



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, July 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

Chris Carmody, Gray Robinson

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 minutes of the July 11, 2023 Council Meeting. |
| Item No. 2 - Change Order Approval | Consider approval to the Construction Manager contract with A.D. Morgan Corporation for the new Public Services Facility in the amount of \$26,000. |
| Item No. 3 - Professional Services Proposal | Consider proposal approval for the modification of existing Consumptive Use Permit #2478. |
| Item No. 4 - Bid Award | Consider bid award to Helping Hand Lawn Care, LLC. to acquire mowing services for the annual budgeted amount of \$176,750. |
| Item No. 5 - Lake Co. Schools Proportionate Share Mitigation Agreement
<i>Chicone PUD</i> | Consider the school concurrency agreement with Pulte Home Company and the Lake Co. School Board with the City as a party to the agreement. |
| Item No. 6 - Utility Easement Vacation Request
<i>Gobindram AK 2665866</i> | Consider a request to vacate a utility easement dedicated to the City to allow future development of the property. |

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

NEW BUSINESS

Item No. 7 - Fiscal Year 2024 Proposed Ad
Valorem Millage Rate

Consider approving a proposed ad
valorem millage rate for Fiscal Year
2024.

ADJOURN

Public Notice

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

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

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 11, 2023

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, July 11, 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 Mantzaris, and Deputy City Clerk Wisniewski.

INVOCATION AND PLEDGE OF ALLEGIANCE

Police Chaplain Victor Lopez gave the invocation followed by the Pledge of Allegiance.

PROCLAMATION

Deputy City Clerk Wisniewski read a proclamation recognizing Parks and Recreation month. Parks and Recreation Director Forman accepted the proclamation.

PUBLIC COMMENTS

Brian Punch, 450 E Lakeshore Drive – spoke on vehicles speeding on Lakeshore Drive.

Lavonte Rogers, 667 Osceola Street – thanked all staff at Clermont Performing Arts Center.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis informed Council of the following items being withdrawn from the agenda.

Item No. 3 – Piggyback Contract

This item will come back before Council in two weeks.

Item No. 11, Joint Planning Area (JPA) Review, Green Mountain/ Old SR 50 PUD

The item was withdrawn from the County. If the item is resubmitted to the County we will have a discussion at that time.

- Budget Workshops will be held on July 12 at 9AM and July 20 at 6:30PM.
- July 18 City Council Workshop has been canceled.
- The July 4th Event had over 10,000 people in attendance and was a great event.
- Read emails received from residents regarding staff doing a great job.
- The new fire truck has been delivered, there will be a pushing in ceremony in August.
- Deputy Police Chief Graczyk gave an update on the traffic speed study on Lakeshore Drive.

CITY ATTORNEY REPORT

No report

CITY COUNCIL REPORT

Council Member Purvis –

- July 4th festivities were enjoyable to most residents, shuttle service needs improvement

Council Member Entsuah– no report.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 11, 2023

Council Member Pines –

- Attended the Police Department accreditation.
- Gave kudos to the Fire Department for the work they have been doing.

Council Member Gonzalez –

- Attended Red, White and Boom, thanked staff.
- Attended Police Department basketball camp.

Mayor Murry –

- Attended Police Department accreditation.
- Thanks to staff for July 4, stated that the traffic flow after the event is something to look at.

City Manager Bulthuis announced that on July 21, 2023 the Police Department will play the Champions Circle kids at the Parks and Recreation Center at 10am.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of the minutes of the May 31, 2023 Council Ethics Training and the minutes of the June 13, 2023 and June 27, 2023 Council Meetings.

Item No. 2 – Grant Approval and Budget Amendment

Consider an Assistance to Firefighter Grant to purchase fitness equipment for Station 3 and a budget amendment in the amount of \$10,000 which will be reimbursed once the grant is closed.

Item No. 3 – Piggyback Contract

Consider approval to piggyback, the City of Gainesville contract with Asphalt Paving Systems, Inc. to provide pavement management.

Item No. 4 – Bid Award

Consider awarding to Fehl Safe Water Systems to purchase well pump motors in the budgeted amount of \$57,000.

Item No. 5 – Bid Award

Consider awarding RFP to Inside Edge Commercial Interior Services LLC to replace the Champion Splash pad surface in the total budgeted amount of \$118,346.68.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 11, 2023

- | | |
|---|---|
| Item No. 6 – Bid Award and Budget Amendment | Consider awarding to B & B Outdoor, LLC to construct a new concrete sidewalk along Osceola Street from Lake Avenue to 5th Street for the amount of \$66,125.00. |
| Item No. 7 – Lake County School Resource Officer Program Agreement Approval | Consider the agreement between the School Board and the City of Clermont for the continued SRO Program for the 2023-2024 school year. |
| Item No. 8 – Canvassing Board Appointment | Consider appointing canvassing board members for the August 22, 2023 Primary Election and November 7, 2023 Municipal General Election. |
| Item No. 9 – Taste of South Lake Event and Open Container Request and Boat Ramp Closure | Consider allowing the South Lake Chamber of Commerce to have an open container area and boat ramp closed for the event on November 2, 2023 at Waterfront Park. |
| Item No. 10 – Clermont Taco and Margarita Festival and Open Container Request | Consider allowing Les Allier to host an event and open container area on May 4 - 5, 2024 at Waterfront Park. |

Council Member Entsua moved to approve Consent Agenda Items 1-2 and 4-10 as presented; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

NEW BUSINESS

Item No. 11 – Joint Planning Area (JPA) Review, Green Mountain / Old SR 50 PUD

This item was withdrawn.

Item No. 12 – Ordinance No. 2023-020, Sidewalk Café Permit LDC Amendment, Intro

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, SECTION 125-526 SIDEWALK CAFÉ; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

Council Member Entsua moved to introduce Ordinance No. 2023-020; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 11, 2023

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

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 25, 2023		
Agenda Item Name		
Change Order Approval		
Requested Action		
Requesting approval of Change Order number 4 to the Construction Manager contract with A.D. Morgan Corporation for for the new Public Services Facility in the amount of \$26,000.		
Staff Report		
The Construction Management company A.D. Morgan Corporation was hired by the City of Clermont in 2018 to provide professional management support for the construction of the new Public Services facility. The construction manager contract was for a specified time frame of sixteen (16) months. Due to construction delays, the project is now two (2) months behind schedule. A change order in the amount of \$26,000 is required to retain the services of the construction management firm, A.D. Morgan Corporation. The additional cost of \$26,000 is being absorbed by the General Contractor, Johson-Laux, who has agreed to these terms.		
Additional Analysis		
Fiscal Impact Summary		
Change order to AD Morgan's contract in the amount of \$26,000. Department Account codes: 32549-66900-49000 and 49534-66900-49000		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$26,000	32549-66900-49000 & 49534-66900-49000	\$17,336,997
Exhibits Attached (copies of original agreements)		
1. Change Order 4	Change Order 4.pdf	
2. City of Clermont - Extra Duration Letter - 2023.05.30	City of Clermont - Extra Duration Letter - 2023.05.30.docx	

CHANGE ORDER FORM

Contract / P.O. Number: 2018-58

Bid Number: RFQ 18-021

Change Order Number: 4

Change Order Date: Jun 12, 2023

Project Name: Construction Management Services

Department: Public Services

Job Location: 12838 Hancock Road, Clermont, FL

VENDOR INFORMATION:

Company Name: The A.D. Morgan Corporation

Address: 1953 E. Edgewood Drive

City, St., Zip: Lakeland, FL 33803

Contact Name: Jeremy Warner, Director of Preconst.

Telephone: 813-832-3033

DESCRIPTION OF CHANGE:

Alteration, deviation, addition, or deletion caused by conditions encountered during construction not covered by the specifications and drawings of the project (attach additional pages if necessary).

Extended construction duration of two months for a total of \$26,000. If the project finishes earlier than the anticipated two month time addition, the amount deducted from Johnson-Laux contract will modified to match the actual time and cost incurred

ITEM		AMOUNT
A.	ORIGINAL CONTRACT VALUE:	\$ 197,960.00
B.	AMOUNT OF THIS CHANGE ORDER: <i>Must be within the overall scope of services in accordance with contract specifications.</i>	\$ 26,000.00
C.	PERCENT OF CONTRACT VALUE THIS CHANGE ORDER (B/A):	% 13.1%
D.	AMOUNT OF PREVIOUS CHANGE ORDERS:	\$ 93,580.00
E.	TOTAL AMOUNT OF ALL CHANGE ORDERS (B+D):	\$ 119,580.00
F.	PERCENT OF CONTRACT OF ALL CHANGE ORDERS (E/A): <i>10% Maximum</i>	% 60.4%
G.	NEW CONTRACT VALUE (A+E)	\$ 317,540.00

This Change Order is not valid without the following signatures:

CONTRACTOR Date

PROJECT ARCHITECT / ENGINEER Date

DEPARTMENT DIRECTOR Date

PROCUREMENT DIRECTOR /
CITY MANAGER Date

Council approval is required if change order(s): 1) exceeds \$49,999; 2) exceeds the greater of \$100,000 OR 10% of the original contract amount for construction projects; 3) the funds are not available in the approved budget for the department.

CITY OF CLERMONT

ATTEST:

MAYOR Date

CITY CLERK Date



A.D. MORGAN

General Contractors
Construction Managers

WE DO MORE

TAMPA
Corporate Headquarters
716 N. Renellie Drive
Tampa, Florida 33609
PH: 813 • 832 • 3033
FAX: 813 • 831 • 9860

BRADENTON
2411-B Manatee Ave W.
Bradenton, Florida 34205
PH: 941 • 747 • 3001
FAX: 941 • 747 • 3015

LAKELAND
1953 E. Edgewood Drive
Lakeland, Florida 33803
PH: 863 • 450 • 4840
FAX: 863 • 450 • 4697

License # CGC044502
www.admorgan.com

May 30, 2023

James Maiworm
Assistant Director Public Services
City of Clermont
3335 Hancock Road, Clermont, Florida 34711

RE: Extended Schedule

Dear Mr. Maiworm:

In regard to the schedule extension from Johnson-Laux Corporation dated May 23, 2023, changing the substantial completion date from June 19, 2023, to August 29, 2023, that will result in two months of additional Contract Administration time.

Per our contract the additional cost is \$13,000.00 for each month.

Add for July 2023	\$13,000.00
Add for August 2023	\$13,000.00
Total Add	\$26,000.00

If you have any questions, please contact me by phone at 813-517-7575 or by email at jwarner@admorgan.com.

Respectfully,

Jeremy M. Warner

Jeremy Warner
Director of Preconstruction
A.D. Morgan



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 25, 2023		
Agenda Item Name		
Professional Services Proposal		
Requested Action		
Request approval professional services proposal for the modification of existing Consumptive Use Permit (CUP) #2478.		
Staff Report		
Staff is requesting to enter into an agreement with Tetra Tech to modify the existing Consumptive Use Permit ("CUP") #2478 with St. Johns River Water Management District. The city's allocation for ground water withdraws is trending higher than expected due to higher than anticipated growth rates since the 2020 approved CUP. It is in the best interest of the City to utilize Tetra Tech and avoid the competitive bid process, as Tetra Tech was the engineering firm that worked with the district on the 2020 approved CUP, and has all of the historical data as it relates to the City of Clermont's CUP application. Circumstances such as this are permitted within the city's procurement policy.		
Additional Analysis		
Fiscal Impact Summary		
The current FY budget has funds available for these services.		
Department Account code: 41533-53183		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$48,841.00	41533-53183 Professional Services	\$50,000
Exhibits Attached (copies of original agreements)		
1. City of Clermont_Modification of CUP 2478 ProposalCity of Clermont_Modification of CUP 2478 Proposal.pdf		

June 30, 2023

Mr. Stoney Brunson
Public Services Director
City of Clermont
400 12th Street
Clermont, FL 34711

**Subject: City of Clermont
Professional Services Proposal for the
Modification of Consumptive Use Permit #2478**

Project #: 200-BPClermont

Dear Mr. Brunson:

Tetra Tech is pleased to furnish this proposal for professional services associated with the above referenced project. Additional details along with a cost breakdown have been included in the detailed scope of services attached hereto.

Tetra Tech looks forward to serving the City of Clermont on this project. If you should have any questions, please do not hesitate to contact me at 407-839-3955.

Very truly yours,

Approved:

Tetra Tech

City of Clermont



Jon D. Fox, P.E.
Vice President

By: _____

Date: _____

Attachments

JDF/ab/Clermont/CUP and LFA/Brunson_063023

C: Miguel Garcia, PG, Tetra Tech

ATTACHMENT A

SCOPE OF SERVICES

CITY OF CLERMONT, FLORIDA MODIFICATION OF CONSUMPTIVE USE PERMIT #2478

I. PROJECT DESCRIPTION

Tetra Tech will provide the necessary hydrological and engineering services required to prepare and submit an application and supporting documentation to modify the City's St. Johns River Water Management District (SJRWMD) Consumptive Use Permit (CUP) to include an increase in allocation from the existing Upper Floridan aquifer (UFA) and Lower Floridan aquifer (LFA) potable supply wells.

The City of Clermont (City) desires to modify CUP #2478 to increase allocation from existing UFA and LFA wells on the eastern side of the City's service area. The current CUP was issued June 24, 2020 and is set to expire on October 11, 2031. The existing permitted allocation is as follows:

Prior to wells East-8 and East-9 being placed into service;

2,887.09 million gallons (7.91 mgd average) in 2020 through 2031,

After wells East-8 and East-9 have been placed into service;

2,887.09 million gallons (7.91 mgd average) in 2020 through 2024, and

3,527.72 million gallons (9.66 mgd average) in 2025 through 2031.

The City has already constructed and tested two (2) new LFA production wells near the Sunburst WTP to meet a portion of these future demands and to reduce reliance on existing UFA wells at the Sunburst WTP. The new LFA wells are not yet in production but expect to be online in 2024 and will allow the City to reduce its reliance on the UFA from wells on the west side of the potable supply system. Based on current demand, additional projected demand above the permitted amounts shown above will be required to serve existing and future customers.

II. SCOPE OF SERVICES

Tetra Tech will provide the following services:

1. Conduct two (2) meetings with the SJRWMD, one (1) prior to application submittal and one (1) following the SJRWMD's review of the application package. Also included in the Scope of Services are two (2) meetings with the City. The first will be a kickoff meeting to discuss and review the project scope and to request and obtain information required for preparation of the CUP modification application. The second meeting will involve a review of the CUP modification application prior to submittal.
2. Update existing water use demand projections to meet the permit duration requirements. A table showing the past 10 years of historical water use will be prepared using information provided by the City. A table showing the projected water use demand from 2023 through 2031 will be prepared using population projection and water demand data provided by the City.

3. Prepare calculations for partial redistribution of groundwater withdrawals from existing UFA wells to new LFA wells to meet the projected demands.
4. Perform groundwater modeling of a proposed wellfield operating plan using the projected future demands to determine potential future drawdown impacts to the UFA, LFA, nearby MFLs, surficial aquifer water bodies (i.e., lakes and wetlands) and existing legal users. This effort includes modification of the District's version of the ECFTX groundwater flow model (up to six simulations) to meet permitting and design criteria.
5. Compile information to document the City's water conservation, leak detection, water loss, reuse, and permit condition compliance activities for inclusion in the CUP application.
6. Prepare and submit the application forms and compile supporting documentation necessary to modify the City's existing CUP to increase allocation. Our quote assumes permit application fees will be paid directly by the City. **Responses to requests for additional information and associated meetings will be performed after providing a written cost estimate to the City and following written approval of a requested change to Tetra Tech's scope and the City's authorization to proceed.**

III. COMPENSATION SUMMARY

The total lump sum compensation for the Scope of Services described in Section II is summarized below:

A. Meetings with the City/SJRWMD	\$ 6,537.00
B. Historical/Projected Water Use Demand	\$ 7,505.00
C. UFA/LFA Distribution of Raw Water in System	\$ 5,415.00
D. Groundwater Modeling Impact Analysis	\$ 15,660.00
E. Supporting CUP Documentation	\$ 8,820.00
F. CUP Application Preparation/Submittal	\$ 4,365.00
G. RAI Preparation/Submittal*	\$ TBD
H. Reimbursables	<u>\$ 539.00</u>
Total Lump Sum Fee	\$ 48,841.00

***A separate cost estimate will be provided after review of RAI**

IV. SCHEDULE

The proposed project schedule for completion of the Scope of Services described in Section II is anticipated to be as follows:

Task	Calendar Days from Notice to Proceed
A. Kickoff Meeting with City	14
B. Pre-application Meeting with City/SJRWMD	30
C. Preparation of Historical/Projected Water Use Demand	90
D. Calculate Distribution of Raw Water in System	210
E. Groundwater Modeling Impact Analysis	240
F. Supporting CUP Documentation	120
G. CUP Application Preparation/Submittal	120
H. RAI Preparation/Submittal	240



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date					
Tuesday, July 25, 2023					
Agenda Item Name					
Bid Award					
Requested Action					
Requesting approval of bid award with Helping Hand Lawn Care, LLC. to acquire mowing services in the annual amount of \$176,750.					
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 23-092 to acquire a company to provide mowing services. The RFB was fully competed, advertised, and complied with the City of Clermont Procurement Policy. There were two (2) responses to the RFB. It is recommended that the City Council approve and execute a fixed unit price term contract with Helping Hand Lawn Care, LLC to provide mowing services. The initial term contract is for a three (3) year period with up to three (3) additional one (1) year renewal periods at the option of the City. The annual cost of the contract is \$176,750. The initial three (3) year contract value is \$530,250. The successful bidder will provide all labor, materials, supervision, and equipment to provide mowing services to specific locations throughout the City. The award is being recommended to the low-responsive and responsible bidder, Helping Hand Lawn Care, LLC., who complied with all terms, conditions, and specifications stated in the RFB.					
Additional Analysis					
Fiscal Impact Summary					
GL	Fiscal Impact	Current Budget		YTD Actual & Enc	Current Available
45538-53403	\$ 7,500.00	\$ 7,500.00		\$ 10,500.00	\$ (3,000.00)
42535-53403	\$ 23,700.00	\$ 23,700.00		\$ 12,800.00	\$ 10,900.00
41533-53403	\$ 17,000.00	\$ 17,000.00		\$ 5,375.00	\$ 11,625.00
10549-53403-22899	\$ 4,000.00	\$ 4,000.00		\$ 2,480.00	\$ 1,520.00
10549-53403-21101	\$ 7,200.00	\$ 7,200.00		\$ 6,200.00	\$ 1,000.00
10541-53403	\$ 28,000.00	\$ 28,000.00		\$ 11,550.00	\$ 16,450.00
10542-53403-72107	\$ 20,100.00	\$ 20,100.00		\$ 12,600.00	\$ 7,500.00
\$ -	\$ 107,500.00	\$ 107,500.00		\$ 61,505.00	\$ 45,995.00
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					
1. RFB 23-092 Evaluation Tabulation		RFB 23-092 Evaluation Tabulation.pdf			



EVALUATION TABULATION

RFB No. RFB 23-092

Mowing Services Re-Bid

RESPONSE DEADLINE: July 13, 2023 at 2:00 pm

Report Generated: Thursday, July 13, 2023

SELECTED VENDOR TOTALS

Vendor	Total
Helping Hand Lawn Care	\$176,750.00
PLT Landscaping Services LLC	\$230,145.00

PRICE SCHEDULE

Price Schedule					Helping Hand Lawn Care		PLT Landscaping Services LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	Environmental Services Dept. – East Wastewater Treatment Plant Mowing	29	Visits	\$1,400.00	\$40,600.00	\$1,575.00	\$45,675.00
X	2	Environmental Services Dept. – Sunburst Lane Water Treatment Plant Mowing	29	Visits	\$500.00	\$14,500.00	\$1,050.00	\$30,450.00
X	3	Environmental Services Dept. – Greater Hills Water Treatment Plant Mowing	29	Visits	\$300.00	\$8,700.00	\$225.00	\$6,525.00
X	4	Road Right-of-Way and Stormwater Treatment Pond Mowing	29	Visits	\$500.00	\$14,500.00	\$1,225.00	\$35,525.00
X	5	Lake Hiawatha Preserve Mowing	10	Visits	\$2,500.00	\$25,000.00	\$3,250.00	\$32,500.00

EVALUATION TABULATION
RFB No. RFB 23-092
Mowing Services Re-Bid

Price Schedule					Helping Hand Lawn Care		PLT Landscaping Services LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	6	Clermont Police Department, 3600 S. Hwy. 27, Clermont, FL	48	Visits	\$350.00	\$16,800.00	\$650.00	\$31,200.00
X	7	Clermont Fire Station 4, 13341 Hartle Road, Clermont, FL	48	Visits	\$150.00	\$7,200.00	\$185.00	\$8,880.00
X	8	12th Street and Highway 50 Medians	29	Visits	\$450.00	\$13,050.00	\$625.00	\$18,125.00
X	9	Abandoned Well Site, West of Harley Davidson	8	Visits	\$200.00	\$1,600.00	\$175.00	\$1,400.00
X	10	Johns Lake Road	29	Visits	\$1,200.00	\$34,800.00	\$685.00	\$19,865.00
Total						\$176,750.00		\$230,145.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 23-092
Mowing Services Re-Bid

RESPONSE DEADLINE: July 13, 2023 at 2:00 pm

Thursday, July 13, 2023

After the careful and thorough review of all responses received to solicitation number RFB 23-092 titled Mowing Services Re-Bid, the City hereby issues this Award Recommendation to the following company:

Helping Hand Lawn Care

Sincerely,

A handwritten signature in blue ink that reads 'Freddy Suarez'.

Freddy L. Suarez, MPA, CPPB
Procurement Services Director



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 25, 2023		
Agenda Item Name		
Lake Co. Schools Proportionate Share Mitigation Agreement <i>Chicone PUD</i>		
Requested Action		
Consider approval of School Concurrency Case#2022-40.		
Staff Report		
The applicant, Pulte Home Company, has completed the proportionate share mitigation agreement for school concurrency with the Lake County School Board. The agreement was approved by the School Board on June 12, 2023. This is for the Chicone PUD within Wellness Way. The City is a party to the agreement. Staff has reviewed the document, School Concurrency Case# 2022-40, and recommends approval of the agreement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Chicone Proportionate Share Mitigation Agreement July 2023 FINAL	Chicone Proportionate Share Mitigation Agreement July 2023 FINAL.pdf	



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Tyler Brandeburg
District 3
Marc Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

MEMORANDUM

DATE: June 27, 2023
TO: John Kruse, Planning Manager
City of Clermont Development Services Department
FROM: Helen LaValley, Planner
Lake County Schools Growth Planning Department
SUBJECT: Proportionate Share Mitigation Agreement

Please find enclosed three (3) original agreements for:

Chicone PUD - The agreement was approved by the School Board on June 12, 2023.

Please schedule the agreement(s) for a City Council meeting. Once approved please return two (2) agreements. The third agreement is intended for your City Clerk's records.

If you have any questions or require more information, please let me know.

Thank you for your assistance!

Return to:
Helen LaValley
Lake County Schools – Growth Planning Dept.
201 W. Burleigh Blvd.
Tavares, FL 32778

PROPORTIONATE SHARE MITIGATION AGREEMENT

Project Name: Chicone – Wellness Way School Concurrency Case# 2022-40

THIS PROPORTIONATE SHARE MITIGATION AGREEMENT, is entered into by and between School Board of Lake County, Florida, a political subdivision of the State of Florida, whose address is 201 West Burleigh Boulevard, Tavares, Florida 32778 (“**School Board**”), Pulte Home Company, a Michigan limited liability corporation, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, (“**Applicant**”); and the City of Clermont, a Florida municipal corporation, whose address is 685 West Montrose Street, Clermont, FL 34711 (“**City**”). School Board, Applicant, and City may also be referred to herein each as a “**Party**”.

WHEREAS, School Board, the municipalities located within Lake County, Florida, and the Board of County Commissioners of Lake County, Florida (“**County**”) entered into that certain First Amended Interlocal Agreement For School Facilities Planning and Siting recorded June 23, 2008 in Official Records Book 3644, Page 1, in the public records of Lake County, Florida (the “**Interlocal Agreement**”).

WHEREAS, pursuant to Section 5 of the Interlocal Agreement an application for a subdivision, site plan, or plat for residential dwelling units that will generate students in a Concurrency Service Area in which there is insufficient School Capacity to accommodate the anticipated students must enter into a Proportionate Share Mitigation Agreement to mitigate the school overcrowding attributable to the anticipated students, all as specified in the Interlocal Agreement.

WHEREAS, Applicant is the contract purchaser of those certain tract(s) of land located in Clermont, Florida, commonly identified by Alternate Keys 1029198, 1029201, 1070970, 1122848, 1594545, 2689919 more particularly described on **Exhibit “A”** attached hereto, and illustratively depicted on **Exhibit “B”** attached hereto (the “**Property**”).

WHEREAS, Applicant has requested City rezone the Property and allow development of nine hundred forty-eight (948) total dwelling units (the “**Total Units**”) on the Property (the “**Project**”), as depicted on the site plan attached hereto as **Exhibit “C”**.

WHEREAS, based on the current adopted Level of Service standards of the Concurrency Service Area in which the Property is currently located, School Board has determined existing school capacity is insufficient for the number of students anticipated to be generated by the Project.

WHEREAS, School Board has determined the anticipated deficit created by the Project as of the date of School Board’s capacity review is forty-three (43) high school students (the “**Capacity Deficit**”).

WHEREAS, City’s approval of the final site plan without requiring mitigation of the Capacity Deficit will either create or worsen school overcrowding.

WHEREAS, the Applicant has agreed to enter into this Agreement to provide mitigation proportionate to the demand on Public School Facilities to be created by the actual development of the Project.

NOW, THEREFORE, in consideration of the mutual promises, covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, School Board, Applicant, and City hereby agree as follows:

1. **Recitals.** The above recitals are true and correct and fully incorporated herein.
2. **Definitions.** Any capitalized terms used but not defined herein shall have the same meaning as set forth in the Interlocal Agreement.
3. **Term.** The term of this Agreement shall commence on the date this Agreement is recorded in the Public Records of Lake County, Florida (the “**Effective Date**”) and, unless earlier terminated in accordance herewith, shall end on the date that is two (2) years after the Effective Date (the “**Expiration Date**”). The term of this Agreement may be extended once for a period of six (6) months if (i) requested by Applicant by delivering a sworn affidavit to School Board and City, no later than thirty (30) days prior to the Expiration Date, that demonstrates Applicant’s good faith efforts to obtain all development approvals required to proceed with the Project, and (ii) School Board and City each agree to extend the term of this Agreement. Any extension of this Agreement shall be evidenced by an Amendment to this Agreement signed by Applicant, School Board, and City and recorded, at Applicant’s sole expense, in the public records of Lake County, Florida.
4. **Mitigation Payment.** Applicant shall pay to School Board the cost to mitigate the Capacity Deficit as follows:
 - a. **Amount.** Applicant’s proportionate share mitigation payment is One Million Four Hundred Ninety-Nine Thousand Sixty-Six and 00/100 Dollars (\$1,499,066.00 USD) (the “**Mitigation Payment**”). The Mitigation Payment is the product of the Capacity Deficit multiplied by the applicable Cost of Student Station (i.e. $43 \times \$34,862.00 = \$1,499,066.00$).
 - b. **Due Date.** The Mitigation Payment shall be made no more than ninety (90) days after final site plan approval by City for the Project or prior to recording a plat, whichever is applicable (the “**Due Date**”). This provision shall survive the expiration of this Agreement.
 - c. **Delivery Instructions.** Applicant shall deliver the Mitigation Payment with the completed payment form, a copy of which is attached hereto as **Exhibit “D”**, to School

Board's Growth Planning Department at 201 West Burleigh Boulevard, Tavares, FL 32778.

5. **Mitigation Payment Credit.** The Mitigation Payment shall be credited against the total educational impact fees due for the Project. Applicant shall remain obligated for payment of all remaining educational impact fees due after application of the Mitigation Payment credit in accordance with the Lake County Impact Fee Ordinance. Notwithstanding anything contained herein to the contrary, Applicant shall not be entitled to a credit for the Mitigation Payment unless and until such payment is actually made and delivered to School Board. School Board will notify all applicable local governments once the Mitigation Payment is received by School Board.

6. **Termination.** This Agreement shall automatically terminate if (a) City does not approve Applicant's requested rezoning of the Property within one hundred eighty (180) days of the Effective Date of this Agreement, or (b) Applicant fails to fully pay the Mitigation Payment when due hereunder and such breach remains uncured for a period of thirty (30) days.

7. **Effect of Termination.** Except as otherwise provided for herein, if this Agreement is terminated, then Applicant and School Board shall have no further duties or obligations hereunder and Applicant shall (a) forfeit all administrative or application fees paid to School Board, (b) forfeit the current school concurrency reservation associated with the Project, (c) cease all construction activities associated with the Project, and (d) re-apply for any future school concurrency reservation associated with the Project.

8. **Acknowledgements.** Applicant, School Board, and City each hereby acknowledge and agree that (a) this Agreement constitutes a legally binding commitment, pursuant to Section 163.3180, Florida Statutes, to provide mitigation proportionate to the demand for public school facilities to be created by actual development of the Project, (b) this Agreement does not constitute, and shall not be construed as, a development permit, development agreement, development order, or any other instrument or governmental act permitting the development of the Property, and (c) development of the Property and the Project is and shall remain subject to all land development rules, regulations, and approvals of City and all other governmental bodies, agencies, or authorities having jurisdiction over development of the Property or the Project.

9. **Assignability.** This Agreement shall run with the land and be binding on and shall inure to the benefit of Applicant, School Board, City, and their respective successors and assigns. Notwithstanding anything contained herein to the contrary, Applicant may only assign its rights or obligations contained herein to a successor in fee simple title to the Property after obtaining the prior written consent of School Board and City. Any such assignment shall be evidenced by an instrument signed by Applicant, accepted by Applicant's assignee, consented to by School Board and City, and recorded, at Applicant's sole expense, in the public records of Lake County, Florida.

10. **Notices.** Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to be given if delivered by hand, sent by United States registered or certified mail (return receipt requested), sent by recognized overnight courier, or sent by email addressed as follows:

If to School Board: School Board of Lake County
 Attn: Superintendent of Schools
 201 West Burleigh Blvd.
 Tavares, FL 32778
 Email contact – lavalleyh@lake.k12.fl.us

If to City: City of Clermont
 Attn: City Manager
 685 West Montrose St.
 Clermont, FL 34711

If to Applicant: Pulte Home Company, LLC
 Attn: Mr. Aaron Struckmeyer
 4901 Vineland Road, Suite 500
 Orlando, FL 32811
 Email contact: Aaron.Struckmeyer@PulteGroup.com

Notices shall be deemed effective only if sent to each address listed for the intended recipient Party, or such other address as may be subsequently provided by that Party in writing. Notices personally delivered, sent by United States registered or certified mail, or sent by overnight courier shall be deemed given on the date of receipt. Notices sent by e-mail shall be deemed sent upon transmission if sent to the recipient Party's e-mail address shown above and the e-mail message is not returned to the sender as being undeliverable.

11. **Incorporation.** All exhibits attached hereto are fully incorporated herein and made a part hereof.

12. **Recording of this Agreement.** Applicant shall submit this Agreement to the Lake County Clerk of Court for recording, at Applicant's sole expense, in the public records of Lake County, Florida within ten (10) days after full execution by Applicant, School Board, and City. Failure to timely submit this Agreement for recording shall render it null and void.

13. **Recording Notice of Satisfaction.** Within thirty (30) days after receiving the Mitigation Payment, School Board, at School Board's sole expense, shall record a notice of satisfaction, which references the recording information of this Agreement and acknowledges receipt of the Mitigation Payment, in the public records of Lake County, Florida.

14. **Entire Agreement.** This Agreement, including all exhibits attached hereto, constitutes the entire agreement between and among Applicant, School Board, and City, and replaces all prior communications, understandings, representations, arrangements, and agreements, whether oral or written, between or among them, related to the terms and subject matter of this Agreement that were not otherwise reduced to writing and incorporated herein.

15. **Construction.** This Agreement shall be construed as if Applicant, School Board, and City jointly prepared this Agreement, and any uncertainty or ambiguity shall not be construed against any one Party. Whenever applicable in this Agreement, the use of the singular shall include the plural and the use of the plural shall include the singular. The headings used in this Agreement are solely for convenience of reference and shall not control the meaning or interpretation of this Agreement.

16. **Modification; Waiver.** This Agreement may not be modified or amended nor shall any provision of this Agreement be waived except in writing signed by Applicant, School Board, and City or their respective agents acting under express written authority to do so. No oral agreement, statement, promise, undertaking, understanding, arrangement, act, or omission of any Party, occurring after the date hereof may be deemed an amendment or modification to this Agreement unless reduced to writing and signed by Applicant, School Board, and City or their respective agents acting under express written authority to do so.

17. **Counterparts.** This Agreement may be executed in as many counterparts as may be required, each of which when so executed shall be deemed an original, but all of which when taken together shall constitute a single agreement. An electronic or facsimile copy of this Agreement and any signatures hereon shall be considered for all purposes as originals.

18. **Severability.** If for any reason any of the covenants, agreements, terms, or provisions contained herein shall be determined or declared to be invalid or unenforceable by a court of competent jurisdiction, then the validity and enforceability of the remaining covenants, agreements, terms, and provisions hereof shall be in no way affected, prejudiced, or disturbed by said determination or declaration and this Agreement shall be automatically conformed to the law and shall continue in full force and effect.

19. **Governing Law.** The laws of the State of Florida shall apply to and control any dispute concerning the interpretation, construction, performance, or enforcement of this Agreement. Applicant, School Board, and City each hereby agree that the exclusive jurisdiction for any legal proceeding arising out of or relating to this Agreement shall be the courts serving Lake County, Florida and Applicant, School Board, and City hereby waive any challenge to personal jurisdiction or venue in such courts.

20. **Prevailing Party Attorney's Fees.** If Applicant, School Board, or City brings a legal action or proceeding arising out of or relating to this Agreement or because of an alleged dispute, breach, default, or misrepresentation hereof or for a declaration of the rights and obligations in connection with this Agreement, then the prevailing Party shall be entitled to reasonable attorney's fees and other costs incurred in that action or proceeding in addition to any other relief to which the prevailing Party may otherwise be entitled.

21. **Change in Circumstances.** If, prior to the Due Date, the Total Units or any other part of the Project is altered or amended in a manner that increases the Capacity Deficit, then Applicant shall submit a separate application for such increase, which shall be subject to a separate review for school concurrency purposes.

22. **Time of the Essence.** Time is of the essence as to all due dates, deadlines, and time periods set forth herein.

23. **Authority.** Each person signing below represents and warrants they possess full authority to enter into this Agreement and to lawfully and effectively bind the entity they purport to represent.

IN WITNESS WHEREOF, Applicant, School Board, and City have executed this Agreement as of the dates set forth below.

**Pulte Home Company, a Michigan
limited liability company**

By: 
Aaron Struckmeyer

As: Director of Land Development

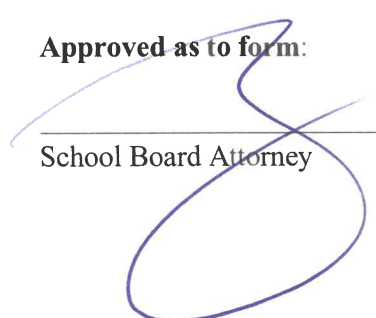
Date: 5/8/2023

The School Board of Lake County, Florida

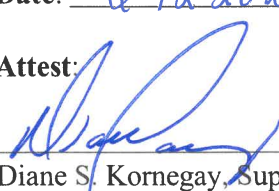
By: 
Marc A. Dodd, Board Chair
William J. Mathias, Acting Chairman

Date: 6-12-2023

Approved as to form:


School Board Attorney

Attest:


Diane S. Kornegay, Superintendent

City of Clermont, Florida

By: _____
Tim Murry, Mayor

Date: _____

Approved as to form:

City Attorney

Attest:

Tracy Ackroyd Howe, City Clerk

Exhibit “A” – Chicone PUD Legal Description

Parcel IDs: 24-23-26-0001-000-00100; 24-23-26-0002-000-00600; 24-23-26-0002-000-01200
24-23-26-0001-000-00200; 24-23-26-0001-000-00300; 24-23-26-0001-000-00400

PARCEL 1:

The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida, lying South of a right-of-way for a road which right-of-way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East; run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24; run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24; run thence West to the East boundary of the West 1/2 of the Northwest 1/4 of said Section 24; thence South along said East line of the West 1/2 of the Northwest 1/4 of said Section 24, 20 feet; thence East to a point on the North and South center line of Section 24, 1345 feet South of the North 1/4 corner of said Section 24; thence Southeasterly to a point 1389 feet due South of the North line of said Section 24; thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24; thence North 20 feet to the Point of Beginning. Also a perpetual easement and right-of-way for ingress and egress over and upon the land lying within aforesaid right-of-way.

PARCEL 2:

The Northwest 1/4 of the Northwest 1/4 of Section 24 and the East 15 feet of the Northeast 1/4 of the Northeast 1/4 of Section 23 all in Township 23 South, Range 26 East, Lake County, Florida.

and

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, in Lake County, Florida.

and

The North 1/2 of the Northeast 1/4 of the Northwest 1/4, and the North 1/2 of the North 1/2 of the Northeast 1/4, all in Section 24, Township 23 South, Range 26 East, Lake County, Florida.

and

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida.

and

The South 1/2 of the Northeast 1/4 of the Northwest 1/4, and the South 1/2 of the North 1/2 of the Northeast 1/4, plus the strip of land lying North of the center line of the clay road, along the Northern line of the South 1/2 of the Northeast 1/4, all in Section 24, Township 23 South, Range 26 East, Lake County, Florida.

LESS AND EXCEPT: The Westerly 45.00 feet of the Southerly 35.00 feet of the Northerly 48.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida.

Ross Parcels

The Southwest 1/4 of the Northwest 1/4 of Section 24, and the East 15 feet of the Southeast 1/4 of the Northeast 1/4 of Section 23, all in Township 23 South, Range 26 East, in Lake County, Florida.

Fabry Parcel 1

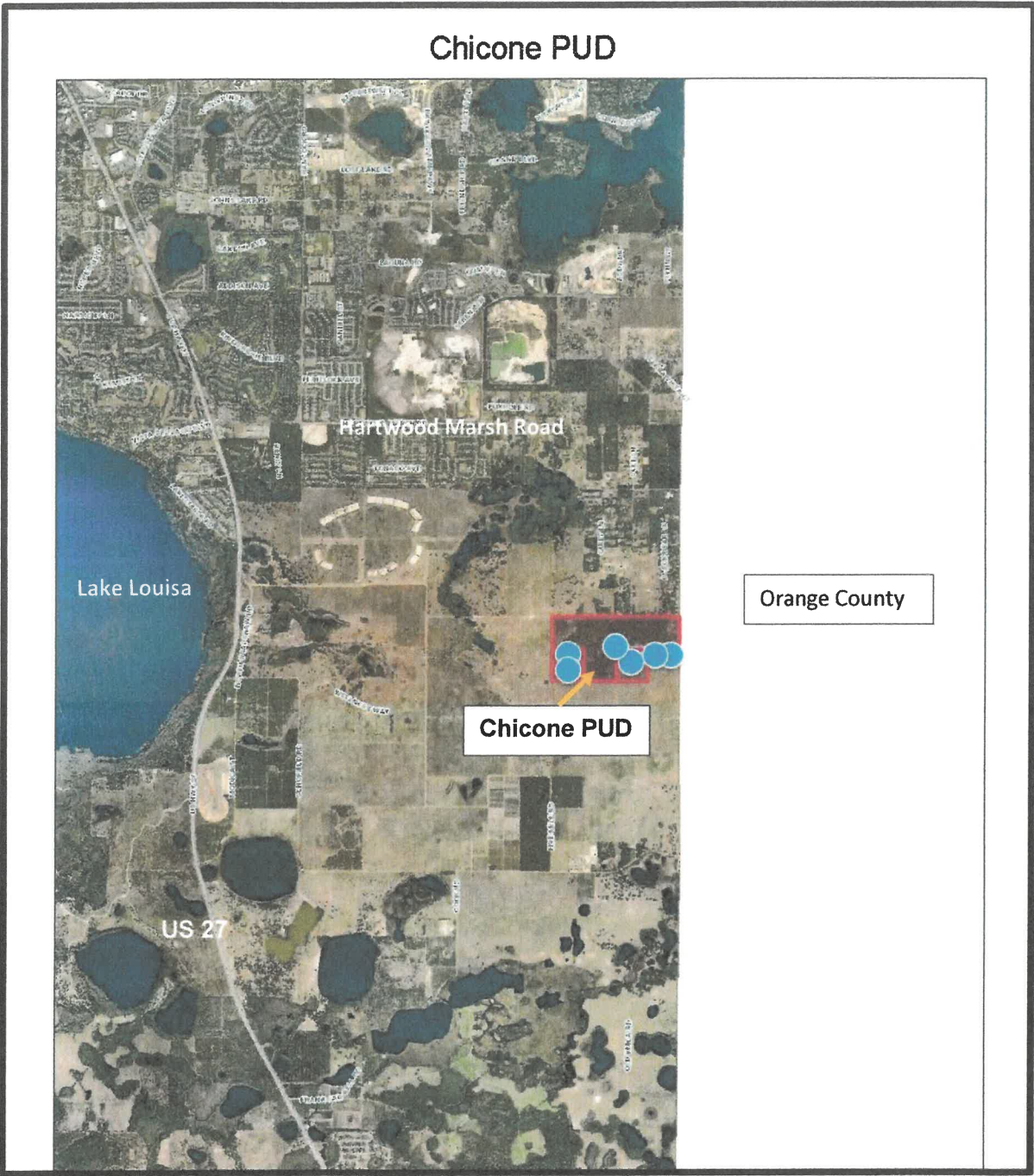
All that part of the SW 1/4 of the NE 1/4 of Section 24, Township 23 South, Range 26 East, lying South of a right of way for road which right of way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East, run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24, run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24, run thence West to the East boundary of the West 1/2 of the NW 1/4 of said Section 24, thence South along said East line of the West 1/2 of the NW 1/4 of said Section 24, 20 feet, thence East to a point on the North and South center line of said Section 24, 1345 feet South of the North 1/4 corner of said Section 24, thence Southeasterly to a point 1389 feet due South of the North line of said Section 24, thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24, thence North 20 feet to the Point of Beginning, said lands lying and being in Lake County, Florida. ALSO a perpetual easement and right of way for ingress and egress over and upon the lands lying within the aforesaid right of way, said land lying and being in Lake County, Florida.

Fabry Parcel 2

West 1/2 of North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, lying South of a right of way for road which right of way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East, run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24, run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24, run thence West to the East boundary of the West 1/2 of the NW 1/4 of said Section 24, thence South along said East line of the West 1/2 of the NW 1/4 of said Section 24, 20 feet, thence East to a point on the North and South center line of said Section 24, 1345 feet South of the North 1/4 corner of said Section 24, thence Southeasterly to a point 1389 feet due South of the North line of said Section 24, thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24, thence North 20 feet to the Point of Beginning, said lands lying and being in Lake County, Florida. ALSO a perpetual easement and right of way for ingress and egress over and upon the lands lying within the aforesaid right of way, said land lying and being in Lake County, Florida.

Property as shown hereon contains: 13,220,321 square feet or 303.50 acres more or less

Exhibit “B” – Location Map



Chicone PUD

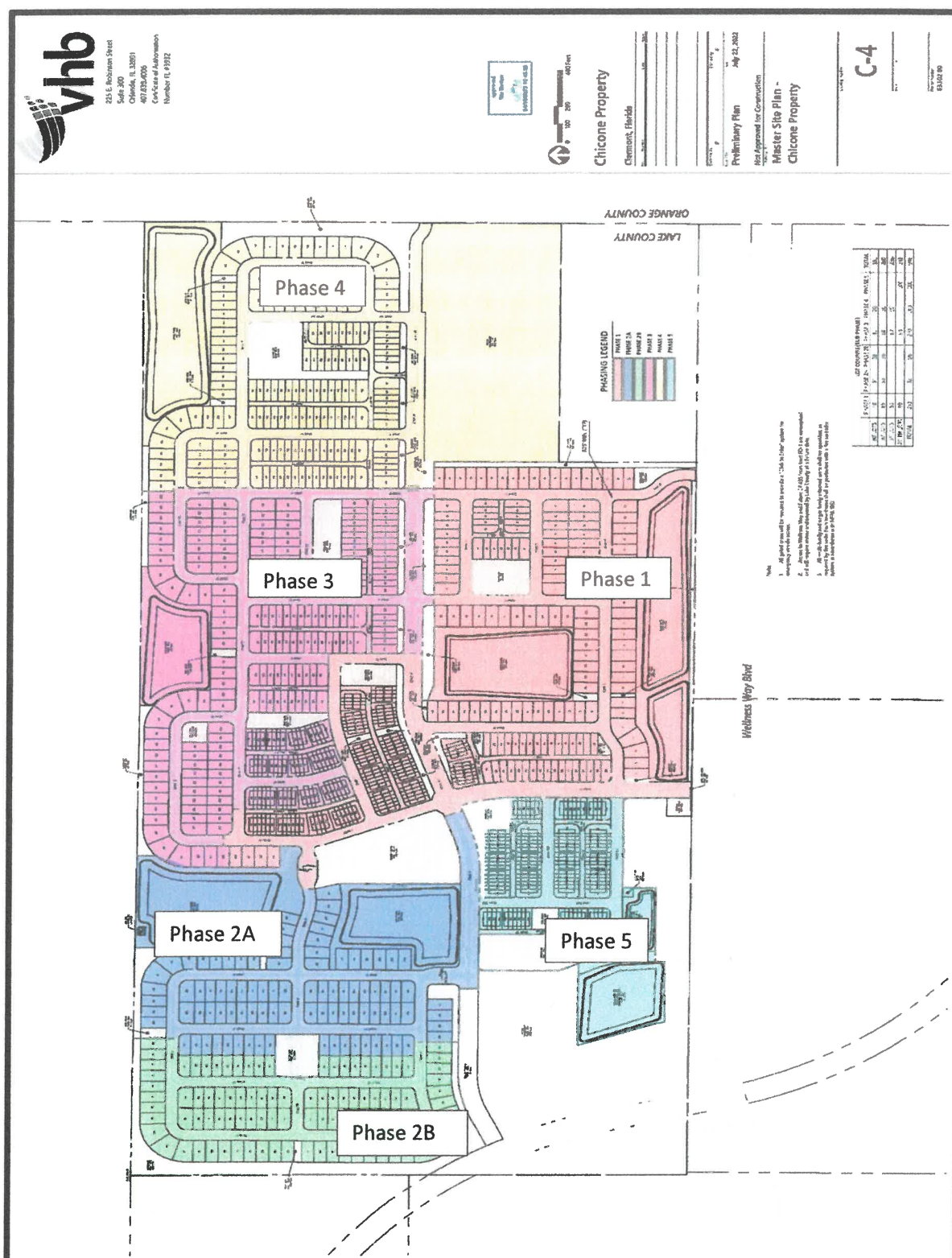


Exhibit D

Proportionate Share Mitigation Payment Form

Section 1	Proportionate Share Mitigation Information
LCS#:	2022-40
Project Title:	Chicone PUD - Wellness Way
Local Jurisdiction:	Clermont
Parcel ID's/Alt Keys: (list all parcel identification numbers or alternate keys that apply to this agreement project boundaries)	1029198 1029201 1070970 1122848 1594545 2689919
Permit Type: (Plat, preliminary plat or site plan, final subdivision plan, etc.)	Final Plat 6 Phases
Section 2	Applicant Information (to be completed by Applicant for each payment)
Date:	
Name:	
Company/Firm:	
Contact phone number:	
Email Address:	
Section 3	Residential Development Project Information
Plat/Site Plan Title: (as it appears on the document)	Chicone PUD - Wellness Way
Total Units:	948
Unit Type: SF, MF, MH	Multi-family units and Single Family
Section 4	Payment Information
Payment Amount:	\$1,499,066.00
Mitigation Review Fee (if applicable):	N/A Previously paid
Total Amount of This Payment -	\$

Please indicate which phase this payment is for when submitting this form.



Instructions
Complete form and return with payment to: Lake County Schools Growth Planning Department – Attn: Helen LaValley 201 West Burleigh Boulevard Tavares, FL 32778
For more information contact Helen LaValley, Growth Planning Department at 352-253-6694 or by email at lavalleyh@lake.k12.fl.us



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, July 25, 2023		
Agenda Item Name		
Utility Easement Vacation Request <i>Gobindram AK 2665866</i>		
Requested Action		
Recommend approval of the utility easement vacation request		
Staff Report		
Staff has received a request to consider the release of a utility easement that was granted to the City of Clermont under Ordinance 503-M. The 15-foot wide utility easement was approved by City Council on February 22, 2005. The petitioner, Bret Jones, P.A., represents the landowner and is requesting the release due to the utility easement splitting the parcel, which makes development of the site challenging. The parcel (AK 2665866) is located adjacent to the park and ride on US 27, southeast of the Wawa, located at Hooks Street and US 27. The utility easement, shown in red below, is no longer needed by the City and this has been confirmed by the City's Public Services Department. Staff recommends vacation of the utility easement.		
		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	2023-024R Gobindram easement vacation (07.12.2023)	2023-024R Gobindram easement vacation (07.12.2023).pdf
2.	Gobindram Easement Vacation Request	Gobindram Easement Vacation Request.pdf
3.	Gobindram Release of Utility Easement	Gobindram Release of Utility Easement.pdf
4.	Gobindram Survey	Gobindram Survey.pdf



CITY OF CLERMONT
RESOLUTION NO. 2023-024R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE RELEASE OF UTILITY EASEMENT TO THAT CERTAIN UTILITY EASEMENT RECORDED ON PLAT OF LAKE HIGHLANDS COMPANY, PLAT BOOK 2 PAGE 5, AND IN CITY OF CLERMONT ORDINANCE 503-M RECORDED IN OFFICIAL RECORDS BOOK 2821, PAGE 295, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO COMPLETE THE RELEASE OF THE SUBJECT EASEMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, by Ordinance 503-M dated February 22, 2005, the City was granted a certain utility easement recorded in Official Records Book 2821, Page 295, Public Records of Lake County, Florida;

WHEREAS, the City Council has determined that the subject easement is not needed for any public purpose and of no value to the City; and

WHEREAS, it is in the best interest of the City of Clermont to release the subject easement back to the property owner and/or its assigns and successors, and

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

SECTION 1.

The City Council does hereby find and determine that the subject easement more particularly described in Exhibit "A" attached hereto and incorporated herein is not needed by the City and does not serve a public purpose.

SECTION 2.

The City Council does hereby approve and authorizes the City Manager to execute the Release of Utility Easement.

SECTION 3.

The City Manager is further authorized to execute any additional documents as may be necessary to complete the aforementioned transaction.

SECTION 4: CONFLICT

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



CITY OF CLERMONT
RESOLUTION NO. 2023-024R

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2023-024R

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

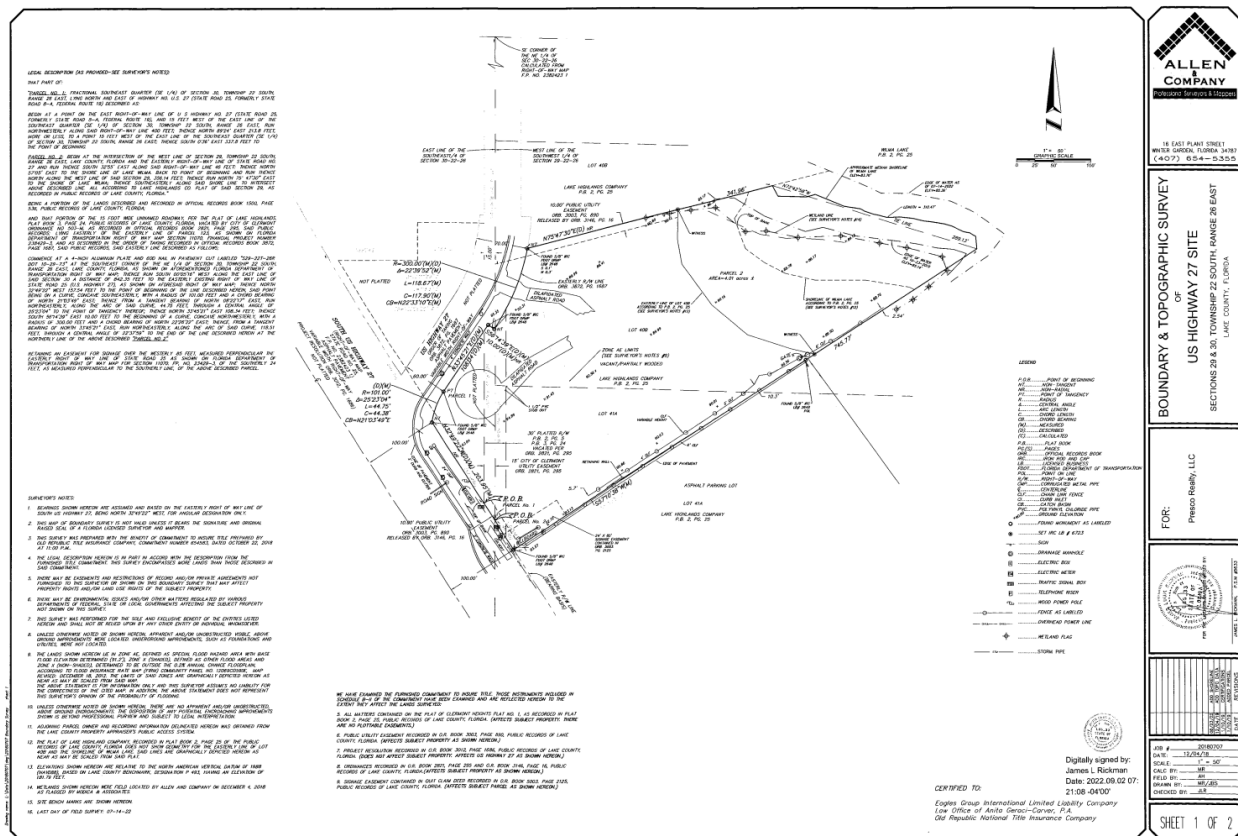
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2023-024R

Exhibit A – Legal Description:

THE WESTERN 15 FEET OF THE 30 FOOT WIDE PLATTED ROADWAY PER PLAT OF LAKE HIGHLANDS COMPANY, SECTIONS 29 AND 30, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY INTERSECTION OF SAID ROADWAY AND U.S. HIGHWAY 27, AND EXTENDING NORTH TO A POINT 430.9 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTIONS 29 AND 30, ACCORDING TO SAID PLAT OF LAKE HIGHLANDS COMPANY.





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

DATE: 9-26-2022

FEE: \$1000.00
+ cost of advertisement

PETITIONER'S NAME: Eagles Group International, LLC

Address: c/o Bret Jones P.A. - 700 Almond St.
City: Clermont State: FL Zip: 34711
Phone: 352-394-4025 Fax: _____

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available): ORB 2821 Page 295

If named - name of street to be closed: _____

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):
ORB 2821 Page 295

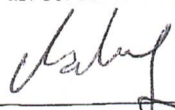
Purpose or reason for closing: vacate prior easement since
there are no longer any pipes or lines underground

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

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

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

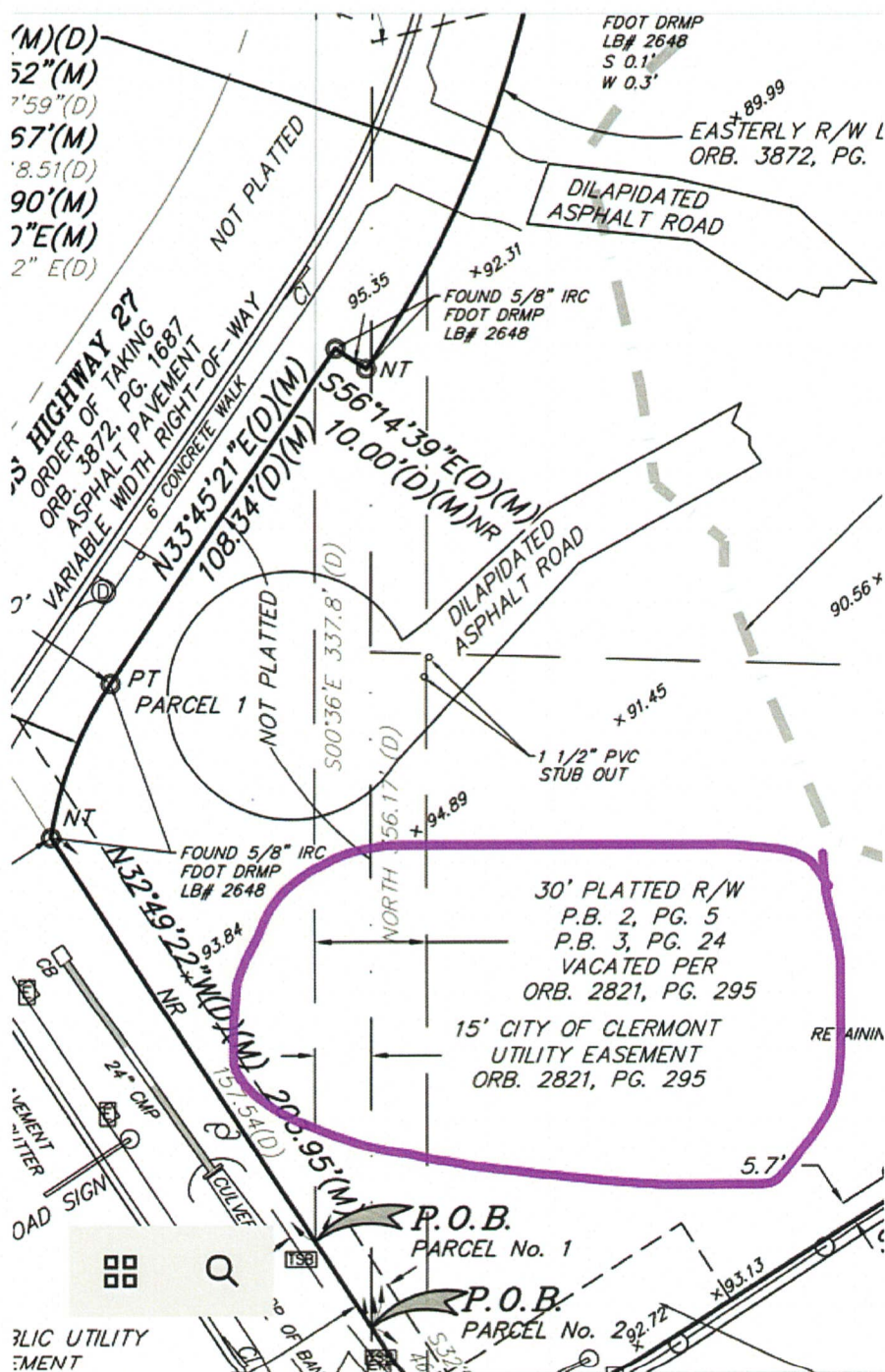
Mahesh Gobindram
Petitioner Name (print)

X 
Petitioner Name (signature)

3:38 ↗

 LTE 

< 20180707 B...o Survey.pdf ☆ ...



Page 1



Share

PREPARED BY AND
RETURN TO:
Bret Jones, Esq.
Bret Jones, P.A.
700 Almond Street
Clermont, FL 34711

Space above this Line for Recording Data_____

RELEASE OF UTILITY EASEMENT

THIS RELEASE OF UTILITY EASEMENT (“**Release**”) is made this _____ day of _____, 2023, by THE CITY OF CLERMONT, a Florida municipal corporation (“**Grantee**”) and is to that certain utility easement granted to Grantee by the plat recorded in Plat Book 2, Page 5, and in that certain City of Clermont Ordinance No. 503-M, recorded in Official Records Book 2821, Page 295, Public Records of Lake County, Florida (the “**Ordinance**”).

W I T N E S S E T H:

WHEREAS, Grantee is benefited by a 15-foot utility easement which Grantee retained in the Ordinance that vacated a 30-foot right-of-way reflected and depicted on that certain Plat of Lake Highlands Company, Sections 29 and 30, recorded in the Public Records of Lake County, Florida at Plat Book 2, Page 25 and related to and upon the property described as:

The Western 15 feet of the 30 foot wide platted roadway per Plat of Lake Highlands Company, Sections 29 and 30, according to the Plat thereof recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, bounded on the South by intersection of said roadway and U.S. Highway 27, and extending North to a point 430.9 feet South of the North line of the Southeast 1/4 of Sections 29 and 30, according to the said Plat of Lake Highlands Company.

WHEREAS, Grantee now desires to release all of its right, title, and interest in and to the that certain utility easement as more particularly described on Exhibit “A” attached hereto (the “**Easement**”) and to further terminate and release the Easement;

NOW, THEREFORE, for and in consideration of the premises hereof and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantee, Grantee acknowledges and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Grantee hereby releases, terminates, vacates, and forever abandons all of its right, title, and interest in and to the Easement more particularly and specifically described in Exhibit “A” and hereby acknowledges and agrees that the Easement is hereby terminated, null and void and of no further force or effect.

[SIGNATURES TO APPEAR ON THE FOLLOWING PAGE]

[SIGNATURE PAGE TO RELEASE OF UTILITY EASEMENT]

IN WITNESS WHEREOF, the undersigned has executed this Release as of the day and year first written above.

WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

THE CITY OF CLERMONT, FLORIDA,
a municipal corporation

By: _____
Brian Bulthuis, City Manager
As approved and authorized by
_____, dated

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023 by Brian Bulthuis, as City Manager of the City of Clermont, a Florida Municipal Corporation, on behalf of the city. He is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

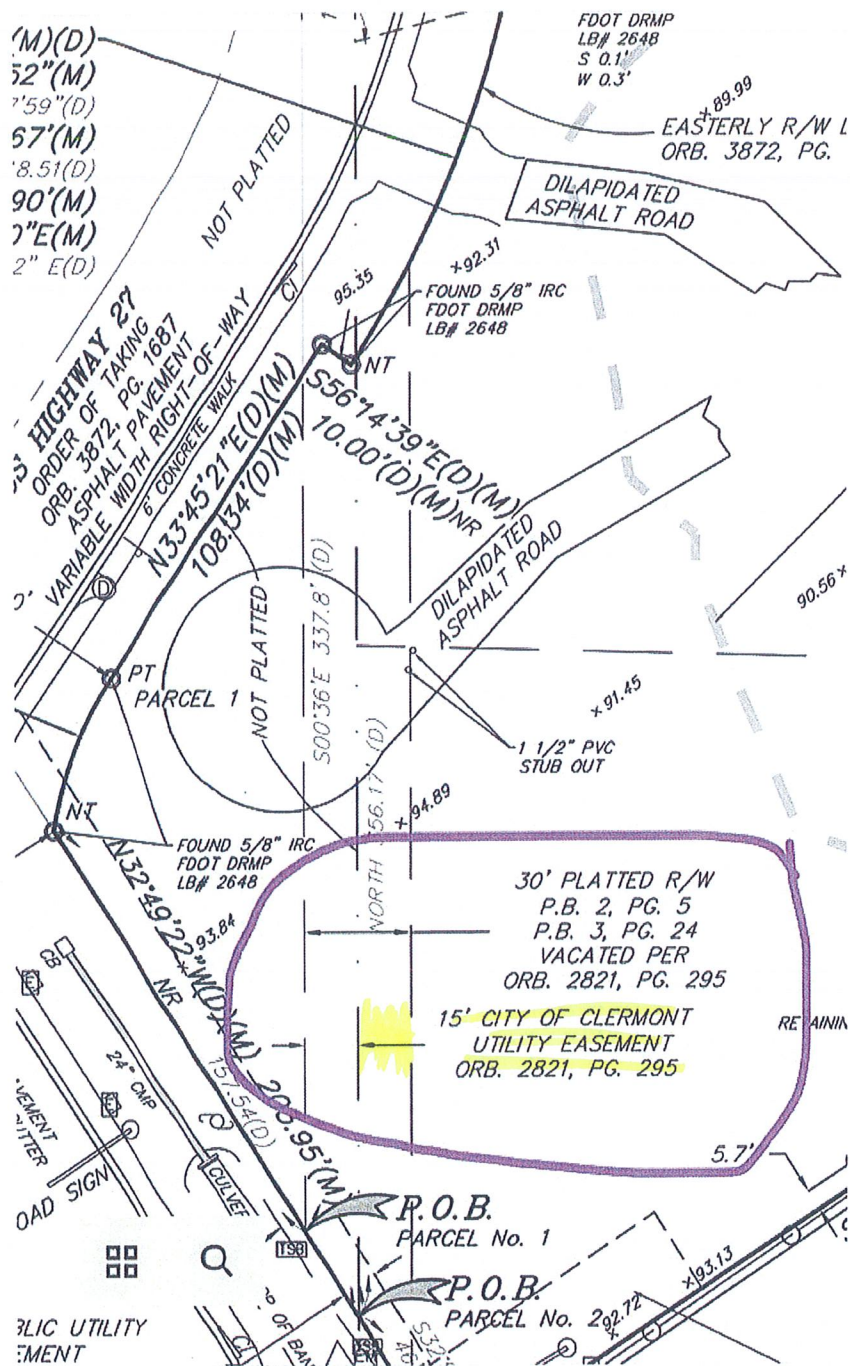
Name typed, printed or stamped

My Commission Expires: _____

3:38

LTE

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Page 1



Share

Prepared By.
City of Clermont,
Tracy Ackroyd
P.O. Box 120219
Clermont, FL 34712-0219

CFN 2005062943
Bk 02821 Pgs 0295 - 2967 (2pgs)
DATE: 04/29/2005 11:16:45 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50

CITY OF CLERMONT
ORDINANCE
No. 503-M

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THAT PORTION OF THE THIRTY (30) FOOT WIDE PLATTED ROADWAY PER PLAT OF LAKE HIGHLANDS COMPANY, SECTIONS 29 AND 30, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY INTERSECTION OF SAID ROADWAY AND U.S. HIGHWAY 27, AND EXTENDING NORTH TO A POINT 430.9 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTIONS 29 AND 30, ACCORDING TO THE SAID PLAT OF LAKE HIGHLANDS COMPANY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PROVIDING FOR PUBLICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1:

That any and all of that portion of the thirty (30) foot wide platted roadway per Plat of Lake Highlands Company, Sections 29 and 30, according to the Plat thereof recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, bounded on the South by intersection of said roadway and U.S. Highway 27, and extending North to a point 430.9 feet South of the North line of the Southeast $\frac{1}{4}$ of Sections 29 and 30, according to the said Plat of Lake Highlands Company as hereinafter described is hereby closed and permanently abandoned with the stipulation that the western 15 feet of the 30 foot right of way be retained as a Utility Easement for the City:

SECTION 2:

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

SECTION 3:

A certified copy of this Ordinance shall be recorded in the public records of Lake County and thereby act as a reservation by the City of Clermont of the public utility easement rights set forth in Section 1:

CITY OF CLERMONT
ORDINANCE
No. 503-M
Page – 2 –

SECTION 4:

All ordinances or parts of this ordinance in conflict herewith are hereby repealed.

SECTION 5:

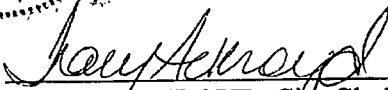
Should any section or part of this section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire section or part of the section may be inseparable in meaning and effect from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

The provisions of this ordinance shall be effective as provided by law.

Introduced on First Reading this 8th day of February 2005, by the City Council of the City of Clermont, Florida.

Passed and Ordained on Final Reading this 22nd day of February 2005, by the City Council of the City of Clermont, Florida.


HAROLD S. TURVILLE, JR. Mayor



TRACY ACKROYD, City Clerk

Page 46



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 25, 2023		
Agenda Item Name		
Fiscal Year 2024 Proposed Ad Valorem Millage Rate		
Requested Action		
Recommend to adopt 5.06 as the proposed Fiscal Year 2024 Ad Valorem millage rate that will be noticed to all taxpayers.		
Staff Report		
Pursuant to Florida Statutes, the City must inform the Lake County Property Appraiser by August 1st of the proposed Ad Valorem millage rate for Fiscal Year 2024. The proposed millage rate will be included with the property tax notices mailed to all City property owners by the Lake County Property Appraiser in August. This notice of the proposed millage rate also includes the date of the public hearing to adopt the tentative millage rate, which is Wednesday September 6, 2023 at 6:30pm. The final millage rate for Fiscal Year 2024 will be approved by the City Council at a public hearing on Wednesday September 20, 2023 at 6:30pm. The final millage rate may be lower than the proposed millage rate, but may not be higher. It is recommended that the proposed millage rate be adopted at 5.06 mills for Fiscal Year 2024. This is the same millage rate as was adopted for Fiscal Year 2023. The FY 2024 millage rate was discussed at the budget workshops on July 12, 2023 and July 20, 2023.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2023 Tax Forms 6-30-2023 - Agenda Item	2023 Tax Forms 6-30-2023 - Agenda Item.pdf	



CERTIFICATION OF TAXABLE VALUE

[Reset Form](#)[Print Form](#)

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2023	County : LAKE
Principal Authority : CITY OF CLERMONT	Taxing Authority : CITY OF CLERMONT

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	4,717,760,837	(1)
2.	Current year taxable value of personal property for operating purposes	\$	176,193,683	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	4,893,954,520	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	279,239,379	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	4,614,715,141	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	4,210,584,372	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☒ YES ☐ NO	Number 2	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	☐ YES ☒ NO	Number 0	(9)
SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date : 6/30/2023 9:21 AM		

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	0.0000	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	0	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	0	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	4,614,715,141	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	0.0000	per \$1000	(16)
17.	Current year proposed operating millage rate	0.0000	per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	0	(18)

Continued on page 2

19.	TYPE of principal authority (check one)	☐ County	☐ Independent Special District	(19)
		☒ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)	☒ Principal Authority	☐ Dependent Special District	(20)
		☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	☐ Yes	☒ No	(21)
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>		\$ 0	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		0.0000 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>		\$ 0	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>		\$ 0	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		0.0000 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		0.00 %	(27)
First public budget hearing		Date :	Time :	Place :
SIGN HERE	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title : BRIAN BULTHUIS, CITY MANAGER		Contact Name and Contact Title : PAMELA BROSONSKI, FINANCE DIRECTOR	
	Mailing Address : PO BOX 120219		Physical Address : 685 W MONTROSE STREET	
	City, State, Zip : CLERMONT, FL 34711		Phone Number : 352-241-7360	Fax Number : 352-394-4082

Instructions on page 3

CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

DR-420
R. 5/12
Page 3

"Principal Authority" is a county, municipality, or independent special district (including water management districts).

"Taxing Authority" is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check "Yes" if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check "Yes" if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. "Dependent special district" (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

"Independent special district" (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

"Non-voted millage" is any millage not defined as a "voted millage" in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.



Reset Form

Print Form

DR-420TIF

R. 6/10

Rule 12D-16.002

Florida Administrative Code

Effective 11/12

TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2023	County : LAKE
Principal Authority : CITY OF CLERMONT	Taxing Authority : CITY OF CLERMONT
Community Redevelopment Area : CLERMONT DOWNTOWN CRA 00C1	Base Year : 1997

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	74,642,315	(1)
2.	Base year taxable value in the tax increment area	\$	14,916,236	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	59,726,079	(3)
4.	Prior year Final taxable value in the tax increment area	\$	66,922,116	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	52,005,880	(5)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/30/2023 9:21 AM	

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		0.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$	0	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	0	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		0.00 %	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$	0	(7e)

S I G N H E R E	Taxing Authority Certification	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer :		Date :	
	Title : BRIAN BULTHUIS, CITY MANAGER		Contact Name and Contact Title : PAMELA BROSONSKI, FINANCE DIRECTOR	
	Mailing Address : PO BOX 120219		Physical Address : 685 W MONTROSE STREET	
	City, State, Zip : CLERMONT, FL 34711		Phone Number : 352-241-7360	Fax Number : 352-394-4082

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

“Tax increment value” is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

“Dedicated increment value” is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

“Specific proportion,” used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.
Section 163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.
Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.



Reset Form

Print Form

TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2023	County : LAKE
Principal Authority : CITY OF CLERMONT	Taxing Authority : CITY OF CLERMONT
Community Redevelopment Area : CLERMONT DOWNTOWN CRA AMENDED 0C1X	Base Year : 2015

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	28,592,290	(1)
2.	Base year taxable value in the tax increment area	\$	15,202,718	(2)
3.	Current year tax increment value (Line 1 minus Line 2)	\$	13,389,572	(3)
4.	Prior year Final taxable value in the tax increment area	\$	26,229,397	(4)
5.	Prior year tax increment value (Line 4 minus Line 2)	\$	11,026,679	(5)

SIGN HERE	Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser :		Date :	
	Electronically Certified by Property Appraiser		6/30/2023 9:21 AM	

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		0.00 %	(6a)
6b.	Dedicated increment value (Line 3 multiplied by the percentage on Line 6a) If value is zero or less than zero, then enter zero on Line 6b	\$	0	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	0	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value (Line 5 multiplied by Line 7b, divided by 1,000)	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value (Line 7a divided by Line 7c, multiplied by 100)		0.00 %	(7d)
7e.	Dedicated increment value (Line 3 multiplied by the percentage on Line 7d) If value is zero or less than zero, then enter zero on Line 7e	\$	0	(7e)

SIGN HERE	Taxing Authority Certification		I certify the calculations, millages and rates are correct to the best of my knowledge.	
	Signature of Chief Administrative Officer :		Date :	
	Title : BRIAN BULTHUIS, CITY MANAGER		Contact Name and Contact Title : PAMELA BROSONSKI, FINANCE DIRECTOR	
	Mailing Address : PO BOX 120219		Physical Address : 685 W MONTROSE STREET	
	City, State, Zip : CLERMONT, FL 34711		Phone Number : 352-241-7360	Fax Number : 352-394-4082

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

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- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

“Tax increment value” is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

“Dedicated increment value” is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

“Specific proportion,” used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.

Section 163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.

- Example 2.

Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.



Reset Form

Print Form

MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

DR-420MM-P
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2023		County: LAKE	
Principal Authority: CITY OF CLERMONT		Taxing Authority: CITY OF CLERMONT	
1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	☐ Yes	☐ No (1)
IF YES,  STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	0.0000	per \$1,000 (2)
3.	Prior year maximum millage rate with a majority vote from 2022 Form DR-420MM, Line 13	0.0000	per \$1,000 (3)
4.	Prior year operating millage rate from Current Year Form DR-420, Line 10	0.0000	per \$1,000 (4)
If Line 4 is equal to or greater than Line 3, skip to Line 11. If less, continue to Line 5.			
Adjust rolled-back rate based on prior year majority-vote maximum millage rate			
5.	Prior year final gross taxable value from Current Year Form DR-420, Line 7	\$	0 (5)
6.	Prior year maximum ad valorem proceeds with majority vote (Line 3 multiplied by Line 5 divided by 1,000)	\$	0 (6)
7.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value from Current Year Form DR-420 Line 12	\$	0 (7)
8.	Adjusted prior year ad valorem proceeds with majority vote (Line 6 minus Line 7)	\$	0 (8)
9.	Adjusted current year taxable value from Current Year form DR-420 Line 15	\$	0 (9)
10.	Adjusted current year rolled-back rate (Line 8 divided by Line 9, multiplied by 1,000)	0.0000	per \$1,000 (10)
Calculate maximum millage levy			
11.	Rolled-back rate to be used for maximum millage levy calculation (Enter Line 10 if adjusted or else enter Line 2)	0.0000	per \$1,000 (11)
12.	Adjustment for change in per capita Florida personal income (See Line 12 Instructions)		1.0284 (12)
13.	Majority vote maximum millage rate allowed (Line 11 multiplied by Line 12)	0.0000	per \$1,000 (13)
14.	Two-thirds vote maximum millage rate allowed (Multiply Line 13 by 1.10)	0.0000	per \$1,000 (14)
15.	Current year proposed millage rate	0.0000	per \$1,000 (15)
16.	Minimum vote required to levy proposed millage: (Check one) (16)		
☐	a. Majority vote of the governing body: Check here if Line 15 is less than or equal to Line 13. The maximum millage rate is equal to the majority vote maximum rate. Enter Line 13 on Line 17.		
☐	b. Two-thirds vote of governing body: Check here if Line 15 is less than or equal to Line 14, but greater than Line 13. The maximum millage rate is equal to proposed rate. Enter Line 15 on Line 17.		
☐	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 15 is greater than Line 14. The maximum millage rate is equal to the proposed rate. Enter Line 15 on Line 17.		
☐	d. Referendum: The maximum millage rate is equal to the proposed rate. Enter Line 15 on Line 17.		
17.	The selection on Line 16 allows a maximum millage rate of (Enter rate indicated by choice on Line 16)	0.0000	per \$1,000 (17)
18.	Current year gross taxable value from Current Year Form DR-420, Line 4	\$	0 (18)

Continued on page 2

Taxing Authority : CITY OF CLERMONT		DR-420MM-P R. 5/12 Page 2	
19.	Current year proposed taxes <i>(Line 15 multiplied by Line 18, divided by 1,000)</i>	\$ 0	(19)
20.	Total taxes levied at the maximum millage rate <i>(Line 17 multiplied by Line 18, divided by 1,000)</i>	\$ 0	(20)
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE. SIGN AND SUBMIT.
21.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. <i>(The sum of all Lines 19 from each district's Form DR-420MM-P)</i>	\$ 0	(21)
22.	Total current year proposed taxes <i>(Line 19 plus Line 21)</i>	\$ 0	(22)
Total Maximum Taxes			
23.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage <i>(The sum of all Lines 20 from each district's Form DR-420MM-P)</i>	\$ 0	(23)
24.	Total taxes at maximum millage rate <i>(Line 20 plus Line 23)</i>	\$ 0	(24)
Total Maximum Versus Total Taxes Levied			
25.	Are total current year proposed taxes on Line 22 equal to or less than total taxes at the maximum millage rate on Line 24? (Check one)	☐ YES ☐ NO	(25)
SIGN HERE	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.
	Signature of Chief Administrative Officer :		Date :
	Title : BRIAN BULTHUIS, CITY MANAGER	Contact Name and Contact Title : PAMELA BROSONSKI, FINANCE DIRECTOR	
	Mailing Address : PO BOX 120219	Physical Address : 685 W MONTROSE STREET	
	City, State, Zip : CLERMONT, FL 34711	Phone Number : 352-241-7360	Fax Number : 352-394-4082

Complete and submit this form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with the form DR-420, Certification of Taxable Value.

**MAXIMUM MILLAGE LEVY CALCULATION
PRELIMINARY DISCLOSURE
INSTRUCTIONS**

DR-420MM-P
R. 5/12
Page 3

General Instructions

Each of the following taxing authorities must complete a DR-420MM-P.

- County
- Municipality
- Special district dependent to a county or municipality
- County MSTU
- Independent special district, including water management districts
- Water management district basin

Voting requirements for millages adopted by a two-thirds or a unanimous vote are based on the full membership of the governing body, not on the number of members present at the time of the vote.

This form calculates the maximum tax levy for 2023 allowed under s. 200.065(5), F.S. Counties and municipalities, including dependent special districts and MSTUs, which adopt a tax levy at the final hearing higher than allowed under s. 200.065, F.S., may be subject to the loss of their half-cent sales tax distribution.

DR-420MM-P shows the preliminary maximum millages and taxes levied based on your proposed adoption vote. Each taxing authority must complete, sign, and submit this form to their property appraiser with their completed DR-420, Certification of Taxable Value.

The vote at the final hearing and the resulting maximum may change. After the final hearing, each taxing authority will file a final Form DR-420MM, Maximum Millage Levy Calculation Final Disclosure, with Form DR-487, Certification of Compliance, with the Department of Revenue.

Specific tax year references in this form are updated each year by the Department.

Line Instructions

Lines 5-10

Only taxing authorities that levied a 2022 millage rate less than their maximum majority vote rate must complete these lines. The adjusted rolled-back rate on Line 10 is the rate that would have been levied if the maximum vote rate for 2022 had been adopted. If these lines are completed, enter the adjusted rate on Line 11.

Line 12

This line is entered by the Department of Revenue. The same adjustment factor is used statewide by all taxing authorities. It is based on the change in per capita Florida personal income (s. 200.001(8)(i), F.S.), which Florida Law requires the Office of Economic and Demographic Research to report each year.

Lines 13 and 14

Millage rates are the maximum that could be levied with a majority or two-thirds vote of the full membership of the governing body. With a unanimous vote of the full membership (three-fourths vote of the full membership if the governing body has nine or more members) or a referendum, the maximum millage rate that can be levied is the taxing authority's statutory or constitutional cap.

Line 16

Check the box for the minimum vote necessary at the final hearing to levy your adopted millage rate.

Line 17

Enter the millage rate indicated by the box checked in Line 16. If the proposed millage rate is equal to or less than the majority vote maximum millage rate, enter the majority vote maximum. If a two-thirds vote, a unanimous vote, or a referendum is required, enter the proposed millage rate. For a millage requiring more than a majority vote, the proposed millage rate must be entered on Line 17, rather than the maximum rate, so that the comparisons on Lines 21 through 25 are accurate.

All TRIM forms for taxing authorities are available on our website at
<http://floridarevenue.com/property/Pages/Forms.aspx>