village in the amount of \$74,125.	
Staff Report	
The Procurement Services Department and the Public Services Department recommend approval of the above action. The Procurement Services Department issued a Request for Bid (RFB) number 23-058 to acquire roof repair services at the historic village. The RFB was fully competed, advertised, and complied with the City of Clermont Procurement Policy. There was a single response to the RFB. The work involves repairing the roof of the Historic Village Kern Building and the Cooper Memorial Library as per the scope of services provided in the solicitation. The Procurement Services Department issued bid number 23-050 on February 15, 2023. The bid ended on March 16, 2023, and received no responses. The Procurement Director conducted a market analysis and proceeded to issue a re-bid. The re-bid was issued on March 21 under the new RFB number 23-058 with a response deadline of April 6. The award is being recommended to the single responsive bidder, APC Roofing, LLC., in the total amount of \$74,125 who complied with all terms, conditions, and specifications stated in the RFB. A contingency fund of \$25,000 or 33% is being sought for unforeseen circumstances that may occur during the construction process. The fiscal impact of \$99,125.00 includes contingency values. Florida League of Cities (insurance claim) is expected to reimburse \$63,663.26, which is the cost less the deductible. FEMA will reimburse approximately 75% of the deductible amount of \$10,461.74. The damage to the roofs in the Historic Village was a result of the Hurricane last year.	
Additional Analysis	
Fiscal Impact Summary	
The fiscal impact of \$99,125 (contract award and contingency) will be covered as follows with a budget amendment for the portion where the funding is from outside sources. There is funding in the budget to cover the portion for contingency and the portion of the deductible that will not be reimbursed by FEMA. Department Account Code: 10573-66300-72105 and 10573-66300-72132 The budget amendment portion of this project will have no overall impact on General Fund Reserves as there will be both revenues and expenditures in offsetting amounts. Department Account Code: 10366-36650-60545 (Insurance Reimbursement) \$63,663.26 Department Account Code: 10331-33120-99006 (FEMA Grant lan) \$7,846.30 Department Account Code: 10573-66300-60545 (Capital Improvements-Self Insurance) \$63,663.26 Department Account Code: 10573-66300-99006 (Capital Improvements-FEMA lan) \$7,846.30	

Fiscal Impact	Fund Number and Description	Available Budget Amount
\$99,125.00	10573-66300-***** Cap Out - Other Improvement	\$0.00
Exhibits Attached (copies of original agreements)		
1. RFB 23-058 Evaluation Tabulation	RFB 23-058 Evaluation Tabulation.pdf	
2. RFB 23-058 Notice of Intent to Award	RFB 23-058 Notice of Intent to Award.pdf	



EVALUATION TABULATION

RFB No. RFB 23-058

Historic Village Roof Repair: Re-Bid

RESPONSE DEADLINE: April 6, 2023 at 2:00 pm

Report Generated: Thursday, April 6, 2023

SELECTED VENDOR TOTALS

Vendor	Total
APC Roofing	\$74,125.00

TABLE 1

					APC Roofing	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	1	Kern Building Roof Repair	1	Lump Sum	\$34,275.00	\$34,275.00
X	2	Cooper Memorial Library Roof Repair	1	Lump Sum	\$39,850.00	\$39,850.00
Total						\$74,125.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 23-058
Historic Village Roof Repair: Re-Bid

RESPONSE DEADLINE: April 6, 2023 at 2:00 pm

Friday, April 7, 2023

After the careful and thorough review of all responses received to solicitation number RFB 23-058 titled Historic Village Roof Repair: Re-Bid, the City hereby issues this Notice of Intent to Award to the following company:

APC Roofing, LLC.

Sincerely,

Freddy L. Suarez, MPA, CPPB

Procurement Services Director



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, April 25, 2023		
Agenda Item Name		
Resolution No. 2023-016R		
Requested Action		
Request approval of Resolution No. 2023-016R to amend the Fiscal Year 2023 budget.		
Staff Report		
Resolution No. 2023-016R is proposed to amend the Fiscal Year 2023 Budget. This resolution formally amends the annual budget to account for Council Actions since October 2022 and other staff requested adjustments. This resolution amends the budget for the General Fund, Water Fund, Recreation Impact Fund, Police Impact Fund, Fire Impact Fund, Water Impact Fund and Sewer Impact Fund. Amendments will result in an overall decrease to the fund balance for these funds by \$259,593.		
Additional Analysis		
Fiscal Impact Summary		
The total decrease to fund balance for all funds is \$259,593.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. BA#4 4-25-2023	BA#4 4-25-2023.pdf	



CITY OF CLERMONT
RESOLUTION NO 2023-016R

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 2022-2023

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2022 to September 30, 2023:

GENERAL FUND

General Fund Expense Account Description	2023 Current Budget	Proposed Budget Amendments	Total 2023 Revised Budget
General Government			
Cap Out-Other Improvement	\$0	\$763	\$763
Fire			
Minor Equipment	\$75,000	\$8,970	\$83,970
Minor Equipment	\$83,970	\$62,384	\$146,354
Minor Equipment	\$146,354	\$2,820	\$149,174
Minor Equipment	\$149,174	\$335	\$149,509
Capital Equipment	\$72,587	\$49,336	\$121,923
Capital Equipment	\$121,923	\$38,406	\$160,329
Capital Equipment	\$160,329	\$84,279	\$244,608
General Fund Expenses	\$809,337	\$247,293	\$1,056,629
 Ending Reserves	 \$10,256,090	 (\$247,293)	 \$10,008,797

GENERAL FUND BALANCE – Net Decrease of \$247,293

WATER FUND

Water Fund Account Description	2023 Current Budget	Proposed Budget Amendments	Total 2023 Revised Budget
Advertising	\$0	\$3,000	\$3,000
Water Fund Expenses	\$0	\$3,000	\$3,000
 Ending Reserves	 \$6,209,339	 (\$3,000)	 \$6,206,339

WATER FUND BALANCE – Net Decrease of \$3,000



CITY OF CLERMONT
RESOLUTION NO 2023-016R

RECREATION IMPACT FUND

Recreation Impact Fund Account Description	2023 Current Budget	Proposed Budget Amendment	Total 2023 Revised Budget
Pro Svcs-General	\$0.00	\$1,860	\$1,860
Recreation Impact Fund Expense	\$0.00	\$1,860	\$1,860
Ending Reserves	\$1,640,854	(\$1,860)	\$1,638,994

RECREATION IMPACT FUND BALANCE – Net Decrease of \$1,860

POLICE IMPACT FUND

Police Impact Fund Account Description	2023 Current Budget	Proposed Budget Amendments	Total 2023 Revised Budget
Pro Svcs-General	\$0	\$1,860	\$1,860
Police Impact Fund Expenses	\$0.00	\$1,860	\$1,860
Ending Reserves	\$1,022,180	(\$1,860)	\$1,020,320

POLICE IMPACT FUND BALANCE – Net Decrease of \$1,860

FIRE IMPACT FUND

Fire Impact Fund Account Description	2023 Current Budget	Proposed Budget Amendments	Total 2023 Revised Budget
Pro Svcs-General	\$0	\$1,860	\$1,860
Fire Impact Fund Expenses	\$0.00	\$1,860	\$1,860
Ending Reserves	\$2,887,521	(\$1,860)	\$2,885,661

FIRE IMPACT FUND BALANCE – Net Decrease of \$1,860



CITY OF CLERMONT
RESOLUTION NO 2023-016R

WATER IMPACT FUND

Water Impact Fund Account Description	2023 Current Budget	Proposed Budget Amendments	Total 2023 Revised Budget
Pro Svcs-General	\$0	\$1,860	\$1,860
Water Impact Fund Expenses	\$0	\$1,860	\$1,860
Ending Reserves	\$545,427	(\$1,860)	\$543,567

WATER IMPACT FUND BALANCE – Net Decrease of \$1,860

SEWER IMPACT FUND

Sewer Impact Fund Account Description	2023 Current Budget	Proposed Budget Amendments	Total 2023 Revised Budget
Pro Svcs-General	\$0	\$1,860	\$1,860
Sewer Impact Fund Expenses	\$0	\$1,860	\$1,860
Ending Reserves	\$4,586,141	(\$1,860)	\$4,584,281

SEWER IMPACT FUND BALANCE – Net Decrease of \$1,860

Change to Fund Balance – All Funds – Net Decrease of \$259,593



CITY OF CLERMONT
RESOLUTION NO 2023-016R

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2022-2023 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of April, 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 25, 2023		
Agenda Item Name		
Lien Forgiveness Request 775 E. Juniata Street		
Requested Action		
Staff Report		
<i>This item was tabled at the March 28, 2023 and April 11, 2023 City Council Meeting.</i> As you recall, at the October 11, 2022 Council meeting, an agenda item was presented regarding the property located at 775 E. Juniata Street. Over several years of multiple, unaddressed code violations, the unresponsive property owner incurred \$270,200 in unpaid code violations. A lien was put on the property and it was readied for foreclosure. After discussion, the Council voted 5-0 to reduce the amount of the lien to \$25,000. The approved agreement was that \$25,000 was to be paid to the City of Clermont by November 14, 2022, otherwise the City could take action and foreclose on the property and request the full amount of the lien. To date, the owner, Fabiana DeOliveira, has not yet paid the \$25,000 and is now requesting that this lien be completely forgiven. Mr. DeOliveira purchased the property through a Lake County Tax Certificate Acquisition in the amount of \$22,600 and has brought the property into compliance. He states that he has someone interested in purchasing the property to build a house. The sales contract that was provided to the City states that the purchase price is \$35,000. The owner says after the sale of the property there are no funds left to pay the lien. He has requested a total forgiveness of \$25,000.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Agenda Item Request Form. 775 E. Juniata	Agenda Item Request Form. 775 E. Juniata.pdf	
2. 775 E Juaniata St Clermont - Sales Contract	775 E Juaniata St Clermont - Sales Contract.pdf	
3. 775 E. Juanita - Purchase Reciept	775 E. Juanita - Purchase Reciept.pdf	
4. October 11, 2022 Council Meeting Item No. 13. Lien Reduction	October 11, 2022 Council Meeting Item No. 13. Lien Reduction.docx	



CITY OF CLERMONT

685 W. Montrose St.
Clermont, FL 34711
(352) 241-7331

AGENDA ITEM REQUEST FORM

Complete Submissions Required:

This form shall be used to request that an item be placed on a City Council agenda for review and possible action. If the request is made by a City Council Member, it shall be placed on an agenda by the City Manager at the next available Council meeting. If the request is made by a citizen, the City Manager shall review the request and determine if presentation to the City Council as an agenda item is in the best interest of the City. If the City Manager rejects the request, then the citizen may present the request to the City Council at a regularly scheduled council meeting for approval to be placed on a future agenda.

This form must be filed and complete to have an item placed on the City Council Agenda for consideration. Request forms and documentation must be complete and received by the City Clerk's Office no later than 12:00 p.m. (noon) on the Friday seven (7) business days prior to the Regular Council meeting in order to be placed on that meeting's agenda. The item may be placed on a workshop or special council meeting agenda if deemed appropriate by the City Manager. Per Resolution 2021-003R, citizen requests shall be limited to 15 minutes. Only completed request forms are considered for placement on the agenda.

Regular Council meetings are held on the second and fourth Tuesday of the month at 6:30 p.m. in the Council Chambers at City Hall unless otherwise noticed.

I am a: ☒ Citizen ☐ Council Member

Requestor: Fabiana DeOliveira - OWNER

PRINTED NAME

Date Submitted: 01/04/2023

Address: 775 Juanita Street
Clermont - FL - 34711

Preferred contact: ☒ Cell 407- 398-2782 ☐ Work phone _____
☐ E-mail _____ ☐ Fax _____

I respectfully request the below item be placed on the 01/10/2023 (Date) Agenda for City Council consideration.

1) Describe Item to be considered and area of City involved, if any: _____
Code Enforcement liens on the vacant lot to be removed.

2) Executive Summary of Item and Action sought by Council: I bought the vacant lot on a Tax Sale
from the City of Clermont and I was Not aware of the code enforcement Liens, I'm seeking for removal
of the fines that were assigned to the previous Owner. As soon as I got possession of the lot
I immediately corrected all the violations . I also have a contract of sale so the new
owner can built a house. however there are no proceeds left to cover the liens.

3) Will your item have supporting documents? ☒ Yes ☐ No If so, how many pages? _____

ADMIN / OFFICIAL USE ONLY:

Consent Item: ☐ Yes ☐ No

Any Prior City Council Action: ☐ Yes ☐ No

Agenda Date Assignment: _____

Projected Future City Council Action: _____

Fiscal Impact: _____

Staff Recommendation on this Requested Item:

City Manager's Office ☐ Yes ☐ No ☐ NA
City Attorney's Office ☐ Yes ☐ No ☐ NA
City Clerk's Office ☐ Yes ☐ No ☐ NA
Finance Department ☐ Yes ☐ No ☐ NA
OTHER _____ ☐ Yes ☐ No ☐ NA

Public Services ☐ Yes ☐ No ☐ NA

Staff Comments: _____

Anticipated Time Necessary for Item: _____

TRACKING:

Received by City Clerk: _____ Staff Initial _____

Administratively Complete: _____ Staff Initial _____

Date of Agenda Placed for Consideration: _____ Staff Initial _____

Council Action Taken _____ on _____
Yes No NA

SIGNATURE – City Clerk's Office

Vacant Land Contract



1. **Sale and Purchase ("Contract"):** Tax Deed Investments LLC ("Seller")
and Weichet REO Services LLC ("Buyer")
(the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
described as:

Address: 775 E Juaniata Street, Clermont, FL 34711

Legal Description: LOT 6 OF LINCOLN PARK, A SUBDIVISION OF LOT 2, BLOCK N, SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST A SHOWN AND DESCRIBED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA A COPY OF WHICH IS OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK SM PAGE 17-23 INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SEC 19 /TWP / 22 /RNG 26 of Lake County, Florida. Real Property ID No.: 19-22-26-0800-000-00600 including all improvements existing on the Property and the following additional property:

2. **Purchase Price:** (U.S. currency) \$ 35,500.00

All deposits will be made payable to "Escrow Agent" named below and held in escrow by:

Escrow Agent's Name:

Escrow Agent's Contact Person:

Escrow Agent's Address:

Escrow Agent's Phone:

Escrow Agent's Email:

(a) Initial deposit (\$0 if left blank) (Check if applicable)

☐ accompanies offer

☒ will be delivered to Escrow Agent within 3 days (3 days if left blank)

after Effective Date \$ 5,000.00

(b) Additional deposit will be delivered to Escrow Agent (Check if applicable)

☐ within days (10 days if left blank) after Effective Date

☐ within days (3 days if left blank) after expiration of Due Diligence Period \$

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage)

(d) Other: \$ 0.00

(e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds \$ 30,500.00

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): prorating areas of less than a full unit. The purchase price will be \$ per unit based on a calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation:

3. **Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before June 27, 2022, this offer will be withdrawn and Buyer's deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.

4. **Closing Date:** This transaction will close on or before Aug 9, 2022 ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and other items.

5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer (CW) and Seller acknowledge receipt of a copy of this page, which is 1 of 8 pages.

("CFPB Requirements"), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (Check as applicable)

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

- (1) ☐ **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ _____ or _____ % of the purchase price at (Check one) ☐ a fixed rate not exceeding _____ % ☐ an adjustable interest rate not exceeding _____ % at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.
- (2) ☐ **Seller Financing:** **Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of \$ _____, bearing annual interest at _____ % and payable as follows:

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

- (3) ☐ **Mortgage Assumption:** **Buyer** will take title subject to and assume and pay existing first mortgage to

LN# _____ in the approximate amount of \$ _____ currently payable at \$ _____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____ % which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____ % or the assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

- 7. Assignability: (Check one)** **Buyer** ☐ may assign and thereby be released from any further liability under this Contract, ☐ may assign but not be released from liability under this Contract, or ☒ may not assign this Contract.

- 8. Title:** **Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

(a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at

(Check one) ☒ **Seller's** ☐ **Buyer's** expense and

(Check one) ☐ within _____ days after Effective Date ☒ at least 15 days before Closing Date,

(Check one)

- (1) ☒ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

Buyer CW (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 2 of 8 pages.

amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

- (2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) **Inspections: (Check (1) or (2))**

- (1) ☒ **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 14 days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

Buyer W () and Seller () () acknowledge receipt of a copy of this page, which is 3 of 8 pages.

(2) ☐ **No Due Diligence Period:** Buyer is satisfied that the Property is suitable for Buyer's purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to Buyer. This Contract is not contingent on Buyer conducting any further investigations.

(b) **Government Regulations:** Changes in government regulations and levels of service which affect Buyer's intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.

(c) **Flood Zone:** Buyer is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, Seller will provide Buyer with an affidavit or survey as required by law delineating the line's location on the Property, unless Buyer waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

☐ Buyer waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures Buyer for title defects arising between the title binder effective date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to Seller (in local cashier's check if Seller requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, Seller and Buyer will pay the costs indicated below.

(a) Seller Costs:

Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) Buyer Costs:

Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: _____

(c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, Seller will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and Buyer will pay all other amounts. If special assessments may be paid in installments, ☒ Seller ☐ Buyer (Buyer if left blank) will pay installments due after closing. If Seller is checked, Seller will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

(e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

Buyer (W) () and Seller () () acknowledge receipt of a copy of this page, which is 4 of 8 pages.

IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

- (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.
- (g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this Contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: **Seller** or **Buyer** will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. Complete Agreement; Persons Bound: This Contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "**Broker**" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

16. Default and Dispute Resolution: This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.

- (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

Buyer  () and Seller () () acknowledge receipt of a copy of this page, which is 5 of 8 pages.

from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

- (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.

17. Attorney's Fees; Costs: In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

18. Escrow Agent; Closing Agent: **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

19. Professional Advice; Broker Liability: Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value.** **Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

20. Commercial Real Estate Sales Commission Lien Act: If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

21. Brokers: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

Lorena Ortega 3061716

Seller's Sales Associate/License No.

Buyer's Sales Associate/License No.

Buyer  () and Seller () () acknowledge receipt of a copy of this page, which is 6 of 8 pages.

329* lortega0312@gmail.com
330 Seller's Sales Associate Email Address
331
332* 407-256-3631
333 Seller's Sales Associate Phone Number
334
335* eXp Realty, LLC
336 Listing Brokerage
337
338* 14846 Wyndam Lake Blvd Orlando FL 32824
339 Listing Brokerage Address

Buyer's Sales Associate Email Address
Buyer's Sales Associate Phone Number
Buyer's Brokerage
Buyer's Brokerage Address

340 **22. Addenda:** The following additional terms are included in the attached addenda and incorporated into this Contract
341 (Check if applicable)

- 342* ☐ A. Back-up Contract
343* ☐ B. Kick Out Clause
344* ☐ C. Other _____

345* **23. Additional Terms:** _____
346 _____
347 _____
348 _____
349 _____
350 _____
351 _____
352 _____
353 _____
354 _____
355 _____
356 _____
357 _____
358 _____
359 _____
360 _____

361 **COUNTER-OFFER/REJECTION**

- 362* ☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
363 deliver a copy of the acceptance to Seller).
364* ☐ Seller rejects Buyer's offer

365 **This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before**
366 **signing.**

367* **Buyer:** Christy Usher Date: 6/24/2022

368* Print name: _____

369* **Buyer:** _____ Date: _____

370* Print name: _____

371 **Buyer's address for purpose of notice:**

372* Address: _____

373* Phone: _____ Fax: _____ Email: _____

374* **Seller:** _____ Date: _____

375* Print name: _____

376* **Seller:** _____ Date: _____

377* Print name: _____

Buyer (u) () and Seller () () acknowledge receipt of a copy of this page, which is 7 of 8 pages.

378 **Seller's** address for purpose of notice:
379* Address: _____
380* Phone: _____ Fax: _____ Email: _____
381* **Effective Date:** _____ **(The date on which the last party signed or initialed and delivered the**
382 **final offer or counter offer.)**

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Buyer (CW) () and Seller () () acknowledge receipt of a copy of this page, which is 8 of 8 pages.

VAC-14 Rev 3/21

Serial#: 081922-000165-6100198

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Form
Simplicity

RECEIPT

DATE 6/7/2022

NO. **8921**

RECEIVED FROM Tax deed property investments LLC

ADDRESS _____

DOLLARS \$ 22,600.⁰⁰

FOR Certificate # 4448

CK# 0137619140

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	<u>22,600.00</u>	
BALANCE DUE			MONEY ORDER		

BY Liphaey Shaw

RECEIPT



CLERK OF THE CIRCUIT COURT & COMPTROLLER
LAKE COUNTY, FLORIDA
GARY J. COONEY, CLERK

1302141

RECORDING DIVISION
PO BOX 7800
550 W. MAIN STREET
TAVARES, FL 32778
352-253-2600

Transaction # 1302141
Receipt #: 2022064341
Cashier Date: 6/8/2022 8:58:42AM
Print Date: 6/8/2022 8:58:44AM

CUSTOMER INFORMATION

TAX DEED PROPERTY INVESTMENTS LLC
13235 MOONFLOWER CIR
CLERMONT, FL 34711

TRANSACTION INFORMATION

Date Received: 6/7/2022 3:30:04PM
Location: Recording
Return Code: Inter-office
Trans Type: Recording
Reference: cert# 4148-2018
Cashier: TSHAW

PAYMENT SUMMARY

Total Fees \$22,600.00
Total Payments: \$22,600.00
Balance Due: \$0.00
Cash Tendered:
Change: \$0.00

Payment

CHECK

#0137619140

\$22,600.00

Miscellaneous Item

TAX DEED ESCROW

BK/PG: / DOC #: Date: 6/8/2022 8:58:41AM

Fees TAX DEED ESCROW 2

\$924.35

Official Record

NOTICE

BK/PG: 5970/2067 DOC #: 2022078887 Date: 6/8/2022 8:58:41AM

Fees RECORDING FEE

\$10.00

AFFIDAVIT

BK/PG: 5970/2068 DOC #: 2022078888 Date: 6/8/2022 8:58:41AM

Fees RECORDING FEE

\$10.00

TAX DEED

BK/PG: 5970/2069 DOC #: 2022078889 Date: 6/8/2022 8:58:41AM

Fees AUCTION DEPOSIT FEE

\$24.45

Fees DEED DOC

\$158.20

Fees RECORDING FEE

\$10.00

Fees TAX DEED CLERK FEE

\$292.32

Fees TAX DEED MISC

\$21,460.00

Fees TAX DEED MISC 2

-\$292.32

Fees TD ERECORD CERTIFICATION

\$2.00

Fees TD ERECORD COPY

\$1.00

INSTRUMENT#: 2022070889 OR BK 5970 PG 2069 PAGES: 1 6/8/2022 8:58:41 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: \$10.00 DEED DOC:\$158.20

Tax Certificate No. 4448-2018
Parcel Identification No. 19-22-25-080000000800

Tax Deed

STATE OF FLORIDA
COUNTY OF LAKE

Tax Certificate numbered 4448 issued on June 1, 2018 was filed in the Office of the Tax Collector of Lake County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 7th day of June 2022, the land was offered for sale. It was sold to:

TAX DEED PROPERTY INVESTMENTS LLC
13235 MOONFLOWER CIR
CLERMONT, FL 34711



who was the highest bidder and has paid the sum of the bid as required by law.

The land described below, including any inherent property, buildings, fixtures, and improvements of any kind and description, situated in this County and State:

CLERMONT, LINCOLN PARK LOT 6 PB 8 PG 610RB 1538
PG 2220

On this 7th day of June 2022, in Lake County, Florida, for the sum of \$22,600.00, the amount paid as required by law:

WITNESS

Chariann Neura

Madeline Kuharske

GARY J. COONEY
Clerk of the Circuit Court and Comptroller
Lake County, Florida



BY:
Tiphany Shaw, Deputy Clerk

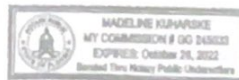
STATE OF FLORIDA
COUNTY OF LAKE

On this 7th day of June 2022, before me personally appeared Tiphany Shaw as Deputy Clerk for Gary J. Cooney, Clerk of the Circuit Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her/his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Madeline Kuharske
NOTARY PUBLIC STATE OF FLORIDA

Prepared By:
Tiphany Shaw, Tax Deed Clerk
Gary J. Cooney
Clerk of the Circuit Court and Comptroller
P.O. Box 7800
Tavares, FL 32778



CR-506 R. 04/18
Rule 12D-16.002
Florida Administrative Code
E.S. 04/18



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida
By: Deputy Clerk 6/8/2022 9:00:08 AM

Tax Certificate No. 4448-2018
Parcel Identification No. 19-22-26-080000000600

INSTRUMENT #2022078889
OR BK 5970 PG 2069 - 2069 (1 PGS)
DATE: 6/8/2022 8 58 41 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$10.00 DEED DOC \$158.20

Tax Deed

STATE OF FLORIDA
COUNTY OF LAKE

Tax Certificate numbered 4448 issued on June 1, 2018 was filed in the Office of the Tax Collector of Lake County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 7th day of June 2022, the land was offered for sale. It was sold to:

TAX DEED PROPERTY INVESTMENTS LLC
13235 MOONFLOWER CIR
CLERMONT, FL 34711



who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

CLERMONT, LINCOLN PARK LOT 6 PB 8 PG 6IORB 1538
PG 2220

On this 7th day of June 2022, in Lake County, Florida, for the sum of \$22,600.00, the amount paid as required by law.

WITNESS:

Clariann Neura

Madeline Kuharske



Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida

BY:
Tiphany Shaw, Deputy Clerk

STATE OF FLORIDA
COUNTY OF LAKE

On this 7th day of June 2022, before me personally appeared Tiphany Shaw as Deputy Clerk for Gary J. Cooney, Clerk of the Circuit Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her/his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Madeline Kuharske
NOTARY PUBLIC STATE OF FLORIDA

Prepared By:
Tiphany Shaw, Tax Deed Clerk
Gary J. Cooney
Clerk of the Circuit Court and Comptroller
P.O. Box 7800
Tavares, FL 32778



DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 11, 2022

NEW BUSINESS

Item No. 13 - Lien Reduction

Development Services Director Henschel presented the lien reduction request. This is a request for a lien reduction on a residential zoned (R-2) vacant lot at 775 E. Juniata Street. On February 26, 2015, Code Enforcement received a complaint about overgrowth at this property and for approximately 7 years. the property was in and out of compliance. Five cases in total were initiated with several being a Repeat Violation under Chapter 14-9. Which is weeds and property maintenance.

The notices sent to the owner who lived out of state. in Georgia, were returned unclaimed. Many attempts through the years to contact the owner were made but all were unsuccessful. All 5 cases appeared in front of the Code Enforcement Board and Special Magistrate with fines assessed. On February 16, 2016. a motion for an order imposing a fine and creating a lien was declared for 4 cases and on January 21, 2020, a second lien was created for the fifth case. All 4 cases accrued a total amount owed of \$19,450.00. On the fifth case the accrual amounted to \$250,750.00. The total amount in all 5 cases equals \$270,200.00 after the property came into compliance, it is in compliance today.

City Attorney Mantzaris explained that the current owner of the property acquired the property through a tax certificate acquisition, which is subject to the existing lien. The owners approached the City with a request for the Council to consider a reduction of the \$270,200.00 lien to \$1,000.00. Staff has looked over the request and communicated back to their lawyer that staff could support a reduction to \$25,000.00. It is up to City Council and is their decision on how to handle the request. The property is ready to be foreclosed on if the Council decides to go in that direction. If Council goes in that direction then would not have funds to pay off the lien and would incur attorney's fees to do so. Staff believes that \$25,000.00 is a reasonable amount to get from the respondent. If Council approves a reduction, staff suggests to set a timeframe for payment, if payment is not made within that time then it would revert back to the full amount and that the city would be authorized to foreclose on the lien.

City Manager Bulthuis stated that the lien of \$270,000.00 is on a lot that is worth around \$50,000.00. Mr. Bulthuis explained that the fines were accrued over time and gave an explanation of how staff came to the reduction amount of \$25,000.00.

Council discussed the negotiations regarding the reduction along with a reasonable timeframe for payment.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 11, 2022

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

Council gave their thoughts on the amount to reduce the lien to and timeframe to make payment.

Mr. Mantzaris cautioned Council about giving them an opportunity to return; select a date now in which the money owed is due.

Council Member Bates motioned to reduce the lien to \$25,000.00 to be paid by November 14, 2022. if at that point they have not paid it then the City will move forward to foreclose on the property:

Council Member Entsuaah asked for clarification on what happens if they asked for an extension. City Attorney Mantzaris stated that they would have to come back to Council.

Seconded by Council Member Entsuaah.

City Attorney Mantzaris clarified that if the \$25,000.00 is not paid by November 14, 2022 then the city will move forward with foreclosure on the full amount of the lien.

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 25, 2023		
Agenda Item Name		
Variance Request 987 W. Magnolia Street		
Requested Action		
The applicant has withdrawn this request.		
Staff Report		
The applicant is requesting a variance to allow for the storage of a boat to be located in the front yard-building setback. The Land Development Code, Section 38-4, requires the parking and storage of any recreation vehicles and boats must be located behind the front yard building setback line for the property. In addition, the boat is currently being stored across the street on a vacant lakefront lot owned by the applicant. The property currently has an open investigation case with Code Enforcement. The existing single-family residential lot is located in the R-1 zoning district, which requires a minimum lot size of 10,000 square feet. The boat is being stored on a vacant lakefront lot that is located to the east of the primary parcel and owned by the applicant. The applicant has stated that the boat is parked on the vacant lot and in the front yard setback because the rear yard has too much of an inclined slope to allow parking in the rear yard setback, where it is permitted. Since the boat is parked on a vacant lot, staff is unable to support the variance request. <u>STAFF RECOMMENDATION:</u> Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed this application as submitted and finds the application does not meet a positive finding of the provisions of the review criteria. Therefore, staff recommends denial of the requested variance.		
Additional Analysis		
Fiscal Impact Summary		
.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal ad - 987 W. Magnolia	Legal ad - 987 W. Magnolia.pdf	

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

Date:	08/02/2022
Order Number:	7610720
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	43.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/16/2022 - 08/16/2022	Public Notices
LEE dailycommercial.com	1	08/16/2022 - 08/16/2022	Public Notices

Total Order Confirmation	\$77.94
---------------------------------	----------------

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing on Tuesday, August 23, 2022 at 6:30 PM for the following variance: (1) to allow for an accessory use or structure be located on any lot without an established principal structure or use on the same lot within the applicable zoning district as required by the Land Development Codes, Section 122-341 and Chapter 38 at the following location:

LOCATION

987 W. Magnolia Street

(Alternate Key 2880082 & 3786320)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

#7610720 8/16/2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 25, 2023		
Agenda Item Name		
Ordinance No. 2023-014 <i>Final Council Terms and Term Limits</i>		
Requested Action		
Recommend approval of the proposed ordinance.		
Staff Report		
The proposed Ordinance provides for a referendum to amend the charter to increase City of Clermont Council Member terms from 2 to 4 years. The term limits would change to 3 consecutive terms. The present members of the city council shall hold their seats for the term of office for which they have been elected. Seats numbered 1, 3 and 5 shall be up for election for a period of 4 years in 2024 and every 4 years thereafter. Seats 2 and 4 shall be up for election for a period of one (1) year in 2025. Seats 2 and 4 shall be up for election for a period of 4 years in 2026 and every 4 years thereafter. Upon adoption by the City Council, the following language will be placed on the November 7, 2023 ballot:		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2023-014 - 2023 Ord Terms (04.11.2023)	Ord 2023-014 - 2023 Ord Terms (04.11.2023).pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-014

AN ORDINANCE AMENDING ARTICLE II, SECTION 6, “THE COUNCIL” OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT THE TERM OF OFFICE FOR COUNCIL MEMBERS ELECTED TO SEATS 1, 3 AND 5 IN NOVEMBER 2024 SHALL BE FOUR (4) YEARS; THE TERM OF OFFICE FOR COUNCIL MEMBERS ELECTED TO SEATS 2 AND 4 ELECTED IN 2025 SHALL BE FOR ONE YEAR (1) AND THE TERM OF OFFICE FOR COUNCIL MEMBERS ELECTED TO SEATS 2 AND 4 IN NOVEMBER 2026 SHALL BE FOR FOUR (4) YEARS; PROVIDING THAT A COUNCIL MEMBER SHALL NOT BE ELECTED FOR MORE THAN THREE CONSECUTIVE FOUR-YEAR TERMS; PROVIDING FOR A REFERENDUM ON THIS AMENDMENT; PROVIDING FOR THE TITLE AND EXPLANATORY STATEMENT FOR THE BALLOT FOR THE AMENDMENT; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY AND CONFLICT AND PROVIDING AN EFFECTIVE DATE FOR THE AMENDMENTS.

WHEREAS, the City Charter of the City of Clermont and Section 166.031, Florida Statutes, require a referendum by the electors of the City of Clermont to effect a change to the City Charter; and

WHEREAS, the City Council of the City of Clermont, has determined it is in the best interest of the City of Clermont and its citizens to submit the proposed charter amendment set forth herein for a referendum at the next available general election for approval or disapproval by the electors of the City of Clermont.

NOW, THEREFORE, BE IT ORDAINED by the city council of the city of Clermont, Florida, as follows:

SECTION 1:

Article II, Section 6 “The Council” of the Clermont City Charter is amended to read as follows: (Strikethrough indicates deleted wording and underlined indicates added)

Sec. 6. The Council.

(a) *Composition.* There shall be a City Council composed of five (5) members to be elected by the qualified voters of the city.

(b) *Council seats.* There shall be five (5) council seats numbered 1 to 5 consecutively. Any elector of the city may qualify for any one of the said five (5) seats. The present members of the city council shall hold their seats for the term of office for which they have been elected. Seats numbered 1, 3 and 5 shall be up for election for a period of four (4) years the first Tuesday after the first Monday in November, 2024 and every four years thereafter. ~~1984 (and every even-numbered year thereafter).~~ Seats 2 and 4 shall be up for election for a period of one (1) year the first Tuesday after the first Monday in November, 2025 ~~1985 (and every odd-numbered year thereafter).~~ Seats 2 and 4 shall be up for election for a period of four (4) years the first Tuesday after the first Monday in November 2026 and every four years thereafter. ~~However,~~ Seat number 3 shall henceforth be designated as the Mayor-Councilman's Seat, and the person elected to that seat shall serve as Mayor for his or her applicable two-year term. The Mayor ~~He~~ shall assist in



CITY OF CLERMONT
ORDINANCE NO. 2023-014

developing community policies and work with the Council to develop these policies and interpret them to the public. The Mayor ~~He~~ shall represent the City at official functions, appoint advisory committees, coordinate their work, and maintain contact with other governmental agencies and civic groups.

(c) Term and term limits. Each City Council Member, elected prior to January 1, 2024 shall be elected for a term of two years. Council Members elected in November 2025 shall serve a one (1) year term. Thereafter Council Members shall be elected for four (4) year terms. No person shall be elected to the City Council for more than ~~three~~ four consecutive ~~full four (4) two (2)~~ year terms. Provided, however, that the term limits herein shall not prohibit ~~limit~~ a present council member from ~~being elected to serving~~ four consecutive four (4) two (2) year terms after election in November 2024 or November 2026 ~~the effective date of the amendment~~ or, if previously elected to seat 1, 2, 4 or 5, after his or her election or appointment to seat 3, or prohibit the Council from appointing a person to fill a vacancy on the City Council as set forth in the Charter.

(d) Qualifications. In qualifying for election to the City Council, including Mayor-Council Member, each candidate shall designate the seat for which he or she intends to run. One candidate shall be elected for each seat, but no person shall qualify for more than one seat at any one election. ~~Effective for the election of 2020 for seats 1, 3, and 5 and the election of 2021 for seats 2 and 4,~~ Each candidate shall have been a qualified elector of the city for a minimum uninterrupted period of eighteen (18) months preceding the date of qualification.

SECTION 2:

For purposes of the referendum, the amendments set forth in Section 1 above shall be considered by the ballot language set forth in Sections 3 and 4 and shall be known and identified as follows:

“Charter Amendment 1 - City Council Term and Term Limits”

Upon adoption by a majority of the electors voting in a referendum to be held on November 7, 2023, the adopted amendments shall be incorporated into the Charter by the City Manager and a copy thereof certified by the City Manager shall be filed with the Department of State, at which time the charter revised accordingly by Section 1 shall take effect.

SECTION 3:

The title and explanatory statement of the Ballot for the Referendum on Charter Amendment 1 shall be:

CHARTER AMENDMENT 1
COUNCIL TERM AND TERM LIMITS

Currently, the City Charter provides council members serve two-year terms with a maximum of four consecutive terms. A yes vote for this amendment effective with the elections in November of 2024 and 2026 approves increasing council terms to four years, with council members elected in November 2025 serving a one-year term and reduces term limits to three consecutive terms. A no vote rejects the amendment.



CITY OF CLERMONT
ORDINANCE NO. 2023-014

SECTION 4: SEVERABILITY

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

SECTION 5: CONFLICT AND REPEAL

Any portion of the City Code, the City Land Development Code or any ordinance or resolution or part thereof in conflict with this ordinance is hereby repealed to the extent of such conflict.

SECTION 6: EFFECTIVE DATE

This Ordinance shall take effect as provided by law upon its final adoption.

FIRST READING ON THE 11TH DAY OF APRIL, 2023

SECOND READING ON THE 25TH DAY OF APRIL, 2023



CITY OF CLERMONT
ORDINANCE NO. 2023-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of April, 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

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

Date:	04/03/2023
Order Number:	8661240
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	69.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/11/2023 - 04/11/2023	Govt Public Notices
LEE dailycommercial.com	1	04/11/2023 - 04/11/2023	Govt Public Notices

Total Order Confirmation	\$119.02
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider the enactment of the following proposed ordinance at a public hearing on Tuesday, April 25, 2023 at 6:30 PM for the final reading and ordinance adoption.

ORDINANCE NO. 2023-014
AN ORDINANCE AMENDING ARTICLE II, SECTION 6, "THE COUNCIL" OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT THE TERM OF OFFICE FOR COUNCIL MEMBERS ELECTED TO SEATS 1, 3 AND 5 IN NOVEMBER 2024 SHALL BE FOUR (4) YEARS; THE TERM OF OFFICE FOR COUNCIL MEMBERS ELECTED TO SEATS 2 AND 4 ELECTED IN 2025 SHALL BE FOR ONE YEAR (1) AND THE TERM OF OFFICE FOR COUNCIL MEMBERS ELECTED TO SEATS 2 AND 4 IN NOVEMBER 2026 SHALL BE FOR FOUR (4) YEARS; PROVIDING THAT A COUNCIL MEMBER SHALL NOT BE ELECTED FOR MORE THAN THREE CONSECUTIVE FOUR-YEAR TERMS; PROVIDING FOR A REFERENDUM ON THIS AMENDMENT; PROVIDING FOR THE TITLE AND EXPLANATORY STATEMENT FOR THE BALLOT FOR THE AMENDMENT; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY AND CONFLICT AND PROVIDING AN EFFECTIVE DATE FOR THE AMENDMENTS.

The public hearings are held at the 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 (City Hall, 1st floor) Monday through Friday, 8 a.m. to 5 p.m.

Please be advised that under state law, any person deciding to appeal a public hearing decision 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
Daily Commercial
April 11, 2023, 8661240



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 25, 2023		
Agenda Item Name		
Ordinance No. 2023-016 <i>Final Watercraft Rentals</i>		
Requested Action		
Recommend approval of Ordinance 2023-016		
Staff Report		
Staff is proposing an amendment to Section 70-56 of the Code of Ordinances related to watercraft rental businesses, addressing concerns raised since amendment approval in 2022. The proposed amendment increases staging watercraft between rental appointments from one (1) hour to two (2) hours.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD- 2023-016 Watercraft Rentals amendment (03.15.2023)	ORD- 2023-016 Watercraft Rentals amendment (03.15.2023).pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-016

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

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

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

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

SECTION 1:

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

Sec. 70-56. Requirements for watercraft rental businesses

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

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

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



CITY OF CLERMONT
ORDINANCE NO. 2023-016

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

(4) *Procedures.* Except as otherwise provided herein, all transactions related to the watercraft rental, such as payment and reservations of rentals, must occur offsite on property not owned by the City of Clermont. Furthermore, all watercrafts must remain on their trailers until renters appear for their reserved appointment times. Elevator stacking to stage watercraft between rental appointments is permitted for up to ~~one (1) hour~~ two (2) hours. Commercial operators are required to submit the City's rental reservation form electronically twenty-four (24) hours in advance for all rentals. Reservations must be in advance. Same day rental reservations are not permitted. Commercial operators may not take on-site appointments for reservations.

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

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

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

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

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

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

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



CITY OF CLERMONT
ORDINANCE NO. 2023-016

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: CODIFICATION

The text of Section 1 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-016

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 25th day of April, 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

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

Date:	03/31/2023
Order Number:	8649131
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	50.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/11/2023 - 04/11/2023	Govt Public Notices
LEE dailycommercial.com	1	04/11/2023 - 04/11/2023	Govt Public Notices

Total Order Confirmation	\$89.00
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider the enactment of the following proposed ordinance at a public hearing on Tuesday, April 25, 2023 at 6:30 PM for the final reading and ordinance adoption.

ORDINANCE NO. 2023-016

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

The public hearings are held at the 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 (City Hall, 1st floor) Monday through Friday, 8 a.m. to 5 p.m.

Please be advised that under state law, any person deciding to appeal a public hearing decision 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

Daily Commercial
8649131 April 11, 2023



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 25, 2023	
Agenda Item Name	
Variance Request 1676 Bowman Street	
Requested Action	
Recommend denial of requested variance.	
Staff Report	
The applicant is requesting a variance to allow for the existing driveway apron flares to be extended beyond the code requirements for single-family residential driveways standards. The construction details for a residential driveway to offstreet parking may not be greater than 30-feet wide, with driveway apron flares not exceeding the 36-feet for residential lots over 60 feet. The applicant is requesting a driveway that is 36 feet wide with modified flares that will be a maximum of 36 feet in width. The subject property is located at 1676 Bowman Street in the Clermont Heights subdivision, which is an older established neighborhood in the community. The parcel zoning is R-1A Low Density Residential and the land use is Low Density Residential. The driveway improvements are existing and the applicant is only requesting to extend the driveway apron flares adjacent to the street right-of-way. The intent of the maximum width of a residential driveway access and the minimum construction standards for the driveway apron with flares are designed to enhance vehicular movement and provide the ability to safely transition from the driveway to street. The code minimum standards are designed to enhance safety and provide a drainage system during storms and heavy floods to allow excessive water runoff. The request to extend the existing driveway apron may be considered as intrusive and out of character with other properties in the area. The purpose of providing development criteria with maximum standards for construction of driveways, access points, public streets, curbs, aprons and sidewalks is to ensure vehicular and pedestrian safety. The minimum driveway access requirements are designed to ensure public roads are not in conflict with vehicular clearance requirements. Staff has reviewed the application and finds the request to expand the existing driveway apron is not be the minimum use allowed for vehicle safety. The concrete apron expansion would be out of charter to the surrounding properties and not in conformance with development criteria and standards established for residential subdivisions. The existing driveway conditions as designed have sufficient vehicular access points to accommodate the single family residential lot.	



STAFF RECOMMENDATION:

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)

1.	New 86-174 Review Criteria-2	New 86-174 Review Criteria-2.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Site plan	Site plan.pdf
4.	Driveway Construction Detail	SPZ Plans23041713510.pdf
5.	IMG_2419	IMG_2419.jpg
6.	IMG_2420	IMG_2420.jpg
7.	IMG_2421	IMG_2421.jpg
8.	IMG_2422	IMG_2422.jpg
9.	Application	Application.pdf
10.	Legal ad	Legal ad.pdf

1676 Bowman Street -Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners of negatively impact the standard of living of the citizens of the city;
Applicant response: *Expanding the apron will not impact the surrounding neighbors or properties.*

Staff comments: *The requested variance to extend the existing driveway apron may be out of character with other properties in the area.*

Negative finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *This will greatly help the use of the property*

Staff comments: *The variance request could be considered as intrusive and out of character with other properties in this zoning district.*

Negative finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *Expanding the apron will not negatively impact Bowman Street, or any of the surrounding neighbors or properties.*

Staff comments: *The requested variance to the land development code will not further any legitimate city objective.*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: *This will not negatively impact the City’s Comprehensive Plan.*

Staff comments: *The requested variance would not be in conflict with the intent of the Comprehensive Plan goals, objectives and policies for single family residential.*

Positive finding

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

Applicant response: *Yes this expansion of the apron is minimum.*

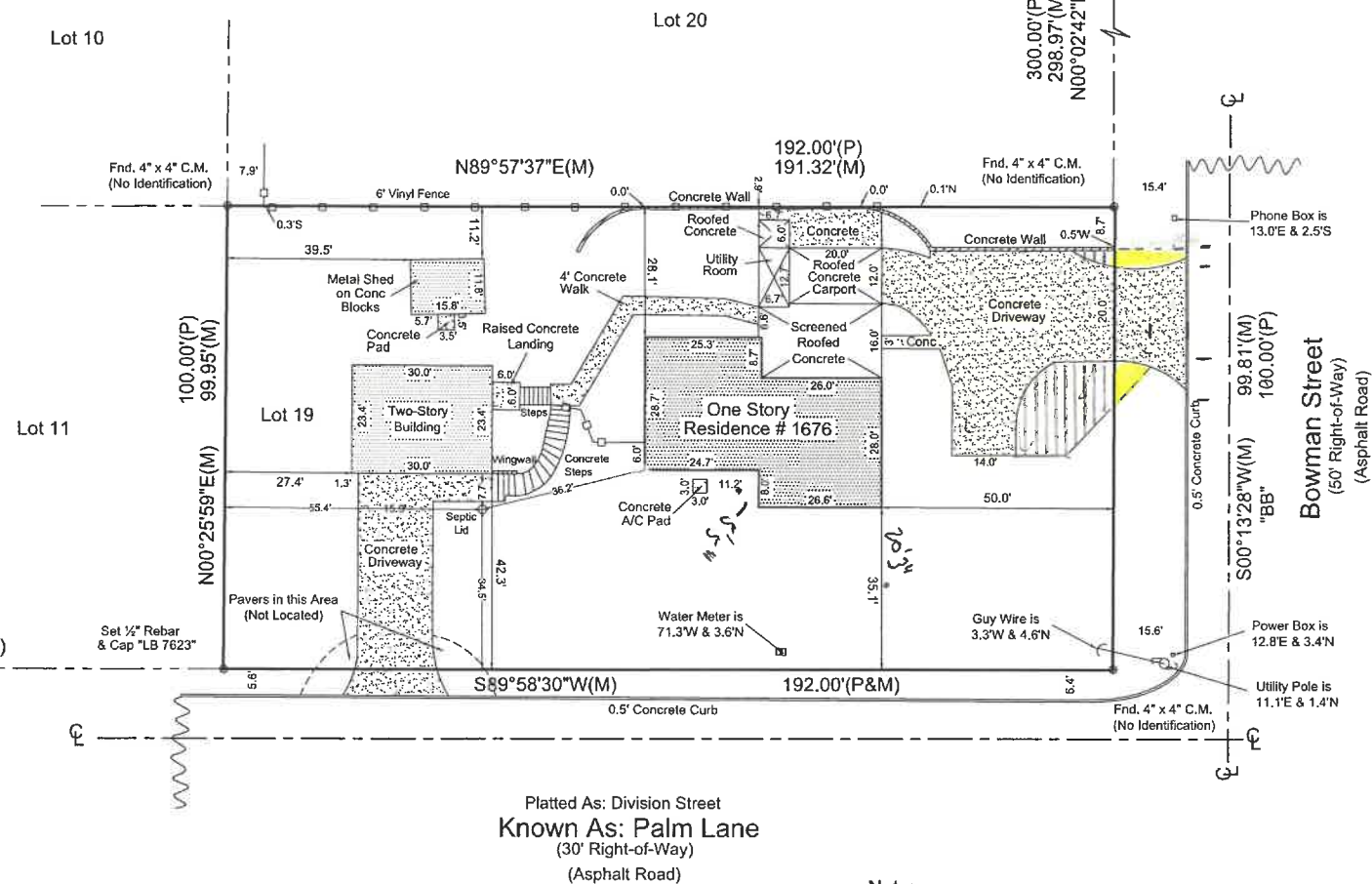
Staff comments: *The requested variance is not the minimum allowed for reasonable use of the property. The existing driveway as designed provides sufficient parking to accommodate the residential use of the property.*

Negative finding

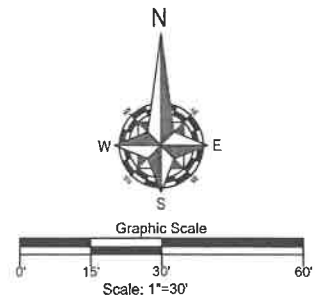
STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on all Review Criteria and Findings requirements for granting a variance, staff has reviewed the application as presented and finds the application cannot meet a positive finding. Therefore, staff recommends **denial** of the variance request to the Land Development Code.

LOCATION MAP





Note:
All Bearings Shown Hereon
are "ASSUMED"



BOUNDARY SURVEY

Legal Description:

LOT 19, OF CLERMONT HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Flood Information:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF CLERMONT, COMMUNITY NUMBER 120133, DATED 12/18/2012.

CERTIFIED TO:

DUSTIN FUNK AND MINDY FUNK; METES & BOUNDS TITLE COMPANY; ALLIANT NATIONAL TITLE INSURANCE COMPANY; AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY, LLC ISAOA/ATIMA



1676 BOWMAN STREET, CLERMONT, FLORIDA 34711

Field Date: 4/29/2021 Date Completed: 04/30/21
Drawn By: B.K. File Number: IS-88336

Legend	
C - Calculated	PC - Point of Curvature
CB - Centerline	Pg - Page
CM - Concrete Block	PI - Point of Intersection
Conc. - Concrete Monument	P.O.B. - Point of Beginning
DE - Description	P.O.L. - Point on Line
Drainage Easement	PP - Power Pole
Easmt. - Easement	PRM - Permanent Reference
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Fnd. - Foundation	Rad. - Radial
IP - Iron Pipe	R&C - Rebar & Cap
L - Length (Arc)	Rac. - Recovered
M - Measured	Rld. - Roofed
M&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"
N.R. - Non-Radial	Typ. - Typical
O.R.B. - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Delta (Central Angle)
-D- - Wood Fence	-O- - Chain Link Fence

NOTES:
> Survey is Based upon the Legal Description Supplied by Client.
> Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hatus.
> Subject to any Easements and/or Restrictions of Record.
> Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
> Building Ties are NOT to be used to reconstruct Property Lines.
> Fence Ownership is NOT determined.
> Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
> Septic Tanks and/or Drains/field locations are approximate and MUST be verified by appropriate Utility Location Companies.
> Use of This Survey for Purposes other than intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to anyone Other than those Certified.

NONE VISIBLE

POINTS OF INTEREST:

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, Surveyor, License No. 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

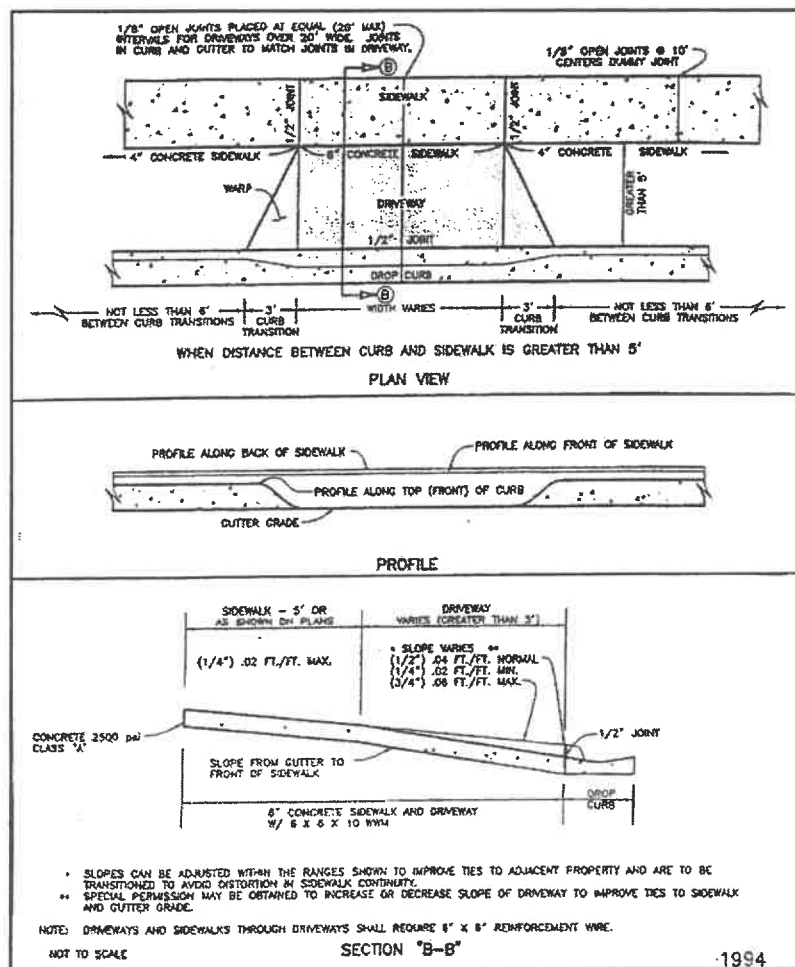
reference. Nothing in such appendix shall be considered to alter or modify anything stated in this chapter.

(Code 1998, § 110-273; Ord. No. 281-C, § 1(ch. 5, § 12(E)), 11-8-1994)

Sec. 110-274. Illustrations.

The following illustrations depict certain construction details relevant to this chapter.

Figure 110-274A. Detail of Sidewalk and Paved Driveway Construction





2023/04/10 11:16



2023/04/10 11:17



2023/04/10 11:17



2023/04/10 11:17



CITY OF CLERMONT VARIANCE APPLICATION

DATE <u>3-13-23</u>		FEE:	
Project Name (if applicable)			
Applicant <u>Dustin Funk</u>			
Contact Person <u>Dustin Funk</u>			
Address <u>1676 Bowman St.</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34711</u>
Telephone <u>775 691 8667</u>		Fax	
Email <u>dustin.deltacab@gmail.com</u>			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property <u>1676 Bowman St.</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34711</u>
General Location			
Legal Description & Alternate Key (include copy of survey)			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief: *54-78 Driveway Construction standards*

What are you proposing to do that would require a variance and why? *Expanding driveway apron for safer access in and out of driveway for elderly mother. This will also help with backing out of driveway without hitting the neighbor's mailbox.*

How does the Code create a hardship?

The narrow apron creates a safety issue while pulling in or backing out of the driveway especially with how narrow Bowman St. is.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

see above

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

Expanding the apron will not impact the surrounding neighbor's or properties.

- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

This will greatly help the use of the property.

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

Expanding the apron will not negatively impact Bowman St. or any of the surrounding neighbors or properties.



CITY OF CLERMONT
VARIANCE
APPLICATION

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

This will not negatively impact the city's comprehensive plan.

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

Yes, this expansion of the apron is minimal.

Dustin Funk

Applicant Name (print)

Dustin Funk

Owner Name (print)

x

Applicant Name (signature)

x

Owner Name (signature)

NOTICE

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

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

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

Date:	04/10/2023
Order Number:	8692161
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	41.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/18/2023 - 04/18/2023	Public Notices
LEE dailycommercial.com	1	04/18/2023 - 04/18/2023	Public Notices

Total Order Confirmation	\$74.78
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider this request at a public hearing on Tuesday, April 25, 2023 at 6:30 PM for the following variance: to allow for the expansion of an existing driveway apron instead of as required for the Land Development Codes, Section-54-78 Driveway Construction Standards, at the following location:

LOCATION:

Clermont Heights
1676 Bowman Street
(Alternate Key #1617448)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

L8692161 4/18/2023



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 25, 2023	
Agenda Item Name	
Variance Request <i>South Lake Hospital</i>	
Requested Action	
Recommend approval of requested variance.	
Staff Report	
The applicant, GAI Consultants Inc. on behalf of South Lake Hospital is requesting the following variances to the Land Development Code Section 102-15, (1): To allow the number of ground and wall signs to exceed the maximum permitted by the Land Development Code, Section 102-15. The property is located at 1900 Don Wickham Drive. The property zoning is Planned Unit Development (PUD) and the Land Use is Institutional. The South Lake Hospital was founded in 1947 and continues to grow and expand healthcare services to the Clermont and South Lake County communities. The variance would allow for the approval of the Orlando Health, South Lake Sign Plan, prepared by GAI Consultants, dated February 2023, and submitted with this variance application shall be the template for the Master Sign Plan. Any future signs not identified will be required to comply with the codes for a sign permit. The variance request would allow for a campus wide comprehensive sign plan for the entire medical facility. The overall signage would include ground signs to identify and provide information for safety awareness on the campus. The intent of vehicular directional signs is to provide information quickly to help visitors navigate around the campus and locate the appropriate parking areas. The building signs are used for identifying specific medical services and uses for each building or office space. The wayfinding directional signs are strategically located and placed on the campus to improve the vehicular driving experience and to enhance the sense of arrival. The purpose is to simplify the pedestrian movement throughout the 200 acre property. The request for additional signage would be in direct proportion to other medical facilities of this size and magnitude. The variance petition also includes a request for a 16ft. wide x 60ft. height, permanent banner sign located on the south face of the hospital building. The sign would provide a 960 square foot sign copy area, which could be changed out frequently. The Land Development Codes Section 102-8 (11) identifies banners as temporary signs that are only allowed for 10 days and used for special events and grand openings. The banner sign may not exceed the maximum of 24 square feet copy area. The proposed banner sign would exceed the maximum sign area allowed, up to 936 square feet. The banner sign may be considered as intrusive and will not be in harmony with the general intent and purpose of the land development codes. <u>STAFF RECOMMENDATION:</u> Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as presented and finds the application does meet a positive finding for the requested ground signs. Staff recommends approval of the variance request to allow for the number of ground, directional and building signs to exceed the maximum allowed and presented with the Master Sign Plan. Staff finds the request for the banner sign does not meet the provision and intent of the sign codes. Therefore, staff recommends denial of the request to allow for a permanent banner sign.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	New 86-174 Review Criteria-SLH Sign-2023	New 86-174 Review Criteria-SLH Sign-2023.pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	Parcel Table map	Parcel Table map.pdf	
4.	Revised Sign Plan 3-29-23	Revised Sign Plan 3-29-23.pdf	
5.	SLH Sign Plan Cover Letter and Variance Supp. Questions FINAL - 2023.02.08	SLH Sign Plan Cover Letter and Variance Supp. Questions FINAL - 2023.02.08.pdf	
6.	Application Form Signed	Application Form Signed.pdf	
7.	Legal ad	Legal ad.pdf	

South Lake Hospital Sign Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city. The SLH campus wayfinding is/will be contained within the subject property, and not in the rights of way and will only have some visibility by the surrounding properties. A majority of the signs are internal to the campus and are not visible from non-campus properties. The signs are designed to be attractive and consistent and are not so numerous as to cause visual clutter. The signs will not cause any adverse aesthetic or other issues from nearby property owners and citizens.*

Staff comments: *The requested sign variance will not interfere with the reasonable enjoyment of the adjacent property owners or negatively impact the surrounding areas. The proposed increase to the wayfinding signs will help to facilitate and clarify the location for the many different medical offices and buildings located on the 200 acre site.*

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *The use of the subject property as a large medical campus is a unique condition in the City that requires a tailored and systematic approach to wayfinding. As constructed, the portions of Chapter 102 do not have a mechanism conducive to creating an effective large-scale medical and hospital campus-wide wayfinding plan.*

Staff comments: *The requested variances will allow reasonable use of the property and is not out of character with other medical offices and hospitals of this capacity. The wayfinding signs will provide clear direction to the existing and future medical offices and services for the hospital.*

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *The benefits of granting the variance outweigh the benefits of strict compliance with the land development regulations. The wayfinding system is intended to bolster public safety for anyone at the campus by creating legible and clear routes to the ER, medical facilities and patient drop off areas.*

Staff comments: *The requested sign variance will not further any legitimate city objective. The proposed signage will provide clear direction and the ability to locate the applicable medical offices in a timely manner.*

Positive finding

- (4) The granting of the variance is consistent with the city's comprehensive plan,
Applicant response: *There are no provisions within the Comprehensive Plan that conflicts with the requested variance. (see applicant's supplemental responses).*

Staff comments: *The variance request is consistent with the City of Clermont Comprehensive Plan goals, objectives and policies.*

Positive finding

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

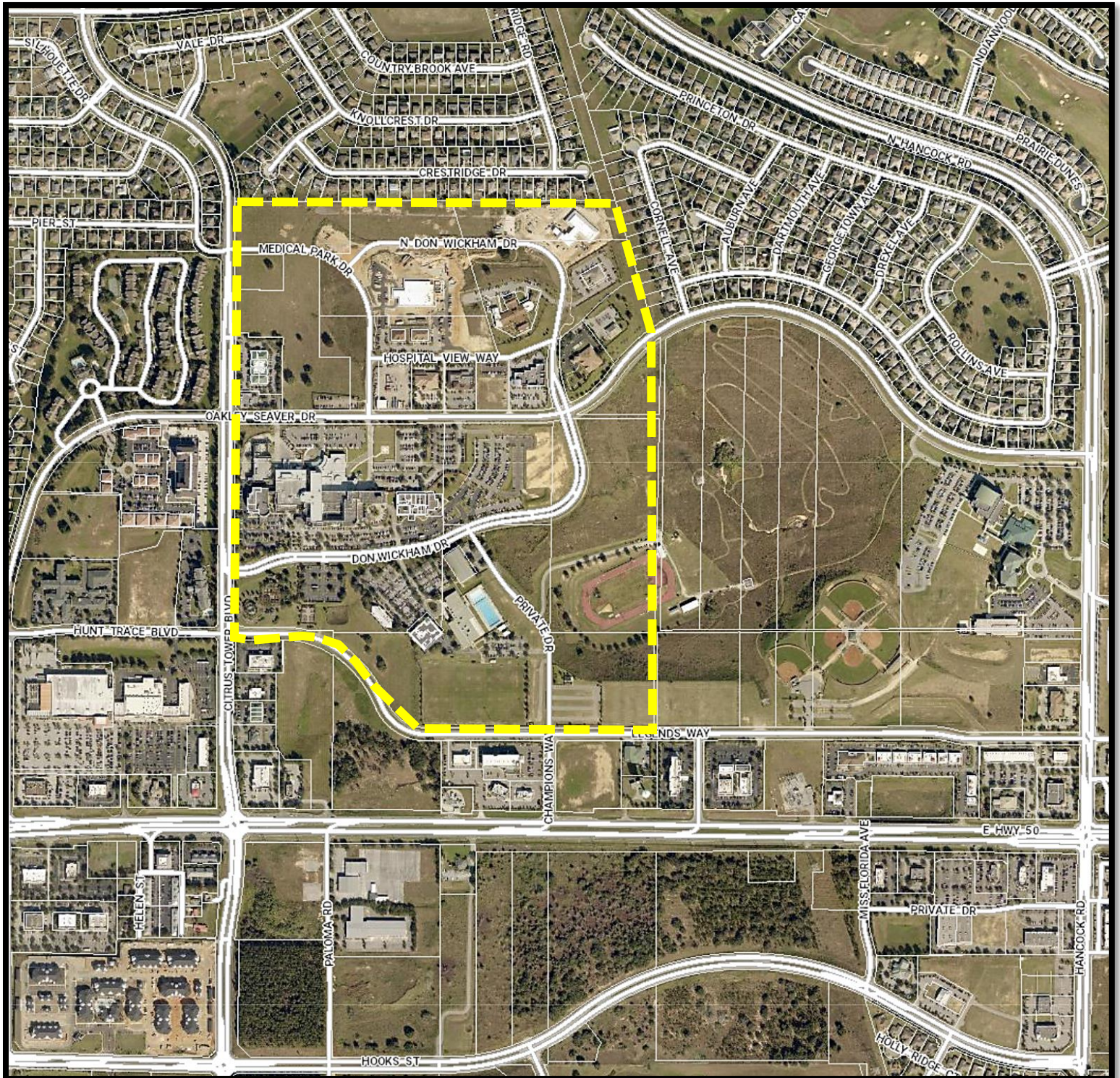
Applicant response: *The requested variance is the minimum variance required to achieve the benefits of the campus wide sign plan. The requested variance is part of the overall wayfinding system, carefully planned to be a public benefit by reducing the number of lost and/or confused drivers on the campus and roadways surrounding the campus. An effective wayfinding schedule constitutes a significant benefit to the health, safety and welfare of the community.*

Staff comments: *The variance request is the minimum variance that will make reasonable use of the site. Because of the demographic location of the buildings and the many different medical offices and services provided at this medical campus, the proposed signage is the minimum required to create a visually appealing business climate, improve vehicular safety, and reduce visual pollution.*

Positive finding

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

LOCATION MAP



**Property Outlined
in Yellow**



December 19, 2022

pointLayer

Override 1

polygonLayer

Override 1

Blueways

Boat Ramps

County Parks

County Boundary

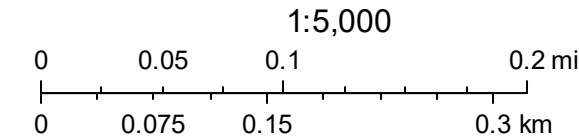
Surrounding Counties

Street Names

Local Streets 5K

Tax Parcels Alternate Key

Tax Parcels



Lake County Property Appraiser
Lake BCC



South Lake Sign Plan

Prepared:
February 2023

Table of Contents

1	Introduction
1	Need for a Campus-Wide Signage Variance
1	Vehicular Directional
2	Table of Sign Types
3	Signature Banner
4	Temporary Wayfinding and Building Identification Signs
4	Sign Types
5	– Sign Palette
9	– Detailed Sign Specifications
23	Sign Location Maps

Introduction

Originally founded as South Lake Memorial Hospital in 1947, South Lake Hospital has continued to provide ever-expanding healthcare services to the greater Clermont community and beyond for 75 years. Just like the South Lake region, the hospital campus has seen rapid growth since the 1990's, and now encompasses nearly 190 acres. Multiple facility expansions and additions to the campus have been completed including the Center for Women Health, an ER expansion, LiveWell/ National Training Center, Surgery Center, Endoscopy Center, Skilled Nursing Facility, and others. Planned changes to the campus will further expand services including a new bed tower, expanded parking, and a re-alignment of Don Wickham Drive. With growth and change on campus comes the need to update campus signage, in particular the vehicular wayfinding signage.

Need for a Campus-Wide Signage Variance

As an exhibit to the campus-wide signage variance, this Sign Plan describes designs and locations for several types of signs within and adjacent to the South Lake Hospital Campus that would not otherwise be permitted by the City's sign code (Ch. 102). The City has recognized that effective hospital campus wayfinding constitutes a significant benefit to the health and welfare of the community and that a systematic approach to approval of these special signs is warranted.

Vehicular Directional

Since South Lake Hospital is a large medical campus made up of over a dozen individual facilities, five current campus entrances, multiple project roads, and many parking lots, the need for a robust system of vehicular wayfinding is great. A tiered set of wayfinding signs will guide visitors into the campus, around campus roads, and into the appropriate parking areas. The design and locations of these signs are provided on pages 9-29 and the standards governing them are below. Locations depicted include existing and proposed future signs.

The following standards shall govern the provision of vehicular directional signs:

1. The location plans show the proposed locations of each type of sign. All locations shown on these maps are approximate and do not describe exact locations. Actual sign positions will be subject to conditions on the ground, as presented in the permitting process.
2. Routine maintenance carried out on vehicular signs and the updating of message text shall not require a permit or an amendment to this Sign Plan.
3. Unless specifically stated, all signs may be internally or externally lit, in accordance with City Code and as detailed in the permitting process. Where appropriate, signs may be designed to utilize solar power, with PV panels and battery storage incorporated into the design of the sign.

Existing Signage

A number of existing signs are slated to remain as part of this sign plan. Some signs will remain unchanged, and some will remain but will be repainted and refaced to match the style of the new sign types. In the table below, the existing “to remain” and existing “to be refaced” sign types are called out separately. In the sign detail sheets, these “to be refaced” signs are shown in their current configuration along with the color palette they will be repainted.

Table of Sign Types

Sign Type Name	Sign Type Code	Description	Max Height	% over Code Max	Max Area (sqft total)	Sign Face Area (Max sqft)	% over Code Max	Max Number	Code Section
Campus Gateway	ZZ1	Monument	7' 2"	N/A	168	98	104.2%	1	102-15 (a) (1)(a)(3)(ii); 102-15 (a) (1)(a)(5)(ii)
Highway Directional*	ZZ2	Monument	8' 6"	N/A	85	42	N/A	1	102-15 (a) (1)(a)(3)(i); 102-15 (a) (1)(a)(5)(i)
Gateway*	ZZ3	Monument	5'	N/A	100	55	71.9%	1	102-15 (a) (1)(a)(3)(iii); 102-15 (a) (1)(a)(5)(iii)
Large Directional	AA2	Monument	13'	225%	82	52	8%	9	102-7 (6)
Large Directional**	AA3	Monument	13'	225%	84	42	N/A	5	102-7 (6)
Monument Sign	AA4	Monument	4' 2"	4%	55	26	N/A	1	102-7 (6)
Medium Directional (Option A)	BB1	Monument	7'	75%	35	19	N/A	6	102-7 (6)
Medium Directional (Option B)**	BB2	Monument	6' 8"	66.7%	43	21	N/A	5	102-7 (6)
Directional (Option A)**	DD1	Monument	5' 0"	25%	26	14	N/A	3	102-7 (6)
Directional (Option B)**	DD2	Monument	5' 4"	33.3%	26	12	N/A	3	102-7 (6)
Directional (Other)*	DD3	Monument	6'	50%	27	14	N/A	1	102-7 (6)
Temporary Sign	EE1	Double-pole mounted	8'	100%	40	33	N/A	TBD	102-7 (6)
Small Directional	FF1	Monument	4'	N/A	8	5	N/A	3	102-7 (6)
Multi-Tenant	GG1	Monument	10'	N/A	107	88	N/A	1	102-15 (a) (2)(a)(3)(i); 102-15 (a) (2)(a)(4)
Signature Banner	SB1	Banner	60'	N/A	960	960	2,900%	1	102-8 (11)

*Existing Sign to Remain **Existing Sign to be Refaced

Signature Banner

The location, topography, and design of the main hospital building lends itself to the use of large-scale signage in the form of banners. From time to time the City has approved individual banners affixed to the south face of the main building, at the location shown below. They have been as large as 16 ft x 60 ft and have displayed text and graphics associated with the hospital. In an effort to avoid repeated approvals for future banners the hospital and City desire to memorialize a standard administrative process for this specific banner location.



The following standards shall govern the provision of building-mounted banners:

1. Notwithstanding the banner allowances/limitations described in Sec 102-8(11) a single banner of the maximum dimensions of 16 feet wide and 60 feet tall shall be permitted on the south face of the hospital, at the location shown to the left.
2. The banner design may be changed out no more frequently than every six months.
3. Prior to installation of a new banner design, South Lake Hospital shall notify the Planning Division via an official letter containing the start date and end date of the banner.



Temporary Wayfinding and Building Identification Signs

South Lake Hospital is a dynamic healthcare campus, featuring construction projects of all sizes and many other changing conditions. With thousands of employees, patients, and visitors accessing the campus on a daily basis, mitigating the effects of these temporary changes in access and parking is critical to the health, safety and welfare of the community. Therefore, it is necessary from time to time, to install temporary wayfinding and building identification signage (temporary signs) within the campus. This signage is only meant to provide short-term wayfinding during construction projects, while permanent signs are being approved and fabricated, or other short-term conditions. To prevent the proliferation of different designs and construction methods, the following standards shall govern the provision of Temporary Building Location Signs:

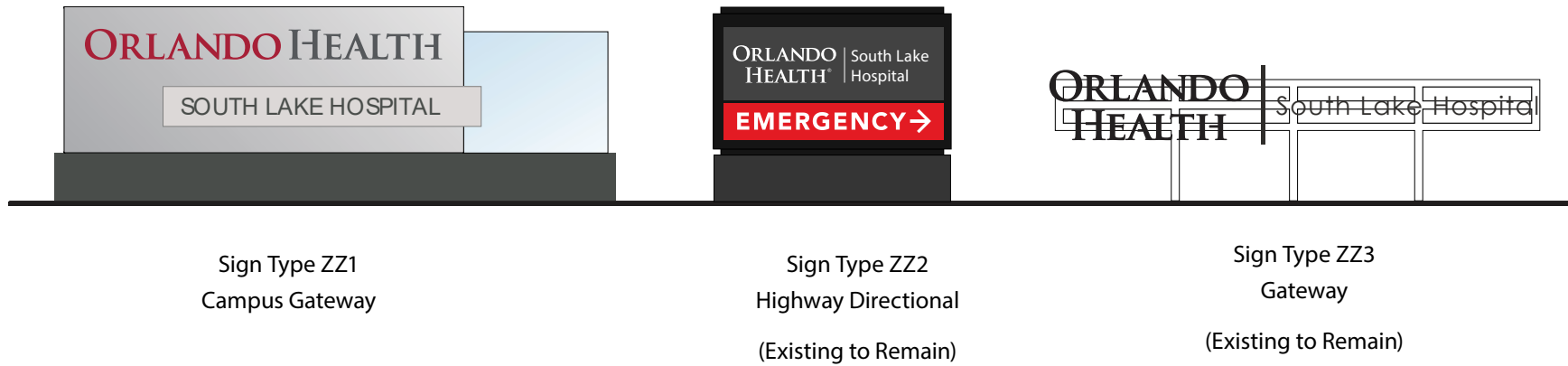
1. Temporary Signs must be constructed consistent with Sign Type EE1 and must comply with the Florida Building Code.
2. Temporary Signs may be installed for no longer than six months and must be removed unless additional approvals are granted.
3. Prior to installation of a Temporary Sign, South Lake Hospital shall notify the Planning Division via an official letter containing the location, start date, and end date of each temporary sign. Acknowledgment of the letter from the City of Clermont via email will serve as a city approved Temporary Sign. City of Clermont inspections of Temporary Building ID Signs may occur randomly or as needed.
4. Temporary Signs may not be located in the right-of-way and must be on South Lake Hospital property.

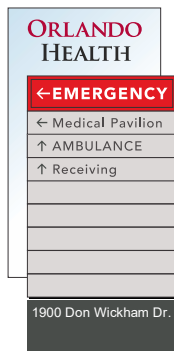
Sign Types

The following pages outline the design, dimensions, and locations of the range of sign types approved within this Sign Plan.

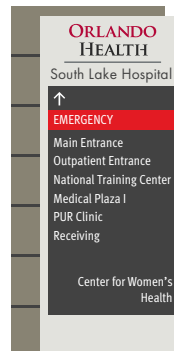
- The sign palette introduces the standard sign types that are used throughout the campus area.
- The sign specification sheets (aka cut sheets) show the details and typical dimensions of standard sign types.

Sign Palette





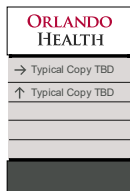
Sign Type AA2
Large Directional (Option A)



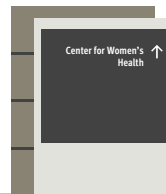
Sign Type AA3
Large Directional (Option B)
(Existing to be Refaced)



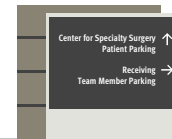
Sign Type AA4
Monument Sign



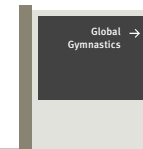
Sign Type BB1
Medium Directional
(Option A)



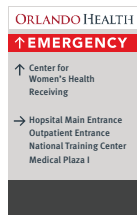
Sign Type BB2
Medium Directional
(Option B)
(Existing to be Refaced)



Sign Type DD1
Directional (Option A)
(Existing to be Refaced)



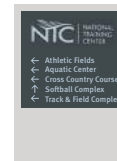
Sign Type DD2
Directional (Option B)
(Existing to be Refaced)



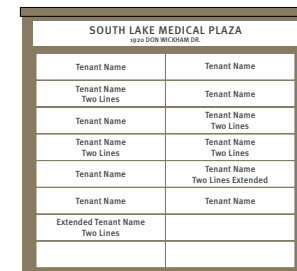
Sign Type EE1
Temporary Sign
(Typical)



Sign Type FF1
Small Directional
(Existing to be Refaced)



Sign Type NTC1
Direction (Other)
(Existing to Remain)



Sign Type GG1
Multi-Tenant
(Existing to be Refaced)

ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Type ZZ1
Campus Gateway

Scale: NTS

Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



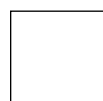
COMMUNITY
SOLUTIONS
GROUP



Top View



Front View



Matthews Paint
"Satin White"



Matthews Paint
"Satin Black"



Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



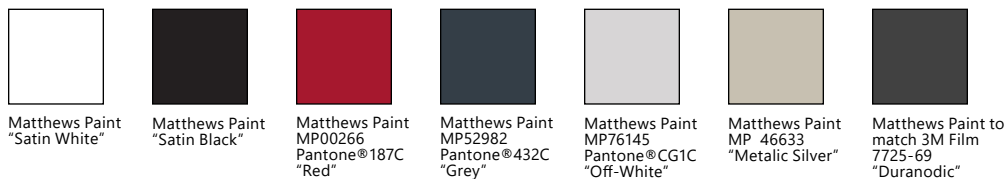
Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"



Front View



ORLANDO HEALTH®

South Lake Hospital
Sign Plan

Sign Type ZZ2
Highway Sign (Existing)

Scale: NTS

Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



South Lake Hospital Sign Plan

Sign Type ZZ3
Gateway (Existing)

Scale: NTS

Description:
Multi-Tenant Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

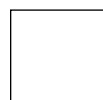
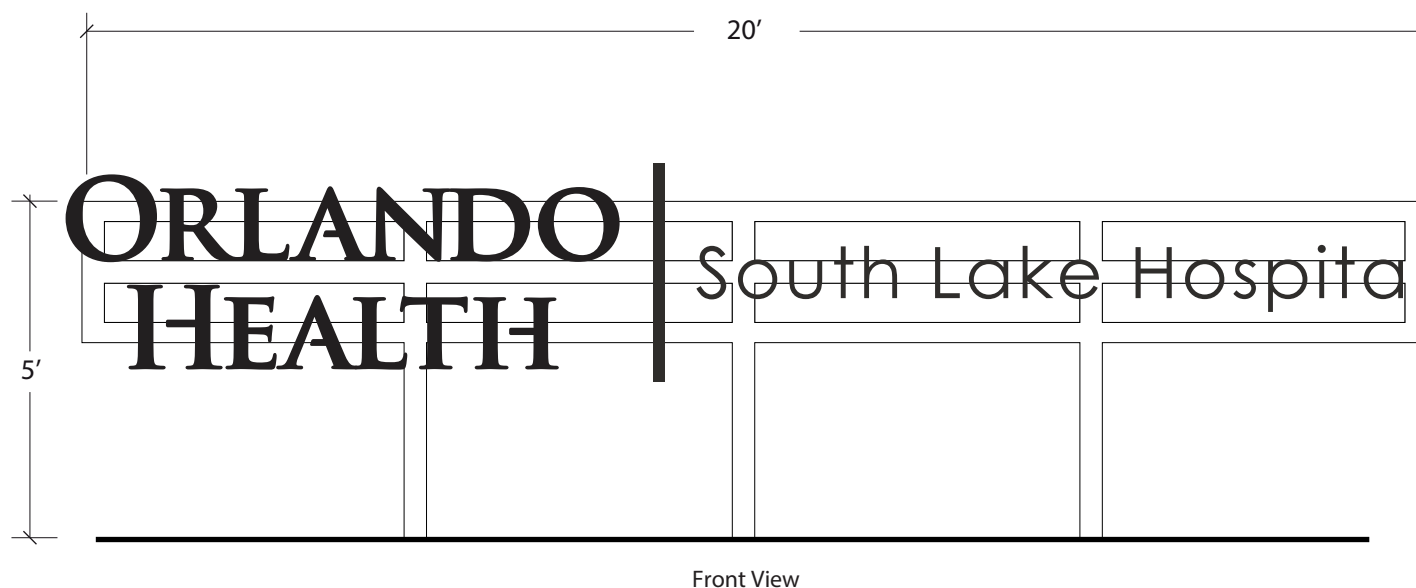
Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



**COMMUNITY
SOLUTIONS
GROUP**



Matthews Paint
"Satin White"



Matthews Paint
"Satin Black"



Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



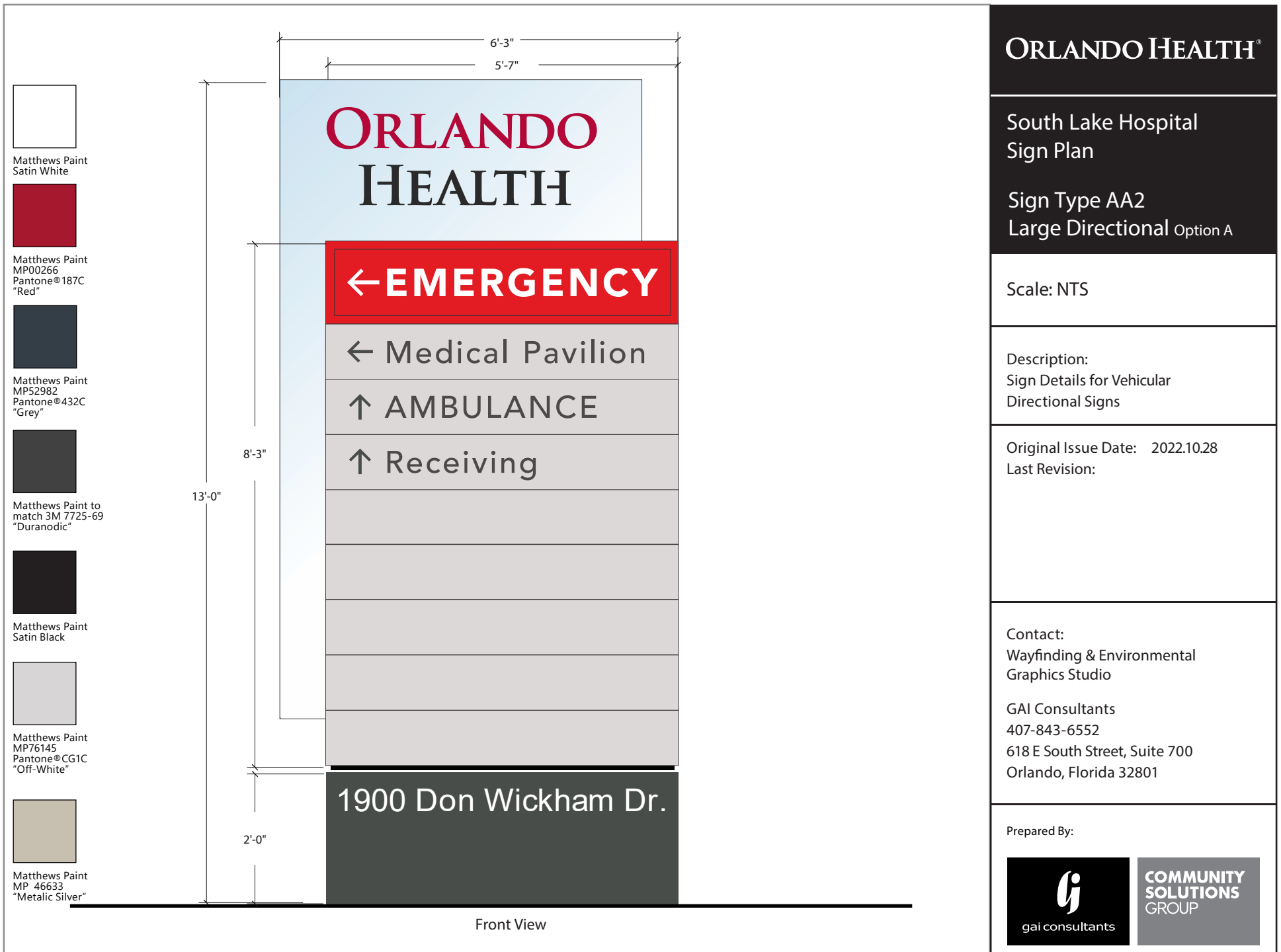
Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



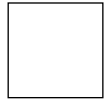
Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"



Existing signage to be repainted to reflect new color schedule



Matthews Paint
Satin White



Matthews Paint
MP00266
Pantone® 187C
"Red"



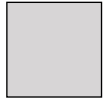
Matthews Paint
MP52982
Pantone® 432C
"Grey"



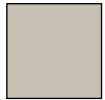
Matthews Paint to
match 3M 7725-69
"Duranodic"



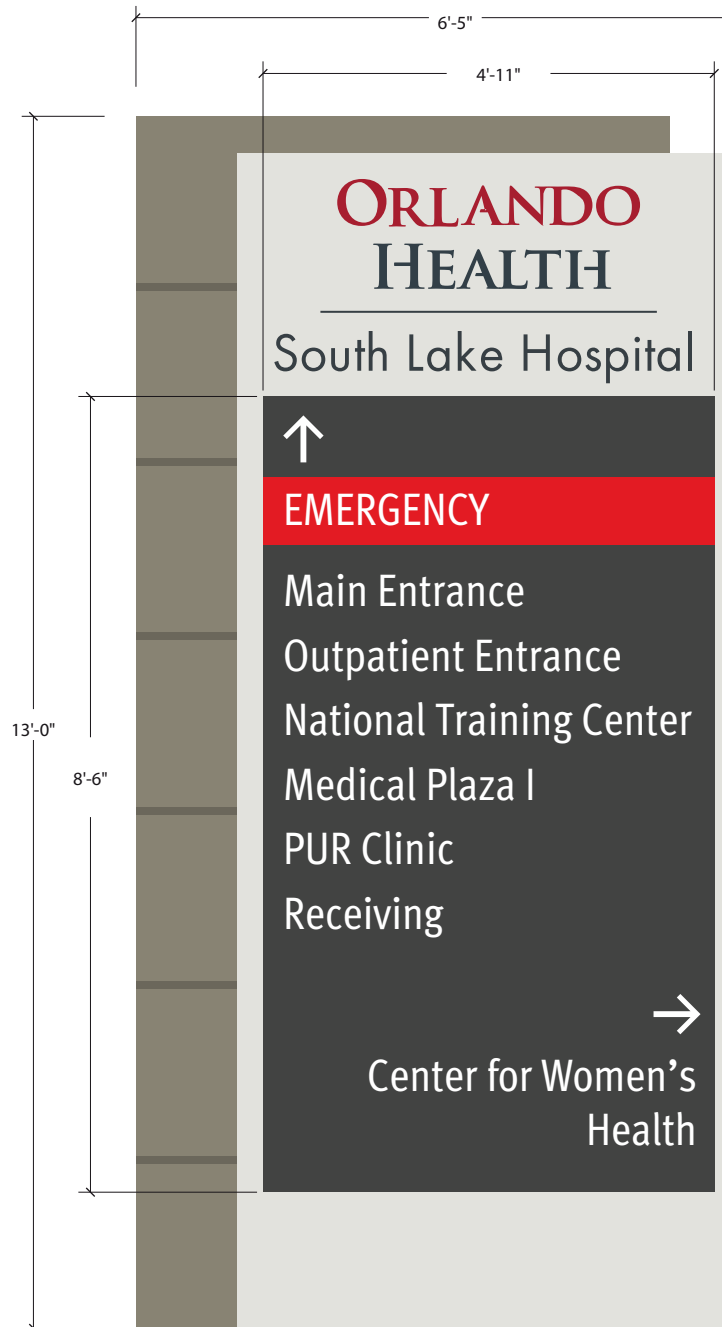
Matthews Paint
Satin Black



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



Matthews Paint
MP 46633
"Metalic Silver"



Front View

ORLANDO HEALTH®

South Lake Hospital
Sign Plan
Sign Type AA3
Large Directional Option B
(Existing)

Scale: NTS

Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



ORLANDO HEALTH®

South Lake Hospital
Sign Plan

Sign Type AA4
Monument Sign

Scale: NTS

Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

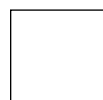
Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



Front View



Matthews Paint
"Satin White"



Matthews Paint
"Satin Black"



Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



Matthews Paint
MP 46633
"Metalic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"

South Lake Hospital Sign Plan

Sign Type BB1
Medium Directional Option A

Scale: NTS

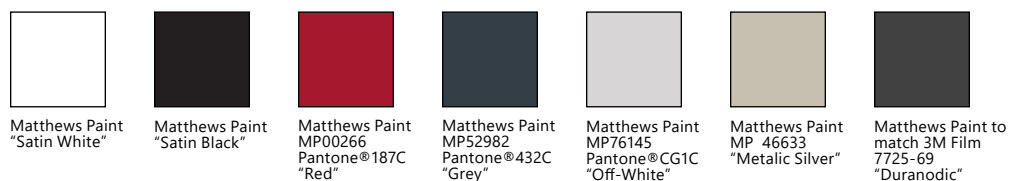
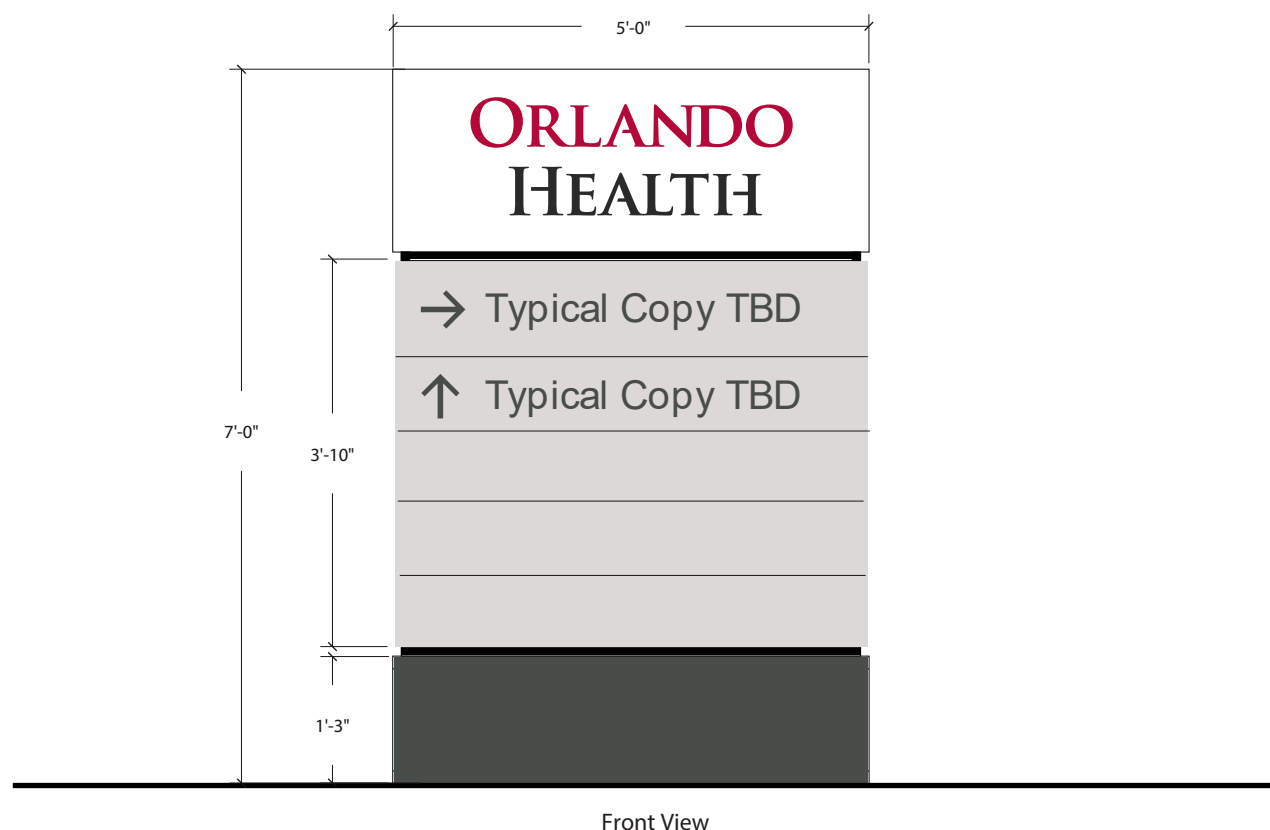
Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



South Lake Hospital Sign Plan Sign Type BB2 Medium Directional Option B (Existing)

Scale: NTS

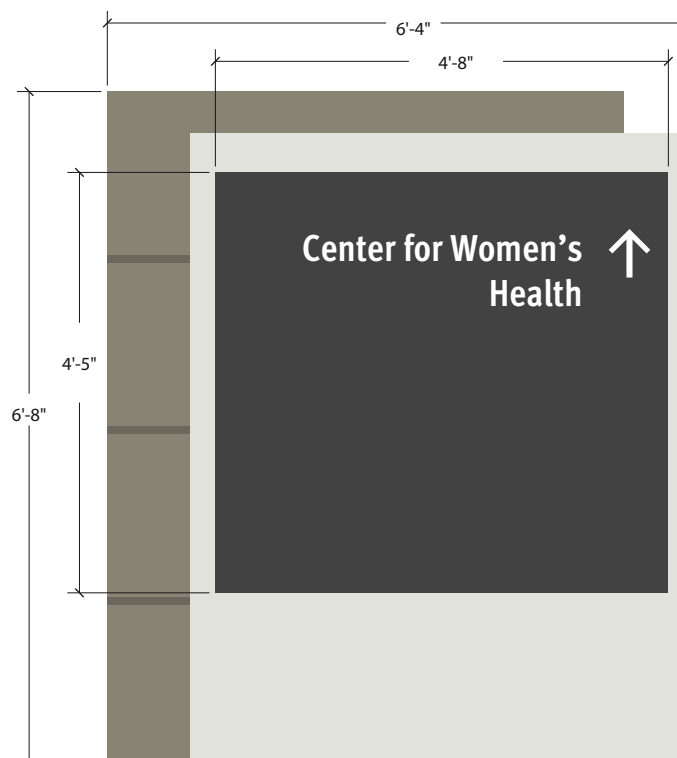
Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

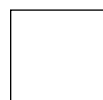
GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



Existing signage to be repainted to
reflect new color schedule

Front View



Matthews Paint
"Satin White"



Matthews Paint
"Satin Black"



Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"

South Lake Hospital Sign Plan Sign Type DD1 Directional Option A (Existing)

Scale: NTS

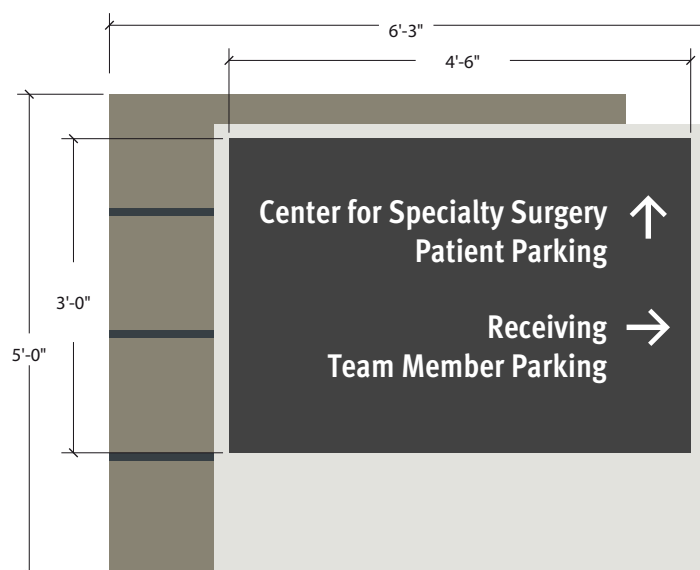
Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

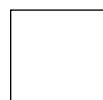
GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



Existing signage to be repainted to
reflect new color schedule

Front View



Matthews Paint
"Satin White"



Matthews Paint
"Satin Black"



Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"

South Lake Hospital Sign Plan Sign Type DD2 Directional Option B (Existing)

Scale: NTS

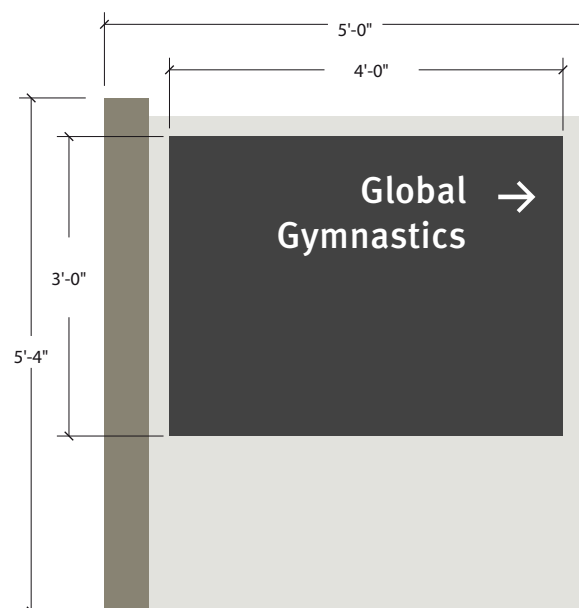
Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

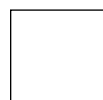
GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



Front View

Existing signage to be repainted to
reflect new color schedule



Matthews Paint
"Satin White"



Matthews Paint
"Satin Black"



Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"

South Lake Hospital
Sign Plan

Sign Type EE1
Temporary Sign

Scale: NTS

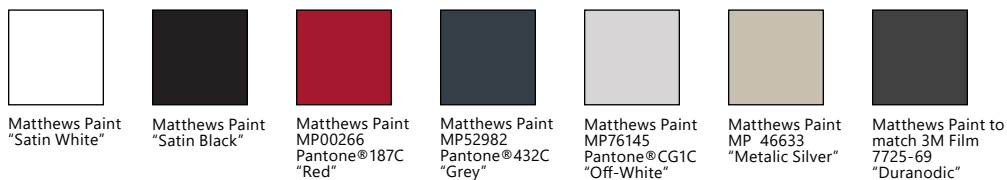
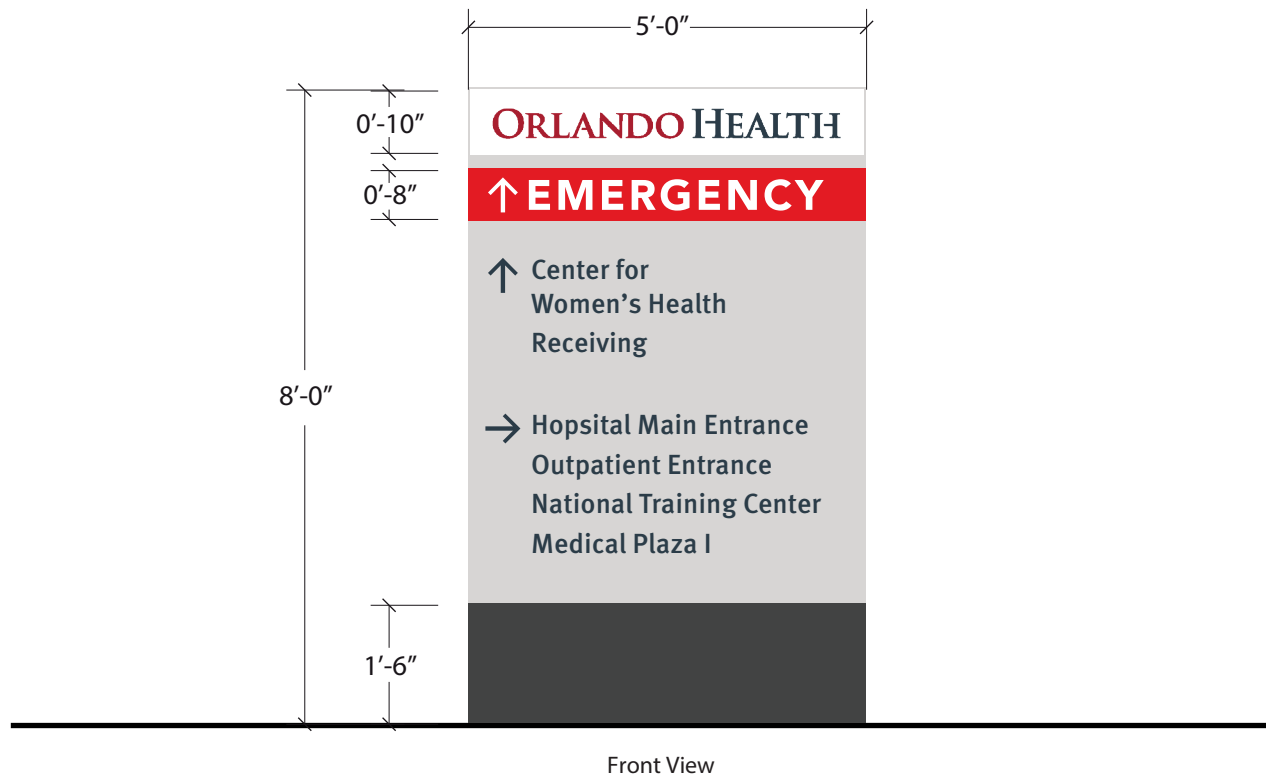
Description:
Temporary Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



South Lake Hospital
Sign Plan

Sign Type FF1
Small Directional (Existing)

Scale: NTS

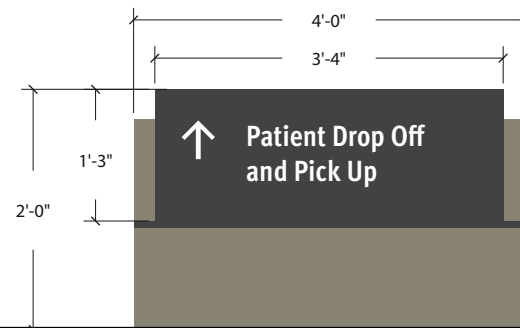
Description:
Sign Details for Vehicular
Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

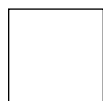
GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



Front View

Existing signage to be repainted to
reflect new color schedule



Matthews Paint
"Satin White"



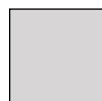
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"Satin Black"



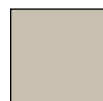
Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"

South Lake Hospital
Sign Plan

Sign Type DD3
Direction (Other) (Existing)

Scale: NTS

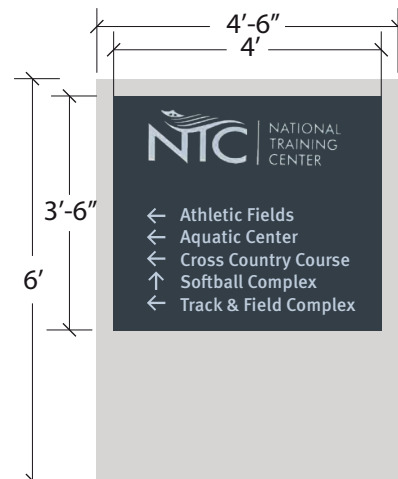
Description:
Directional Sign

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

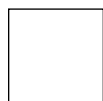
GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



Front View

Existing signage to be repainted to
reflect new color schedule



Matthews Paint
"Satin White"



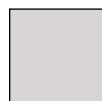
Matthews Paint
"Satin Black"



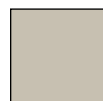
Matthews Paint
MP00266
Pantone® 187C
"Red"



Matthews Paint
MP52982
Pantone® 432C
"Grey"



Matthews Paint
MP76145
Pantone® CG1C
"Off-White"



Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"

South Lake Hospital Sign Plan

Sign Type GG1
Multi-Tenant (Existing)

Scale: NTS

Description:
Multi-Tenant Directional Signs

Original Issue Date: 2022.10.28
Last Revision:

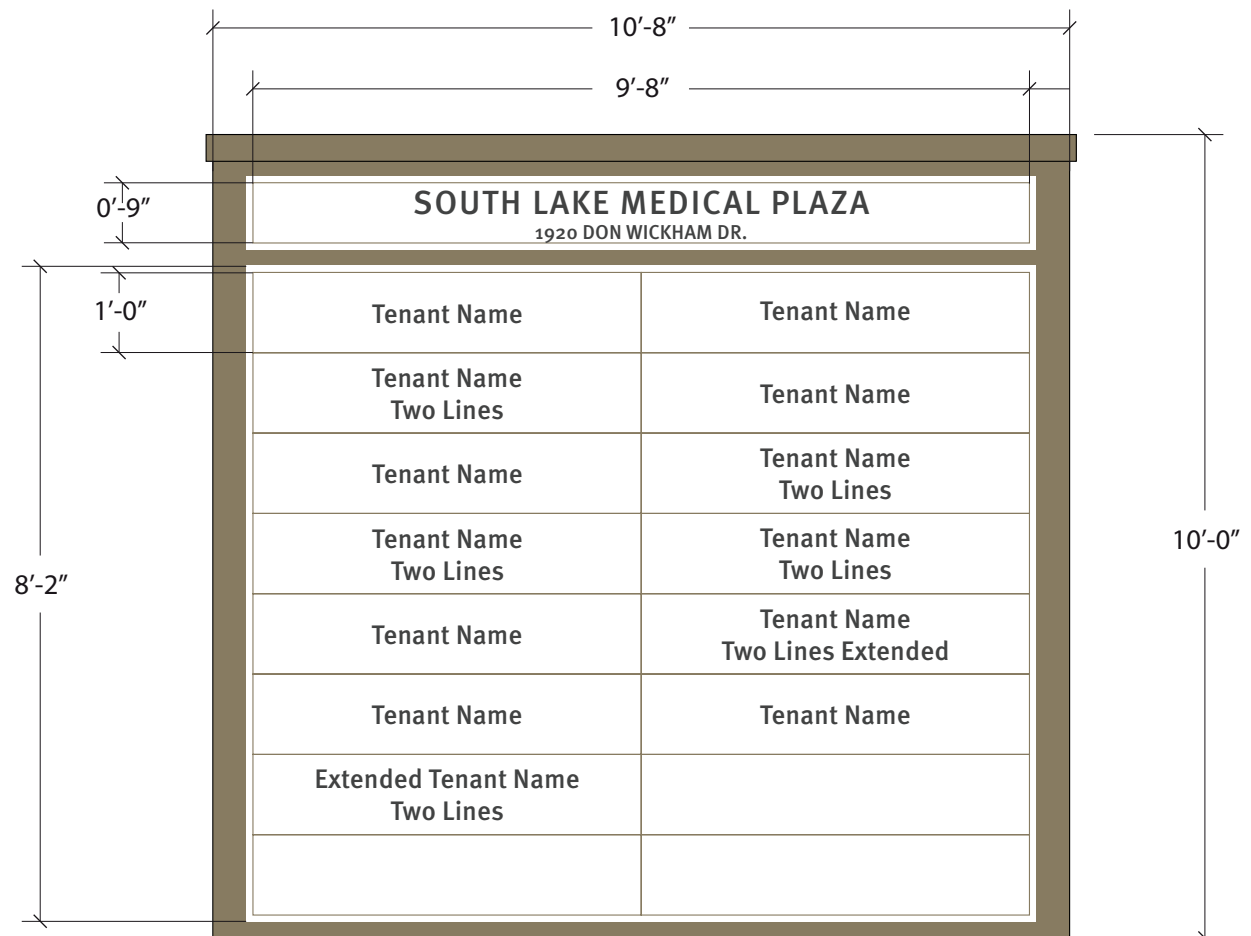
Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:

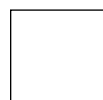


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GROUP**



Existing signage to be repainted to
reflect new color schedule

Front View



Matthews Paint
"Satin White"



Matthews Paint
"Satin Black"



Matthews Paint
MP00266
Pantone®187C
"Red"



Matthews Paint
MP52982
Pantone®432C
"Grey"



Matthews Paint
MP76145
Pantone®CG1C
"Off-White"



Matthews Paint
MP 46633
"Metallic Silver"



Matthews Paint to
match 3M Film
7725-69
"Duranodic"



ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan — Gateway Signs

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



**COMMUNITY
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ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan — A - Large Directional

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
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618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:





ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan — B - Medium Directional

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:





ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan — D - Directional

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

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407-843-6552
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Orlando, Florida 32801

Prepared By:



**COMMUNITY
SOLUTIONS
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ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan —
F - Small Directional

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

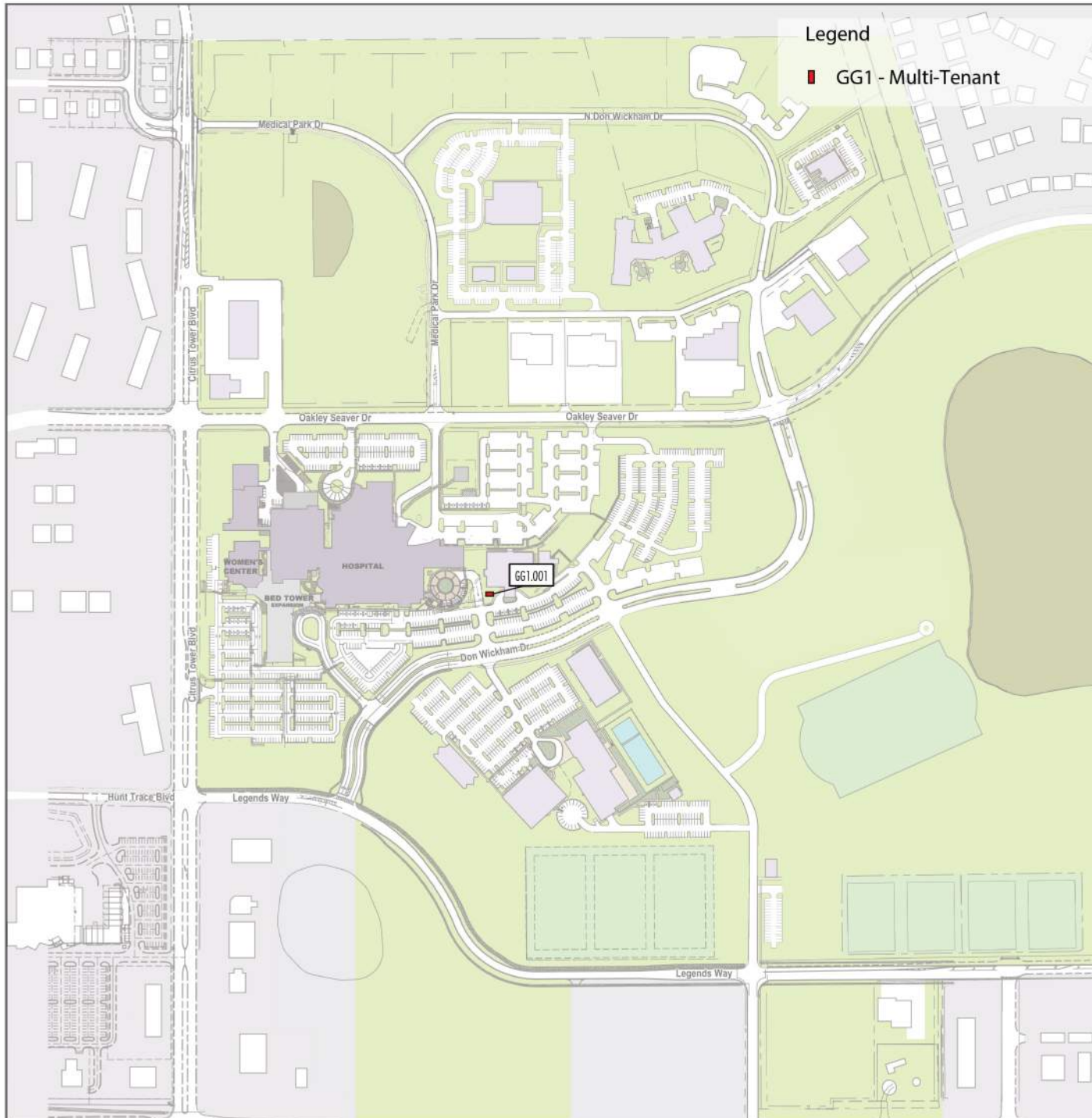
Contact:
Wayfinding & Environmental
Graphics Studio

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618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



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ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan — G - Multi-Tenant

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:

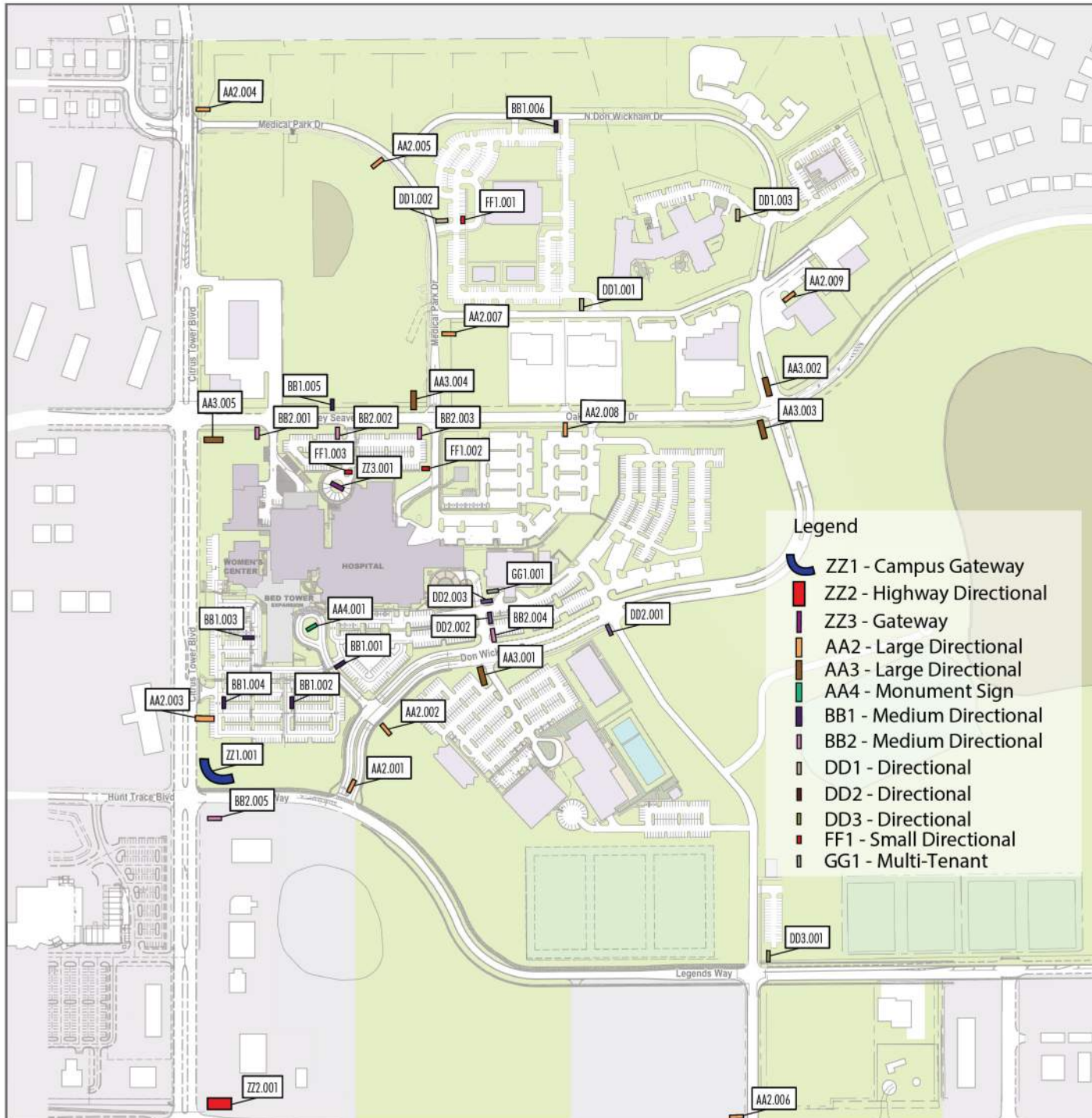


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Campus-Wide Sign Plan

The map series on the following pages illustrates (1) the sum total of the previous maps, culminating in the “Sign Location Plan,” (2) the “Existing Signs to Remain,” and (3) the “Proposed Signs” additions.

There are 23 existing campus signs to remain, with an additional 17 proposed, not including the building-mounted Signature Banner.



ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

GAI Consultants
407-843-6552
618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:





ORLANDO HEALTH®

South Lake Hospital Sign Plan

Sign Location Plan — Proposed Signs

Scale: NTS

Description:
Sign Locations for Vehicular
Directional

Original Issue Date: 2022.10.28
Last Revision:

Contact:
Wayfinding & Environmental
Graphics Studio

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618 E South Street, Suite 700
Orlando, Florida 32801

Prepared By:



**COMMUNITY
SOLUTIONS
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Planning | Urban Design
Landscape Architecture
Economics | Real Estate

February 20, 2023

Mr. John E. Kruse City
of Clermont
685 West Montrose Street
Clermont, FL 34711

Dear Mr. Kruse:

The South Lake Hospital (SLH) is a large campus (nearly 200 acres) made up of over a dozen individual facilities, five entrances, and many parking areas. The existing City of Clermont ("City") Sign Code specifies sign types, locations, and sizes that do not contemplate the scale or nature of a unified healthcare campus like SLH. The City's current codes, if strictly implemented would severely limit the effectiveness of a campus wayfinding system that is designed to increase safety and efficiency of access throughout the SLH campus. Signage in hospital campuses need to be easily identifiable, have clear visibility and provide for convenient directions for our patients and other visitors. Unlike a traditional shopping center or other large office park in the City, a hospital campus has unique signage needs underscored by the fact that emergencies and health-related issues bring our patients to SLH.

The SLH campus has been rapidly developing in recent years and is currently undergoing a significant expansion of the main Hospital platform that also realigns Don Wickham Drive. With growth and change comes the need to expand the current wayfinding system to safely and effectively move users to and through the SLH campus. A system of wayfinding signs has been in place for many years, including signage that predates current SLH ownership, which has been steadily expanded as needed, however a single plan describing several types of the signs within and adjacent to the Campus would not be permitted by the City's Sign Code (Ch. 102). This requested variance would allow for such a unified wayfinding system.

Attached to this application is a stand-alone Orlando Health South Lake Sign Plan (Plan) document, which details and categorizes all existing and planned future signs that would require a variance under City Code, and are thus covered by this request. In an effort to ensure that the City's accounting and approval of all existing and planned signage on SLH are consistent with our plans,

Please find below, our responses to the City of Clermont's supplemental questions for variance approval for the request of the Orlando Health, South Lake Hospital campus-wide sign plan.

GAI Consultants, Inc.
618 E. South Street
Suite 700
Orlando, Florida 32801

T 407.423.8398
gaiconsultants.com

A GAI Consultants, Inc. Service Group

Responses to Variance Review Criteria and Findings.

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city. The SLH campus wayfinding is/will be contained within the subject property, and not in the right-of-way, and will only have some visibility by the surrounding properties. A majority of the signs are internal to the campus and are not visible from non-campus properties. The signs are designed to be attractive and consistent and are not so numerous so as to cause visual clutter. The signs will not cause any adverse aesthetic or other issues for nearby property owners and citizens.

- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The use of the subject property as a large medical campus is a unique condition in the City that requires a tailored and systematic approach to wayfinding. As constructed, the aforementioned portions of Ch. 102 do not have a mechanism conducive to creating an effective large-scale medical and hospital campus-wide wayfinding plan.

The existing City code places significant emphasis on building signage, as opposed to wayfinding, which exists primarily within a small section of small exempt signs with strict standards. Any attempt to accommodate all relevant sections of Chapter 102, while still creating a functional wayfinding plan, causes conflict with another section of the City code.

The requested variance is a reasonable use of the property and constitutes a significant public benefit as it provides a safe means to ensure effective movement of patients and visitors to the SLH campus.

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

The benefits of granting the variance outweigh the benefits of strict compliance with the land development regulation. The wayfinding system is intended to bolster public safety for anyone on or near the campus by creating legible and clear routes to the ER, individual medical facilities, patient drop off areas, etc.

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

There are no provisions within the Comprehensive Plan that conflict with the requested variance; however, Policy 1.16.5 speaks directly to the intent of this request: "all development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking."

Several goals of the Transportation sub-element of the Comprehensive Plan will be implemented throughout the campus, including reducing the number of lost and/or confused drivers on the road, promoting a safer environment for all types of travel and preventing vehicle-pedestrian interaction (Objective 1.7), as well as implementing mechanisms to aid in wayfinding in major civic-use areas (Objective 1.8).

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

The requested variance is the minimum variance required to achieve the benefits of the campus-wide sign plan. The requested variance is part of the overall wayfinding system, carefully planned to be a public benefit by reducing the number of lost and/or confused drivers on the campus and roadways surrounding the campus. An effective wayfinding schedule constitutes a significant benefit to the health, safety, and welfare of the community.

The requested variance has been designed to minimize impacts to the surrounding community.

- The plan has been designed to include existing and future wayfinding signs to reduce the likelihood of sign proliferation in the future.
- The designs are part of an integrated palette and system of designs, to prevent unexpected designs from being implemented.
- Temporary signs have consistent and specific design criteria to ensure their compatibility with the permanent signs of the campus.

Based on these responses, we respectfully request approval of our variance for the South Lake Hospital Sign Plan. Please don't hesitate to contact me at 321.319.3069 if you have any questions regarding this submittal.

Sincerely,



Andrew McCown, AICP



CITY OF CLERMONT VARIANCE FILING INSTRUCTIONS

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

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

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

Notification of Public Hearing

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

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

Conditions of Approval and Denial

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



CITY OF CLERMONT VARIANCE FILING INSTRUCTIONS

Check List

The following information shall be provided:

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

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



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE		FEE: \$600	
Project Name (if applicable) Orlando Health South Lake Sign Plan			
Applicant Andrew McCown of GAI Consultants, Inc			
Contact Person Andrew McCown			
Address 618 E. South Street Ste 700		City Orlando	State FL Zip 32801
Telephone 321.319.3069		Fax	
Email a.mccown@gaiconsultants.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name SOUTH LAKE MEMORIAL HOSPITAL			
Owner Address 1099 Citrus Tower Blvd		City Clermont	State FL Zip 34711
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property 1900 Don Wickham Dr		City Clermont	State FL Zip 34711
General Location Generally located north of State Road 50, east of Citrus Tower Boulevard, south of Skyridge Valley subdivision.			
Legal Description & Alternate Key (include copy of survey) See attached list of addresses and Alt Keys			
Land Use (City verification required) Commercial, Public Facilities/Institutional, Residential/Office, Office			
Zoning (City verification required) General Commercial, Planned Unit Development, Office, R-3-A Residential/Professional District			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

Sec. 102-7(5); Sec. 102-7(6); Sec. 102-8(11); Sec. 102-15(a)(1)(a)(3); Sec. 102-15(a)(1)(a)(5); Sec. 102-15(a)(1)(a)(6); Sec. 102-15(a)(1)(a)(8); Sec. 102-15(a)(1)(a)(9); Sec. 102-15(a)(2)(a)(3); Sec. 102-15(a)(2)(a)(6); 102-16(a);

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

See attached narrative letter.

How does the Code create a hardship?

See attached narrative letter.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

See attached narrative letter.

- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

See attached narrative letter.

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

See attached narrative letter.



CITY OF CLERMONT VARIANCE APPLICATION

(4) The granting of the variance is consistent with the city's comprehensive plan; and
See attached narrative letter.

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

February 15, 2023

Andrew McCown

Applicant Name (print)

x Andrew McCown

Applicant Name (signature)

Matthew S. Taylor

Owner Name (print)

x Matthew S. Taylor

Owner Name (signature)

NOTICE

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

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



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

(b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered?

- (1) Requests for variances to the adopted comprehensive plan.
- (2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.
- (3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.

(c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

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

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.



Sec. 86-174. Review criteria and findings.

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

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

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

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

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

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

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

Date:	04/10/2023
Order Number:	8691880
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/18/2023 - 04/18/2023	Govt Public Notices
LEE dailycommercial.com	1	04/18/2023 - 04/18/2023	Govt Public Notices

Total Order Confirmation	\$84.26
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing on Tuesday, April 25, 2023 at 6:30 PM for the following Variances: to allow for the number of signs to exceed the maximum permitted by the Land Development Code, Chapter 102- Signs, at the following location:

LOCATION:

South Lake Hospital Campus
1900 Don Wickham Dr.

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

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

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

8691880 4/18/2023



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 25, 2023		
Agenda Item Name		
Board Appointment		
Requested Action		
Consider appointment to Code Enforcement Board.		
Staff Report		
Notice was advertised requesting an application to be submitted to the Clerk's office for individuals interested in serving on the Code Enforcement Board. Attached are the applications submitted to the City. The appointment is for a 3-year term. The city code requires individuals serving on the Code Enforcement Board to be a registered elector of the city.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CEB applicants	CEB applicants.pdf	
2. Woodhouse, Patricia	Woodhouse, Patricia.pdf	
3. Falcone, Frances	Falcone, Frances.pdf	
4. Whitehead, Nilsa	Whitehead, Nilsa.pdf	
5. Martin, John	Martin, John.pdf	
6. Hutto, G. Ross	Hutto, G. Ross.pdf	
7. Legal Ad	Legal Ad.pdf	

CODE ENFORCEMENT BOARD (1 Seat Available) (Term until 04.18.2026)	REQUESTOR	ADDRESS/SUBDIVISION	PRIOR SERVICE TO THE CITY	LIVES IN CITY	REGISTERED VOTER	REQUESTING	CURRENT BOARD MEMBER
	Patricia Woodhouse	2010 Sunset Lane	No	Yes	Yes	Appointment	Beth Walters
	Frances Falcone	3904 Doune Way	No	Yes	Yes	Appointment	Beth Walters
	Nilsa Whitehead	700 Hooks Street	Yes	Yes	Yes	Appointment	Beth Walters
	John C. Martin	2315 Fenton Avenue	Yes	Yes	Yes	Appointment	Beth Walters
	G. Ross Hutto	326 W. Osceola Street	Yes	Yes	Yes	Appointment	Beth Walters



CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: Patricia Woodhouse

Home Address: 2010 Sunset Lane - Clermont FL 34711

Phone: 407-782-2240

Alternate: _____

Email: pj7702@gmail.com

Occupation: REALTOR

Provide a statement about yourself indicating background experience:

I have been a resident of Clermont for 12 years and married to a lifelong Clermont resident. I have been a REALTOR for 27 years and service all of Central Florida. My experience gives me insight into all of the Central Florida communities and what citizens are looking for in their towns.

Describe your understanding of what the Board of Interest does:

I am interested in Code Enforcement which is essential for the quality of life in a community. I am most interested in Planning & Zoning or CRA. As Clermont continues to grow, planning is essential to the continuity of a community's mission.

Boards previously served on:

I currently serve on the Executive Board of West Orange Habitat for Humanity. I am the Chairperson for Homeowner Services and Mentor Habitat applicants. Affordable housing is an issue for all communities.

Describe the importance of the Board of Interest to the City of Clermont:

This is my home as well as an integral part of my business. As I encourage new clients and past clients with the beauty of our area, I would like to be part of the development.

Describe what you feel you could bring to the Board of Interest:

Professionalism, many years of experience as a small business owner and insight into the continuing growth in Central Florida.



Board(s) of Interest: **Please check all that apply**

- ☒ Planning and Zoning Commission*
- ☒ Code Enforcement Board*
- ☒ Community Redevelopment Agency (CRA) Board**
- ☐ Firefighters Pension Board of Trustees*
- ☐ Police Officers Pension Board of Trustees*

Please note:

- Members on boards are required to file an annual Form 1 Financial Disclosure.
- Attach any additional supporting documents relevant to your application.
- **This form becomes a public record once submitted to the City Clerk’s office.**

* Must be a registered elector of the City of Clermont.

** Board Members must reside in or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency.

Questions?

- Contact: City Clerk’s Office – 352-241-7330
- Email: Cityclerk@clermontfl.org

Please submit to:

- In person: City Clerk’s Office, 685 W. Montrose Street (2nd Floor), Clermont, FL 34711
- Mail: Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711
- E-mail: Cityclerk@clermontfl.org
- Fax: 352-394-2394



CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: Frances FRAN Falcone

Home Address: 3904 Doune Way

Phone: 352 988 5570 home Alternate: 407 352 2149 cell

Email: visitor10309@aol.com Occupation: Retired Stage Manager

Provide a statement about yourself indicating background experience:

As a retired 40+ year Disney cast member, my career started as clerical support and rose to
manager level. My free-lance career as a stage manager and coordinator have taken me
around the world. Local experiences include stage managing both theatre & opera and
ushering at our Clermont PAC. I also have a B.A. degree is in Speech

Describe your understanding of what the Board of Interest does:

.Consistency is what I think of when I think of Code Enforcement. To provide an established
set of guidelines that will present a positive image of our city, town, village or state.
Understanding that rural vs urban exists means you need to listen and potentially provide a
compromise

Boards previously served on:

Brighton Neighborhood Board of Directors, Kings Ridge/Secretary (currently in 2nd term).

Describe the importance of the Board of Interest to the City of Clermont:

While we need to allow some leeway for a person to represent their own style, the Board will
provide that oversight that keeps the neighborhoods clean, neat and tidy within the guidelines
provided. Having spent many years with strict guidelines in my daily life, I accept rules.

Describe what you feel you could bring to the Board of Interest:

Guest Service is a learned skill after any time with Disney. Knowing that opinions will differ, I
feel that I can bring a calming influence to conflict. My work experience has taught me how to
quickly adapt to new information, see the whole picture and make a good decision.



Board(s) of Interest: **Please check all that apply**

- ☐ Planning and Zoning Commission*
- ☒ Code Enforcement Board*
- ☐ Community Redevelopment Agency (CRA) Board**
- ☐ Firefighters Pension Board of Trustees*
- ☐ Police Officers Pension Board of Trustees*

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Questions?

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- Email: Cityclerk@clermontfl.org

Please submit to:

- In person: City Clerk’s Office, 685 W. Montrose Street (2nd Floor), Clermont, FL 34711
- Mail: Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711
- E-mail: Cityclerk@clermontfl.org
- Fax: 352-394-2394

CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: Nilsa (Cuqui) Whitehead

Home Address: 700 Hooks St.

Phone: 352-348-9222 Alternate: NONE

Email: CuquiWhitehead@gmail.com Occupation: Retired

Provide a statement about yourself indicating background experience:

I have lived in Clermont 49 yrs. Have been in Chamber of Commerce 16 yrs., Kiwanis, Garden Club - Was manager of Discovery Channel, World of Science, Sac Fifth Ave (recreations) Dept manager.

Describe your understanding of what the Board of Interest does:

Served 11 1/2 yrs. Mostly as chair - City comes first. Ordinances, etc.

Boards previously served on:

Parks + Rec (before Dept.) 8 1/2 years. - Chair
Plan + Zone - 11+ years

Describe the importance of the Board of Interest to the City of Clermont:

Ordinances, Various, Comply with standards of our city.
Very important to City. Fees, etc. to be in compliance.
We only make recommendation to City Council.

Describe what you feel you could bring to the Board of Interest:

I bring experience, knowledge and I know how
to admin request and listen.



CITY OF CLERMONT – CITY CLERK’S OFFICE
685 W. MONTROSE ST. – CLERMONT, FL 34711
WWW.CLERMONTFL.GOV

Board(s) of Interest: **Please check all that apply**

- ☒ Planning and Zoning Commission*
- ☒ Code Enforcement Board*
- ☐ Community Redevelopment Agency (CRA) Board**
- ☐ Firefighters Pension Board of Trustees*
- ☐ Police Officers Pension Board of Trustees*

Please note:

- Members on boards are required to file an annual Form 1 Financial Disclosure.
- Attach any additional supporting documents relevant to your application.
- **This form becomes a public record once submitted to the City Clerk’s office.**

* Must be a registered elector of the City of Clermont.

** Board Members must reside in or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency.

Questions?

- Contact: City Clerk’s Office – 352-241-7330
- Email: Cityclerk@clermontfl.org

Please submit to:

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- E-mail: Cityclerk@clermontfl.org
- Fax: 352-394-2394

CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: JOHN (JACK) C. MARTIN

Home Address: 2315 FENTON AVE.

Phone: 352 708 6049 Alternate: _____

Email: MWEEZIE7@AOL.COM Occupation: RETIRED - ORANGE COUNTY CONTRACTS MANAGER

Provide a statement about yourself indicating background experience:

PLEASE SEE ATTACHED

Describe your understanding of what the Board of Interest does:

CODE BOARD RECOMMENDS CODES, MODIFICATIONS TO CODES & ENFORCEMENT OF CODES

Boards previously served on:

PLANNING & ZONING COMMISSION CLERMONT, FL

Describe the importance of the Board of Interest to the City of Clermont:

CITY CODES EFFECT THE LIVE STYLES, CONSTRUCTION OF ROADS, BRIDGES & OTHER STRUCTURES THAT PROVIDE QUALITY OF LIFE TO THE CITIZENS OF CLERMONT

Describe what you feel you could bring to the Board of Interest:

MANY YEARS OF PUBLIC SERVICE, FAMILIARITY WITH COUNTY & CITY CODES & CODE ENFORCEMENTS FROM MY MANY YEARS EXPERIENCE IN COUNTY GOV'T.

Board(s) of Interest: **Please check all that apply**

- ☐ Planning and Zoning Commission*
- ☒ Code Enforcement Board*
- ☐ Community Redevelopment Agency Board**
- ☐ Firefighters Pension Board of Trustees*
- ☐ Police Officers Pension Board of Trustees*

Please note:

- Members on boards are required to file an annual Form 1 Financial Disclosure. – I UNDERSTAND
- Attach any additional supporting documents relevant to your application. – PLEASE SEE ATTACHED
- This form becomes a **public record** once submitted to the City Clerk’s office. – I UNDERSTAND

* Must be a registered elector of the City of Clermont. – YES

** Board Members must reside in or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency.

Questions?

Contact: City Clerk’s Office – 352-241-7330

Email: Cityclerk1@clermontfl.org

Please submit to:

- In person: City Clerk’s Office, 685 W. Montrose Street (2nd Floor), Clermont, FL 34711
- Mail: Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711
- Email: Cityclerk1@clermontfl.org
- Fax: 352-394-2394

Curriculum Vitae

Jack Martin was Chairman of the Orange County Commission in the early years of Disney World. He served as Chairman of the Orange County Health Facilities Authority, Chairman of the East Central Florida Emergency Medical Services Council, was a member of the Board of Directors of the Florida State Association of Counties, as well as serving on several committees of the National Association of Counties.

In his private business career, Jack was founder and owner of two major Public Relations and Promotions consulting firms, RAM Associates and Jack Martin and Associates. He was state-wide Director of Marketing for the *Florida Catholic*, the largest Catholic newspaper in North America. He also served in the capacity of Public Utilities Department Contract Manager for Orange County, FL

Jack is an Ordained Clergyman. He received the Sacrament of Holy Orders in 1993 from the then Bishop of Orlando, Most Reverend Norbert Dorsey.

Jack was raised in Warwick, R.I. After serving in the U.S. Navy, he settled in Orlando, Florida. It was there that he met his wife, Marilyn. And it was there they married, and raised their four children. Jack and Marilyn retired to the community of Kingsridge, in Clermont, FL.

Since retiring, Jack has served as President of Kingsridge's Master Board of Directors, Vice President of his neighborhood Board of Directors, and served as a member of the City of Clermont Planning and Zoning Commission. He currently serves on several community Boards; primarily in the area of Public Health Care.



CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: G. Ross Hutto

Home Address: 326 W. Osceola Street Clermont, FL 34711

Phone: 803 260 2035 Alternate: _____

Email: grhutto@live.com Occupation: Law Enforcement

Provide a statement about yourself indicating background experience:

My vocation has been law enforcement since 2007.

Describe your understanding of what the Board of Interest does:

The code enforcement board meets the 3rd Monday of every month at 6 pm. Members determine if alleged violations occurred.

Boards previously served on:

I'm currently on the Clermont Police Pension Board and have been for approximately 2 years.
I am also in good standing on this board.

Describe the importance of the Board of Interest to the City of Clermont:

The code enforcement board should keep Clermont a safe and healthy city while protecting private property rights.

Describe what you feel you could bring to the Board of Interest:

As a resident of Clermont, I want to see our community grow, and infill, while maintaining a small-town feel. I bring the ability of weighing private property rights with those of the desires of the government. I would also strive to make the processes regarding improving properties, and/or construction less ambiguous.



CITY OF CLERMONT – CITY CLERK’S OFFICE
685 W. MONTROSE ST. – CLERMONT, FL 34711
WWW.CLERMONTFL.GOV

Board(s) of Interest: **Please check all that apply**

- ☐ Planning and Zoning Commission*
- ☒ Code Enforcement Board*
- ☐ Community Redevelopment Agency (CRA) Board**
- ☐ Firefighters Pension Board of Trustees*
- ☐ Police Officers Pension Board of Trustees*

Please note:

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- Attach any additional supporting documents relevant to your application.
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- Email: Cityclerk@clermontfl.org

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- In person: City Clerk’s Office, 685 W. Montrose Street (2nd Floor), Clermont, FL 34711
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- E-mail: Cityclerk@clermontfl.org
- Fax: 352-394-2394

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

Date:	03/27/2023
Order Number:	8626793
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	24.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	03/30/2023 - 03/30/2023	Govt Public Notices
LEE dailycommercial.com	1	03/30/2023 - 03/30/2023	Govt Public Notices

Total Order Confirmation	\$47.92
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NOTICE TO THE CITIZENS OF
CLERMONT

The City Council of Clermont is seeking a volunteer to serve on the Code Enforcement Board. To serve on this board, volunteers must live in the city limits and be a registered elector of the City of Clermont. If you are interested in serving, please complete the Citizen Board Application, available on the city website at <https://www.clermontfl.gov/158/Advisory-Boards> or at the City Clerk's office (352) 241-7330. Return to the attention of City Clerk by email at cityclerk@clermontfl.org or by mail or in person at 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711 by April 13, 2023.

Tracy Ackroyd Howe, MMC
City Clerk

8626793 3/30/2023