



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, March 26, 2024**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the March 12, 2024, Council meeting minutes.

Item No. 2 - Surplus Request

Consider declaring end-of-life inventory as surplus from the departments of: Police, Parks and Recreation, Fire, and Information Technology and providing disposal per the Procurement Policy.

Item No. 3 - Canvassing Board

Consider appointing Canvassing Board members for the May 14, 2024, Special Election.

Item No. 4 - Bid Award
Street Resurfacing Services

Consider the award to Ranger Construction Industries, Inc. to provide street resurfacing services on Johns Lake Road for the total budgeted amount of \$341,419.

UNFINISHED BUSINESS

Item No. 5 - Variance Request
Teamont Boba

The applicant has requested to table the request to April 9, 2024.

Item No. 6 - Ordinance No. 2024-017 *Final*
151 W. State Road 50

Consider final adoption of the ordinance for rezoning from Planned Unit Development to C-1 Light Commercial.

**CITY OF CLERMONT
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6:30 PM, Tuesday, March 26, 2024**

NEW BUSINESS

Item No. 7 - Resolution No. 2024-008R
Waterbrooke Self-Storage CUP

Consider a Conditional Use Permit to allow for a self-storage facility to occupy more than 20,000 square feet of floor space in a Planned Unit Development zoning district for a vacant parcel located south of State Road 50 and west of Emil Jahna Street.

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
March 12, 2024

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, March 12, 2024 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, Myers and Pines.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Minister Sharon Keyes gave the invocation followed by the Pledge of Allegiance.

PRESENTATION

Fraternal Order of Police Lodge 176 President Sam Guttman presented Police Chief Broadway with the Leadership Award.

PUBLIC COMMENTS

Vincent Niemiec, Regency Hills – Provided an update on his meeting with Lake County regarding the traffic light. He spoke on Lake County paying Lennar to pave a road and that they are working on getting a crossing guard at Hancock and Hartwood Marsh Rd.

Shay Miller, 779 W. Osceola Street – expressed concern regarding traffic on 8th and Osceola Street during downtown events.

Samii Yakovetic, 4480 Powderhorn Place Drive – commented on discussing issues with Council.

AGENDA CHANGES

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

Item No. 6 – Variance Request 2490 Holly Berry Circle

City Manager Bulthuis informed the Council this is a request to table the item to May 14, 2024.

Council Member Pines moved to table item 6, Variance Request, 2490 Holly Berry Circle to May 14, 2024; seconded by Council Member Myers. Passed unanimously 4-0 with all members present voicing aye.

Item No. 7 - Variance Request, Teamont Boba

City Manager Bulthuis informed the Council this is a request to table the item to March 26, 2024.

Council Member Pines moved to table item 7, Variance Request, Teamont Boba to March 26, 2024; seconded by Council Member Myers. Passed unanimously 4-0 with all members present voicing aye.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis –

- City Council workshop is March 19 at 6:30pm.
- Qualifying closed for the Special Election on March 8. Two candidate's qualified, Tod Howard and Otis Taylor Jr. The Special Election will be held on May 14, 2024.

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- Provided a list of events happening this weekend around Clermont.

CITY ATTORNEY REPORT

City Attorney Mantzaris –

- Will provide a summary at the workshop next week on the legislative session.

CITY COUNCIL REPORT

Council Member Pines – No report.

Council Member Gonzalez – No report.

Council Member Myers –

- Attended the Fire Department awards ceremony.
- Spoke on Women’s History Month.

Mayor Murry –

- Recognized Multiple Sclerosis month.
- Expressed appreciation for Women’s History Month.
- Encouraged attendance at recognition ceremonies.
- Special Election in May, encouraged a good turnout at the election for Seat 2.
- Thanked Minister Keyes for stepping in at the last minute to do the invocation.

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 February 20, 2024, Workshop and February 27, 2024, Council Meeting minutes.

Item No. 2 – Piggyback Contract
Fire Dept.

Consider piggyback approval of the Volusia County term contract with Florida PPE Services, LLC to provide cleaning, repair, and inspection of PPE Bunker Gear equipment.

Item No. 3 – Equipment Lease Agreement
Fire Dept.

Consider approval of a sole source agreement from Industrial Scientific to acquire an air and gas monitor equipment lease program in the total budgeted amount of \$115,024.80.

Council Member Gonzalez moved to approve Consent Agenda Items 1-3 as presented; seconded by Council Member Pines. Passed unanimously 4-0 with all members present voicing aye.

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UNFINISHED BUSINESS

Item No. 4 – Board Appointments

City Manager Bulthuis stated that he will address items 4 and 5 together.

There are two options for a city has to manage code enforcement cases. You can have a Code Enforcement Board, which the city currently has or a Special Magistrate. The issue the city is facing with the Code Enforcement Board is participation, the last meeting was in September 2023. Staff approached Council with the idea of returning to a Special Magistrate, Council's direction was to move forward with the Ordinance for Special Magistrate as well as advertising for volunteers for the Code Enforcement Board to see if we can fill the vacant seats. City staff started advertising for the vacancies in February and have received applications. There are five seats that need to be filled and based on the applications that were received prior to the agenda being posted, staff's recommendation would be to appoint the following: Seat 2 – Francis Falcone, Seat 3 – Linda Camps, Seat 4 – reappoint Domingo Fornoles, Seat 5 – Maria Gulati, Seat 6 – Nilsa Whitehead and Seat 7 – Bill Kilburn.

Staff received an additional application yesterday from Mr. Chuck Forth. The decision on how to proceed is up to the City Council. If Council moves forward with filling those positons, then staff would recommend voting no on the Special Magistrate ordinance.

Council Member Myers asked if Council could hear from all of the applicants that were present.

Mayor Murry asked the applicants to come forward and introduce themselves.

The following spoke requesting appointment to the Code Enforcement Board:

Francis Falcone stated that she wants to be more involved in the community.

Bill Kilburn stated that he is looking for a way to participate in the community.

Linda Camps stated that she wants to be more involved in the community.

Charles Forth stated that he has experience in Code Enforcement and will be fair in every case.

Council Member Pines stated that the issue with Code Enforcement Board is having members who attend the meeting and there are two applicants that are not in attendance tonight.

Mayor Murry stated that he has known Ms. Whitehead and she has been faithful in serving previously and feels she would attend meetings.

Council Member Myers said that the board needs someone with experience to lead the group. She believes that the people who are in attendance tonight should be appointed to the board.

City Manager Bulthuis recommended to appoint the applicants to the following seats. Seat 2 – Francis Falcone, Seat 3 – Linda Camps, Seat 4 – reappoint Domingo Fornoles, Seat 5 – Nilsa Whitehead, term to start on April 1, Seat 6 – Charles Forth and Seat 7 – Bill Kilburn.

Council Member Myers moved to accept the board appointments as presented by City Manager Bulthuis; seconded by Council Member Pines. Passed unanimously 4-0 with all members present voicing aye.

City Manager Bulthuis stated that the Code Enforcement Board meets this Monday at 6pm and training will be at 5:30pm.

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Item No. 5– Ordinance No. 2024-016, *Special Magistrate Final*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, AMENDING ARTICLE V, “CODE ENFORCEMENT”, DIVISION 1, “GENERALLY”, SECTION 1-41 “INTENT OF ARTICLE” AND SECTION 1-42 “ALTERNATE CODE ENFORCEMENT SYSTEM AND DIVISION 2 “CODE ENFORCEMENT BOARD”; SECTION 2-187, “ALTERNATE CODE ENFORCEMENT SYSTEM” AND AMENDING DIVISION II, ‘CODE ENFORCEMENT BOARD”, SECTION 1-75, “CREATED; JURISDICTION; POWERS AND DUTIES; ENFORCEMENT BY COURTS”, SECTION 1-76, “COMPOSITION; APPOINTMENT” AND SECTION 1-77, “COUNSEL NAMED” PROVIDING FOR THE CREATION AND APPOINTMENT OF A CODE ENFORCEMENT SPECIAL MAGISTRATE; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The ordinance has been withdrawn.

NEW BUSINESS

Item No. 6 – This item was addressed earlier in the meeting and tabled to the May 14, 2024 meeting.

Item No. 7 – This item was addressed earlier in the meeting and tabled to the March 26, 2024 meeting.

Item No. 8 – Variance Request, *Vacant Lot Adjacent to 190 Crystal Lake Dr.*

Development Services Planner Kruse presented the variance request. The applicant is requesting to allow for a vacant lot east of 190 Crystal Lake Drive to remain in a natural Florida Xeriscape condition without mowing or maintaining the lot. The applicant has owned the vacant lot since 2004. This variance application is a result of a pending code enforcement case.

The current condition on the site consists of vegetation exceeding 18 inches. Section 18-53 (1) of the Land Development Code states: “Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.” The applicant has indicated that it is necessary to continue to maintain the area of native plant species without mowing the land since it would destroy a fragile ecosystem that protects and feeds a number of other species and would harm the plant seed heads that are vital for continued growth. The applicant is requesting a variance to allow the vegetation to grow without mowing to protect the vibrancy of the certified Wildlife Habitat by the Florida Wildlife Federation.

Staff has reviewed the applicant’s request and no substantial documentation has been provided to indicate the benefit of approving this variance other than the Certified Wildlife Habitat certificate. The lot is located within a single family zoning area, and the variance request is out of character with other properties in the area. A review of similar variance requests within the past 10 years has not yielded any requests of this nature. The Certified Wildlife Habitat certificate appears to be a self-checked analysis with a minimal fee for certification.

The Land Development Code, Section 101-246, requires a positive finding on the five review criteria for granting a variance. Staff has reviewed the application and supporting documents and finds the applicant meets one of the five criteria for a positive finding to support the variance request.

Staff received 2 emails in support of the request. Staff recommended denial of the variance request.

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The applicant, Ms. Venderberg stated her family has lived in the area for 26 years. They purchased the lot adjacent to their home in 2004 and has allowed the vegetation to grow for 20 years. The area has become a natural wildlife habitat.

Mayor Murry opened the public hearing.

Claudia Sietz, 623 Crystal Lake Dr. – lives next to the applicant and is in favor of the variance.

Mayor Murry closed the public hearing.

Council Member Gonzalez asked how long the violation has been in place.

Development Services Planner Kruse noted it has been cited for a couple months. The code violation is for the grass that is over 18 inches, not the trees.

City Manager Bulthuis asked if there are any special plantings in that area. Development Services Planner Kruse stated he is not aware of any and there has been no substantial documentation submitted to document that.

Ms. Venderberg said they have allowed the lot grow naturally, they have put in milk weed, lemongrass and wildflowers to allow it to be what is intended to be. There has never been development on the land. She stated that she was confused, she is here for a variance request, not code enforcement.

City Attorney Mantzaris explained that there is a code that prohibits growth above 18 inches, the variance request is a variance to the code.

Mayor Murry stated that he is concerned that letting it grow creates a space for rodents and snakes.

Council Member Pines said the city has codes for residential properties. The undergrowth is the issue, not the trees.

Council Member Pines moved to deny Item No. 8, Variance Request Vacant Lot adjacent to 190 Crystal Lake Dr.; seconded by Council Member Myers. Passed unanimously 4-0 with all members present voicing aye.

Item No. 9 – Variance Request, 301 Chestnut Street

Development Service Director Henschel presented the variance request. The subject property is located at 301 Chestnut Street. This variance application is a result of a pending code enforcement case for a shed placed without a permit. The applicant is requesting to allow for a rear yard setback less than the 25 feet minimum requirement for the placement of a 12' x 24' storage shed. The Land Development Code requires storage buildings greater than 150 square feet to meet the rear yard setback of the primary structure. This is a duplex with a 25 foot rear setback. The existing shed is 288 square feet and has a current setback of 4 feet from the property line. The location of the shed may be considered intrusive and out of character with other sheds in the neighborhood.

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

The applicant, Roy Barton was present and stated that their property has a Florida room with a two foot hangover which does not leave much room to place a shed to meet the setback without it being up against the Florida room. He stated that he is recently retired, downsized and there is not much storage in the duplex.

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The shed is surrounded by a six foot wooden fence and requested Council approval.

Mayor Murry opened the public hearing.

Vincent Niemiec, Regency Hills - asked how long the shed has been on the property and if there is a statute of limitations.

City Attorney Mantzaris stated that there is no statute of limitations on unpermitted structures if the structure required a building permit at the time it was built. Once it is discovered by the city, it does not matter how long it has been in place.

Mr. Barton stated that the shed has only been there a few months.

City Manager Bulthuis asked Mr. Barton if he knew he had to get a building permit. Mr. Barton stated that he tried to get a building permit after the shed was placed.

Mayor Murry closed the public hearing.

Mayor Murry asked staff about sheds that are up against the property line on some properties.

Development Services Director Henschel explained that the city does allow sheds that are 150 square feet or less to be placed 30 inches from the rear property line. One a shed exceeds 150 square inches or 9 feet, they have to meet the setbacks of the primary structure.

City Attorney Mantzaris spoke about an awning that was shown on the shed in one of the pictures, that part would need a permit regardless of the size of the shed.

Council Member Gonzalez moved to deny Item No. 9, Variance Request 301 Chestnut Street; seconded by Council Member Myers. Passed 3-1 with Council Member Pines opposing.

Item No. 10– Ordinance No. 2024-017, 151 W. State Road 50 Intro

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Pines moved to introduce Ordinance No. 2024-017, 151 W. State Road 50; seconded by Council Member Myers. Passed unanimously 4-0 with all members present voicing aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:00pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

Meeting Date																						
Tuesday, March 26, 2024																						
Agenda Item Name																						
Surplus Request																						
Requested Action																						
The Procurement Services Department requests approval to declare end-of-life inventory as surplus from the Police Department, Parks and Recreation Department, Fire Department, and Information Technology Department and provide disposal per the Procurement Policy.																						
Staff Report																						
The Procurement Services Department, on behalf of the Police Department, Parks and Recreation Department, Fire Department, and Information Technology Department recommends approval of the above action. The following inventory has reached their end-of-life service, and approval to surplus these items is requested. <u>Police Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Broken Kustom Prolite LIDAR</td> </tr> <tr> <td>(1)</td> <td>2011 Stealth Apache Golf Cart</td> </tr> </table> <u>Parks and Recreation Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Old Kurzweil Mini Grand Piano with Electric Keyboard</td> </tr> </table> <u>Fire Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Executive Desk and Accessories</td> </tr> <tr> <td>(3)</td> <td>Pallets of Old and Expired Fire Equipment</td> </tr> </table> <u>Information Technology Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(7)</td> <td>WatchGuard XTM 5 Series Firebox</td> </tr> </table> The salvageable surplus property will be listed on GovDeals.com, an electronic public auction website for government property. The non-salvageable property will be disposed of appropriately.			Qty.	Property Description	(1)	Broken Kustom Prolite LIDAR	(1)	2011 Stealth Apache Golf Cart	Qty.	Property Description	(1)	Old Kurzweil Mini Grand Piano with Electric Keyboard	Qty.	Property Description	(1)	Executive Desk and Accessories	(3)	Pallets of Old and Expired Fire Equipment	Qty.	Property Description	(7)	WatchGuard XTM 5 Series Firebox
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(3)	Pallets of Old and Expired Fire Equipment																					
Qty.	Property Description																					
(7)	WatchGuard XTM 5 Series Firebox																					
Additional Analysis																						
Fiscal Impact Summary																						
The surplus property's anticipated value is \$1,000.																						
Fiscal Impact	Fund Number and Description	Available Budget Amount																				
Exhibits Attached (copies of original agreements)																						
1.	Parks and Recreation Disposal Form	Parks and Recreation Disposal Form.pdf																				
2.	Information Technology Disposal Forms	Information Technology Disposal Forms.pdf																				
3.	Police Disposal Forms	Police Disposal Forms.pdf																				
4.	Fire Disposal Forms	Fire Disposal Forms.pdf																				



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #: _____
Contact Person: Suzanne O'Shea Phone: 325 708-5998
Year / Make / Model: Kurzwell Mini Grand Piano Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property Kurzwell mini grand piano w/ electric keyboard

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Piano is in working order and can be sold.

Director Signature: _____

Date: 3/5/24

*****This form must be sent to the Procurement Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: 10382
Contact Person: Lt. Nick Bloom Phone: 352-536-8442
Year / Make / Model: 2011 Stealth Apache Golf Cart Vehicle No. 2411
Miles / Hours: Unknown Serial / VIN: 4S9BB2324AW207755
Description of Property Marked Police Golf Cart

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: _____

Date: 3-7-24

*****This form must be sent to the Procurement Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE ☒ Property Tag #: _____
Contact Person: T. STONE Phone: 352-536-8460
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: LP03785
Description of Property KUSTOM PROLITE LIDAR

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

Director Signature: _____

Date: 2-12-24

*****This form must be sent to the Procurement Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE NOTED
Contact Person: RICK CASLER, AC ADMIN Phone: 352-241-2217
Year / Make / Model: YEAR PURCHASED UNKNOWN Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: N/A
Description of Property EXECUTIVE DESK/ACCESSORIES, UNREPAIRABLE, END OF LIFE

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: 

Date: 3/11/24

*****This form must be sent to the Procurement Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE ☐ Property Tag #: N/A
Contact Person: Rick Casler Phone: 352-394-7662
Year / Make / Model: N/A Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: N/A
Description of Property Misc Fire equipment

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

Director Signature: 

Date: 3/8/24

*****This form must be sent to the Procurement Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023

Item

Pallet 1

- 1- Fire Extinguisher Holder (4 tubes)
- 1- Female Steamer Cap (4"-2 1/2")
- 1- Honda Generator (Harmony EN 2500)
- 1- Circle D Light
- 1- Amkus Spreader Classic Series
- 1- Play-pipe Nozzle With Tips (1/8"-1")
- 1- Amkus Ram (small)
- 1- Green Garden Hose
- 1- Akron Ground Monitor (style #3411/3413)
- 1- Akron Hose Clamp
- 1- Elbow (2 1/2")
- 1- Steamer Port Cap (5")
- 2- Cellar Nozzles (2 1/2")
- 2- Amkus Rams (large)
- 2- 50 ft Sections of Hydraulic Hose (Red, Blue)
- 2- Siamese (4"-2")
- 2- 8lb Pick-headed Axes
- 4- Cellar Nozzles (1 3/4")

Pallet 2

- 1- 8lb Flat-headed Axe (Blue)
- 1- Fire Hose Pressure Tester (4 discharges)
- 1- Hooligan Bar (30")
- 1- Tiger Sawzall
- 1- Saber Jet Nozzle Akron (style #1512)
- 1- 1" Akron Turbo Jet Nozzle (style #1702)
- 1- Scotty Foam Pack Nozzle (50GPM)
- 1- Akron Fog Tip (style #4717)
- 1- 2 1/2" Akron Assault Nozzle (style #4814)
- 1- K Tool with Accessories
- 1- Officers Tool Axe with Gas Shut Off
- 1- Large Bolt Cutter (36")
- 1- Pry Bar (20")
- 1- Steamer Port Cap (3")
- 1- Steamer Port Cap (5")
- 1- Fiber Glass Pike Pole (6')
- 1- Cap (2 1/2")
- 1- Cap (3")
- 1- Stortz Female (4"-3")
- 1- Stortz Female (4"- 2 1/2")
- 1- Elkhart Inline Foam Inductor
- 2- 1" Hose Thread
- 2- Red Head Double Female (6"- 4 1/2")

- 2- Cellar Nozzles (2 1/2")
- 2- Akron Turbo Jet Nozzles (style #1727)
- 3- Akron 175 GPM Nozzles (style #4720)
- 3- Hydrant Wrenches (Ratchet style)
- 3- Double Females
- 4- Hose Straps
- 4- 2 1/2"-3/4" tips
- 5- Box Style Flashlights
- 6- LDH Spanner Wrenches
- 6- Double Males
- 8- Dive Fin Sets (Transcend with Accessories & Large Black Tote)

Pallet 3

- 1- Ventilation Fan (Tempest variable speed)
- 1- Welding Kit
- 2- Water Thieves (4" - 2 1/2")
- 2- Akron Brass Hose Rollers
- 2- Pneumatic Air Chisels (Hose, Regulators, and Accessories)



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 26, 2024		
Agenda Item Name		
Canvassing Board		
Requested Action		
Staff Report		
The City of Clermont will have a Special Election on May 14, 2024. The Canvassing Board consists of 3 members and 2 alternates. There are a total of 8 canvassing board meetings requiring attendance. The times and dates of those meetings are attached to the agenda item. The recommendation of staff is to appoint City Clerk Tracy Ackroyd Howe, Records Administrator Don Price, and Council Member Chandra Myers to the canvassing board. In addition, the appointment of alternates: Clermont resident Timothy Bates and Deputy City Clerk Nicole Wisniewski.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024 Clermont CanvassingBoardSchedule-Bilingual2024 Clermont CanvassingBoardSchedule-Bilingual.docx		



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2024 Clermont Pre-Election Runoff (Primary) Election
Canvassing Board Schedule
All meetings conducted at: 1898 E. Burleigh Blvd., Tavares, FL 32778

Canvassing Board Function	Date	Time
Organizational Meeting	04/30/24	8:30 AM
Logic & Accuracy (Public) Test	04/30/24	9:00 AM
Vote-By-Mail (VBM) Ballot Canvass: Adjudicate Reasonable Access challenges, as needed. Be present as required for ballot opening, tabulation, duplication, and processing through Automated Independent Audit System.	04/30/24	2:00 PM
VBM Ballot Canvass: Adjudicate Reasonable Access challenges, as needed. Be present as required for ballot opening, tabulation, duplication, and ballot processing through Automated Independent Audit System.	05/03/24	8:30 AM – 5:00 PM
VBM Ballot Canvass (if needed): Disposition of ballots requiring review. Be present as required for ballot opening, tabulation, duplication, and ballot processing through Automated Independent Audit System.	05/07/24	8:30 AM – 5:00 PM
VBM Ballot Canvass (if needed): Disposition of ballots requiring review. Be present as required for ballot opening, tabulation, duplication, and ballot processing through Automated Independent Audit System.	05/10/24	8:30 AM – 5:00 PM
ELECTION DAY: VBM Ballot Canvass. Disposition of ballots requiring review. Be present as required for ballot opening, tabulation, duplication, and ballot processing through Automated Independent Audit System. Initiate Cure Affidavit process as required. Meeting will conclude after ALL Election Day precinct returns have been received and ALL VBM ballots have been tabulated.	05/14/24	5:30 PM
Provisional Ballot Voter's Certificate: Review voter's signature applied to each <i>Provisional Ballot Voter's Certificate</i> received on Election Day and initiates <i>Signature Cure Affidavit</i> process as required. Election Day ballot processing through Automated Independent Audit System.	05/15/24	10:00 AM
Provisional Ballot Review: Cure Affidavit (Provisional and VBM Review). Voter Certificate review of VBM ballots returned to SOE that provide a non-matching signature and no corresponding <i>Cure Affidavit</i> to allow ballot tabulation. Ballot processing through Automated Independent Audit System. Unofficial results.	05/16/24	5:30 PM
Official Results Release (if no recount required): Review of VBM and Provisional Ballot Cure Affidavits received and those with no response. Ballot tabulation, duplication, and processing through Automated Independent Audit System as needed. Official Results certification. Set scope for Post-Election Voting System Audit to be conducted at 8:30 AM, 05/21/24	05/16/24	6:00 PM
Post-Election Voting System Audit	05/21/24	8:30 AM

First Meetings – 04/30/24

Conducted pursuant to sections 97.012, 101.5612(2), 101.68, 101.6925, and 102.141(2) & (8) of Florida Statutes.

- A) **Organizational Meeting:** Starts at **8:30 AM**. Review meeting dates and procedures to be used for ballot canvassing. Discusses other matters pertaining to this election. **All** Canvassing Board meetings are open to the public in accordance with Sunshine Law. **ALL Board Members** must be present.
- B) **Logic and Accuracy (Public) Test:** Projected start time **9:00 AM**. At least **ONE** member must be present for test and **ALL** members must be present to certify test accuracy.
- C) **Canvass Vote-By-Mail (VBM) Ballots:** Starts at **2:00 PM**. **MAJORITY** of Board Members must be present to approve and order opening of ballots. At least **ONE** member must be present during ballot opening, tabulation, duplication, and processing of ballots through Automated Independent Audit System.

Second Meeting – 05/03/24, 8:30 AM – 5:00 PM

Conducted pursuant to 101.5614(5), 101.68, and 102.141(8) of Florida Statutes.

MAJORITY of Board Members must be present to for ballot adjudication. At least **ONE** member must be present during opening, tabulation, duplication, and processing of ballots through Automated Independent Audit System.

Third Meeting (if needed) – 05/07/24, 8:30 AM – 5:00 PM

Conducted pursuant to 101.5614(5), 101.68, and 102.141(8) of Florida Statutes.

MAJORITY of Board Members must be present for ballot adjudication. At least **ONE** member must be present during opening, tabulation, duplication, and processing of ballots through Automated Independent Audit System.

Fourth Meeting (if needed) – 05/10/24, 8:30 AM – 5:00 PM

Conducted pursuant to 101.5614(5), 101.68, and 102.141(8) of Florida Statutes.

MAJORITY of Board Members must be present to for ballot adjudication. At least **ONE** member must be present during opening, tabulation, duplication, and processing of ballots through Automated Independent Audit System.

Fifth Meeting – ELECTION DAY 05/14/24, 5:30 PM

Conducted pursuant to 101.5614(5), 101.68, and 102.141(2) (8) of Florida Statutes.

MAJORITY of Board Members must be present to for ballot adjudication. At least **ONE** member must be present during opening, tabulation, duplication, and processing of ballots through Automated Independent Audit System. Initiate Cure Affidavit process as required. Meeting will conclude upon receipt of **All** election returns from precincts and tabulation of **All** VBM ballots.

Sixth Meeting – 05/15/24, 10:00 AM

Conducted pursuant to 101.048 (2) (b) of Florida Statutes.

ALL Board Members must be present to approve / reject **Provisional Ballot Voter's Certificate** signatures and initiate **Cure Affidavit** process. At least **ONE** member must be present during processing of ballots through Automated Independent Audit System, as needed.

Seventh Meetings – 05/16/24

Conducted pursuant to Sections 101.048(2), 101.049, 101.591, 101.68, 101.6925, 102.141(2), and 102.151 of Florida Statutes. Additionally, Rules 1S-2.037 and 1S-5.026(4)(e) of Florida Administrative Code.

- A) **5:30 PM: ALL** Board Members must be present for **ALL** processes. Reviews **Provisional Ballots**. Ballots deemed eligible added to election results. Reviews **Cure Affidavits** and **Voter Certificates** as required. Ballots deemed eligible added to election results. At least **ONE** member must be present for duplication, tabulation and processing through Automated Independent Audit System, as needed. Board declares first set of results as **“Unofficial Results”**.
- B) **6:00 PM: ALL** Board Members must be present for **ALL** processes. Reviews **Provisional Ballots**. Ballots deemed eligible added to election results. Reviews **Cure Affidavits** and **Voter Certificates** as required. Ballots deemed eligible added to election results. At least **ONE** member must be present for duplication of ballots and processing of ballots through Automated Independent Audit System, as needed. Board declares second set of results as the **“Official Results”**. Board identifies **“Voting System Audit”** scope for audit to be conducted at **8:30 AM on 05/21/24**.

Eighth Meeting – 05/21/24, 8:30 AM

Conducted pursuant to Section 101.591 of Florida Statutes and Rule 1S-5.026(4)(e) of Florida Administrative Code.

Post-Election Voting System Audit. **MAJORITY** of board members must be present during **Voting System Audit** process.



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2024 elecciones de segunda vuelta (primarias) previas a las elecciones de Clermont

Horario de la Junta de Escrutinio

Todas las reuniones llevadas a cabo en: 1898 E. Burleigh Blvd., Tavares, FL 32778

Función de tablero de escrutinio	Fecha	Hora
Reunión de organización	04/30/24	8:30 AM
Prueba de lógica y precisión (pública)	04/30/24	9:00 AM
Escrutinio de boletas de voto por correo (VBM): Adjudicar las impugnaciones de acceso razonable, según sea necesario. Estar presente según sea necesario para la apertura, tabulación, duplicación y procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente.	04/30/24	2:00 PM
Escrutinio de boletas electorales de VBM: Adjudicar las impugnaciones de acceso razonable, según sea necesario. Estar presente según sea necesario para la apertura de boletas, la tabulación, la duplicación y el procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente.	05/03/24	8:30 AM – 5:00 PM
Escrutinio de boletas de VBM (si es necesario): Disposición de boletas que requieren revisión. Estar presente según sea necesario para la apertura de boletas, la tabulación, la duplicación y el procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente.	05/07/24	8:30 AM – 5:00 PM
Escrutinio de boletas de VBM (si es necesario): Disposición de boletas que requieren revisión. Estar presente según sea necesario para la apertura de boletas, la tabulación, la duplicación y el procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente.	05/10/24	5:00 PM
DÍA DE LAS ELECCIONES: Escrutamiento de boletas de VBM. Disposición de las papeletas que requieren revisión. Estar presente según sea necesario para la apertura de boletas, la tabulación, la duplicación y el procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente. Inicie el proceso de declaración jurada de subsanación según sea necesario. La reunión concluirá después de que se hayan recibido TODAS las devoluciones de los precintos del día de las elecciones y se hayan tabulado TODAS las boletas de VBM.	05/14/24	5:30 PM
Certificado de Votante de Boleta Provisional: Revise la firma del votante aplicada a cada Certificado de Votante de Boleta Provisional recibido el Día de las Elecciones e inicie el proceso de Declaración Jurada de Curación de Firma según sea necesario. Procesamiento de boletas el día de las elecciones a través del Sistema Automatizado de Auditoría Independiente.	05/15/24	10:00 AM
Revisión de la Boleta Provisional: Declaración Jurada de Curación (Revisión Provisional y VBM). Revisión del Certificado de Votante de las boletas de VBM devueltas a SOE que proporcionan una firma que no coincide y no hay una Declaración Jurada de Subsanación correspondiente para permitir la tabulación de la boleta. Procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente. Resultados no oficiales.	05/16/24	5:30 PM
Publicación oficial de los resultados (si no se requiere recuento): Revisión de las declaraciones juradas de VBM y de subsanación de boletas provisionales recibidas y las que no tienen respuesta. Tabulación, duplicación y procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente según sea necesario. Certificación oficial de resultados. Establecer el alcance de la Auditoría del Sistema de Votación Postelectoral que se llevará a cabo a las 8:30 a.m., 05/21/24	05/16/24	6:00 PM
Auditoría del sistema de votación postelectoral	08/29/23	8:30 AM

Primeras Reuniones – 04/30/24

Realizado de conformidad con las secciones 97.012, 101.5612(2), 101.68, 101.6925 y 102.141(2) y (8) de los Estatutos de la Florida.

- A) **Reunión de organización: Comienza a las 8:30 a.m.** Revise las fechas de las reuniones y los procedimientos que se utilizarán para el escrutinio de las boletas. Discute otros asuntos relacionados con esta elección. Todas las reuniones de la Junta de Escrutinio están abiertas al público de acuerdo con la Ley Sunshine. TODOS los miembros de la Junta deben estar presentes.
- B) **Prueba de Lógica y Precisión (Pública): Hora de inicio prevista 9:00 AM.** Al menos **UN** miembro debe estar presente para la prueba y **TODOS** los miembros deben estar presentes para certificar la precisión de la prueba.
- C) **Papeletas de Votación por Correo (VBM): Comienza a las 2:00 PM.** La **MAYORÍA** de los Miembros de la Junta deben estar presentes para aprobar y ordenar la apertura de las boletas. Al menos **UN** miembro debe estar presente durante la apertura de la boleta, la tabulación, la duplicación y el procesamiento de las boletas a través del Sistema Automatizado de Auditoría Independiente.

Segunda Reunión – 05/03/24, 8:30 AM – 5:00 PM

Realizado de conformidad con 101.5614(5), 101.68 y 102.141(8) de los Estatutos de la Florida.

La **MAYORÍA** de los miembros de la Junta deben estar presentes para la adjudicación de la boleta. Al menos **UN** miembro debe estar presente durante la apertura, tabulación, duplicación y procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente.

Tercera Reunión (si es necesario) – 05/07/24, 8:30 AM – 5:00 PM

Realizado de conformidad con 101.5614(5), 101.68 y 102.141(8) de los Estatutos de la Florida.

La **MAYORÍA** de los miembros de la Junta deben estar presentes para la adjudicación de la boleta. Al menos **UN** miembro debe estar presente durante la apertura, tabulación, duplicación y procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente.

Cuarta Reunión – (si es necesario) – 05/10/24, 8:30 AM – 5:00 PM

Realizado de conformidad con 101.5614(5), 101.68 y 102.141(8) de los Estatutos de la Florida.

La **MAYORÍA** de los miembros de la Junta deben estar presentes para la adjudicación de la boleta. Al menos **UN** miembro debe estar presente durante la apertura, tabulación, duplicación y procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente.

Quinta Reunión – DÍA DE LAS ELECCIONES – 05/14/24, 5:30 PM

Realizado de conformidad con 101.5614(5), 101.68 y 102.141(2)(8) de los Estatutos de la Florida.

La **MAYORÍA** de los miembros de la Junta deben estar presentes para la adjudicación de la boleta. Al menos **UN** miembro debe estar presente durante la apertura, tabulación, duplicación y procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente. Inicie el proceso de declaración jurada de subsanación según sea necesario. La reunión concluirá con la recepción de todos los resultados electorales de los precintos y la tabulación de todas las boletas de VBM.

Sexta Reunión – 05/15/24, 10:00 AM

Realizado de conformidad con 101.048 (2) (b) de los Estatutos de la Florida.

TODOS los miembros de la Junta deben estar presentes para aprobar / rechazar las firmas del Certificado de Votante de la Boleta Provisional e iniciar el proceso de Declaración Jurada de Curación. Al menos **UN** miembro debe estar presente durante el procesamiento de las boletas a través del Sistema Automatizado de Auditoría Independiente, según sea necesario.

Séptima Reunión – 05/16/24

Realizado de conformidad con las Secciones 101.048(2), 101.049, 101.591, 101.68, 101.6925, 102.141(2) y 102.151 de los Estatutos de la Florida. Además, las Reglas 1S-2.037 y 1S-5.026(4)(e) del Código Administrativo de la Florida.

- A) **5:30 PM: TODOS** los miembros de la Junta deben estar presentes en TODOS los procesos. Revisa las boletas provisionales. Las boletas consideradas elegibles se agregaron a los resultados de las elecciones. Revisa las declaraciones juradas de subsanación y los certificados de votante según sea necesario. Las boletas consideradas elegibles se agregaron a los resultados de las elecciones. Al menos **UN** miembro debe estar presente para la duplicación, tabulación y procesamiento a través del Sistema Automatizado de Auditoría Independiente, según sea necesario. La Junta declara el primer conjunto de resultados como "Resultados no oficiales".
- B) **6:00 PM: TODOS** los miembros de la Junta deben estar presentes en TODOS los procesos. Revisa las boletas provisionales. Las boletas consideradas elegibles se agregaron a los resultados de las elecciones. Revisa las declaraciones juradas de subsanación y los certificados de votante según sea necesario. Las boletas consideradas elegibles se agregaron a los resultados de las elecciones. Al menos **UN** miembro debe estar presente para la duplicación de boletas y el procesamiento de boletas a través del Sistema Automatizado de Auditoría Independiente, según sea necesario. La Junta declara el segundo conjunto de resultados como los "Resultados Oficiales". La Junta Directiva identifica el alcance de la "Auditoría del Sistema de Votación" para la auditoría que se llevará a cabo a las 8:30 a.m., 05/21/24.

Octavo Reunión (final) – 05/21/24, 8:30 AM

Realizado de conformidad con la Sección 101.591 de los Estatutos de Florida y la Regla 1S-5.026 (4) (e) del Código Administrativo de Florida.

Auditoría del sistema de votación postelectoral. La **MAYORÍA** de los miembros de la junta deben estar presentes durante el proceso de auditoría del sistema de votación.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 26, 2024		
Agenda Item Name		
Bid Award <i>Street Resurfacing Services</i>		
Requested Action		
Requesting approval of bid award and contract with Ranger Construction Industries, Inc. to provide resurfacing services on Johns Lake Road in the amount of \$341,419.		
Staff Report		
The Procurement Services Department and the Public Services Department recommend approval of the above action. The Public Services Department contacted Procurement Services to determine the most effective way to contract a company to resurface Johns Lake Road. The Procurement Services Department issued a Request for Bid (RFB) number 24-066 to acquire these services. The RFB was competitively bid, formally advertised, and complies with the City of Clermont Procurement Policy and Procedures. There were two (2) responses to the RFB. The scope of work to be performed includes milling of existing asphalt and overlaying new asphalt from Citrus Tower Blvd. east to the entrance of the Grace Community Church, including street paint markings and reflectors. Approved during the budget process from the Infrastructure Fund account number 12541-54603. This project has been shown in the five-year transportation improvement plan since 2020. The award is being recommended to the low-responsive and responsible bidder, Ranger Construction Industries, Inc., in the amount of \$341,419, who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$341,419	12541-54603 Repair & Maintenance - Streets	\$386,282
Exhibits Attached (copies of original agreements)		
1. RFB 24-066 Response Tabulation		RFB 24-066 Response Tabulation.pdf
2. RFB 24-066 Notice of Intent to Award		RFB 24-066 Notice of Intent to Award.pdf



EVALUATION TABULATION

RFB No. RFB 24-066

Street Resurfacing Services 2024

RESPONSE DEADLINE: March 14, 2024 at 2:00 pm

Report Generated: Thursday, March 14, 2024

VENDOR TOTALS

Vendor	Total
Ranger Construction Industries, Inc. – Winter Garden, FL	\$341,419.00
Superior Asphalt, Inc. – Oneco, FL	\$406,000.00

MILL AND OVERLAY (BASIS OF AWARD)

The award will be made to the selected respondent who submits the lowest price on all items when added to the aggregate. All respondents must include costs for mobilization, traffic control, milling existing asphalt (1 inch if called for), asphalt crack fill and seal, street sweep, overlay with 1-inch of Type S3 recycled asphalt, temporary and thermo-plastic pavement markings.

MILL AND OVERLAY (BASIS OF AWARD)					Ranger Construction Industries, Inc.			Superior Asphalt		
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Street Name	Unit Cost	Total	Street Name
X	1	Johns Lake Road	1	LUMP SUM	\$341,419.00	\$341,419.00	From Citrus Tower east to just east of lost Lake School. Mill and resurface 1.5-inch asphalt. Approximately 18,332 Square Yards	\$406,000.00	\$406,000.00	From Citrus Tower east to just east of lost Lake School. Mill and resurface 1.5-inch asphalt. Approximately 18,332 Square Yards
Total						\$341,419.00			\$406,000.00	

ADDITIONAL PRICING

Should specific additional work be required, or should the quantities submitted by the successful respondent of certain classes be increased or decreased from those needed by Contract Documents, the unit prices contained below are the basis of quantifying payment to the successful respondent or credit to the City, for such increase or decrease in the work. No additional adjustments will be allowed. The successful respondent is required to enter the unit price.

ADDITIONAL PRICING					Ranger Construction Industries, Inc.		Superior Asphalt	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	2	Rut Fill /Scratch Course	1	TON	\$150.00	\$150.00	\$250.00	\$250.00
X	3	Crack Seal	1	GALLON	\$56.80	\$56.80	\$1,000.00	\$1,000.00
X	4	6-inch Yellow or White Temp. Paint	1	LINEAR FEET	\$0.35	\$0.35	\$5.00	\$5.00
X	5	Remove Thermo-Plastic Markings	1	LINEAR FEET	\$3.70	\$3.70	\$10.00	\$10.00
X	6	Tack Coat	1	SQUARE YARD	\$0.45	\$0.45	\$3.00	\$3.00
Total						\$211.30		\$1,268.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 24-066
Street Resurfacing Services 2024
RESPONSE DEADLINE: March 14, 2024 at 2:00 pm

Friday, March 15, 2024

After the careful and thorough review of all responses received to solicitation number RFB 24-066 titled Street Resurfacing Services 2024, the City hereby issues this Award Recommendation to the following company:

Ranger Construction Industries, Inc.

Sincerely,

Freddy L. Suarez, MPA, CPPB
Procurement Services Director

AGENDA ITEM

Meeting Date	
Tuesday, March 26, 2024	
Agenda Item Name	
Variance Request <i>Teamont Boba</i>	
Requested Action	
Recommend denial of the requested variances.	
Staff Report	
<i>This item was tabled at the March 12, 2024, City Council meeting.</i> The applicant is requesting three (3) variances to the Land Development Code to allow for the development of a specialty beverage building with two residential units. The following variances are being requested: (1) To allow for offsite public parking to meet the minimum onsite parking space requirements, (2) to allow for the elimination of the dumpster for solid waste collection, and (3) to allow for two residential units to have a minimum living area less than 600 square feet as required by the Land Development Regulations, Section 125-369. The subject parcel is located on 7th Street on the north side of West Montrose Street. The property zoning is Central Business District (CBD). The applicant is proposing to construct a 1,320 square foot single story building to operate a restaurant with 35 seats and two one-bedroom apartments.  The Land Development Code, Section 115-14, requires 0.5 parking spaces per every four patron seats on the premises, which requires a minimum of five (5) onsite parking spaces. The project is also required to provide a minimum of three (3) parking spaces for the residential units, calculated at 1.5 spaces per one bedroom unit. The project as designed would require a minimum of eight (8) onsite spaces. The variance request allows for the use of public parking in compliance with the minimum parking space requirements. The Land Development Code, Section 115-2 requires parking spaces to be provided for all buildings and permitted use on the premises. The requirements shall apply for all development, whether new structures, alterations or existing structures. On June 22, 2021, the City Council approved two of the three requested variances, which were valid for one year after the approval date. In addition, the applicant was also granted another one year extension to allow for the construction of the project. The variance approval has expired, therefore requiring the application to be resubmitted. The applicant has also added to the project to allow no onsite parking for the proposed residential units. The one apartment requires an additional three spaces on a lot that cannot accommodate any onsite parking. Although City staff encourages new development in the Central Business District, with the existing limited amount of public	

parking for all businesses located in the Downtown vicinity, staff cannot support a new business that cannot provide any onsite parking for their patrons, especially the requirements for ADA-accessible spaces. This lot, which measures 25 feet wide by 75 deep, was split from a parent parcel with lot dimensions of 75 feet wide by 75 feet deep. Therefore, the existing property hardship was created from the property split.

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

Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal Ad	Legal Ad.pdf	

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	

Date:	03/05/2024
Order Number:	9931307
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	57.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	03/15/2024 - 03/15/2024	Govt Public Notices
LEE dailycommercial.com	1	03/15/2024 - 03/15/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$100.06
Tax Amount	\$0.00
Service Fee 3.99%	\$3.99
Cash/Check/ACH Discount	-\$3.99
Payment Amount by Cash/Check/ACH	\$100.06
Payment Amount by Credit Card	\$104.05

Order Confirmation Amount	\$100.06
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing to be held on Tuesday, March 26, 2024 at 6:30pm for the following three variances: (1) to allow for offsite public parking as compliance for the requirements of the minimum number of spaces as indicated for the Central Business District, Section 115-14; (2) to allow for the elimination of the dumpster requirements for solid waste collection by the Land Development Code, Section 121-8; and (3) to allow for minimum living area less than 600 square feet as required by the Land Development Code, Section 125-369 (a)(4) at the following location:

LOCATION

Vacant parcel located on 7th Street,
on the north side of
West Montrose Street
Teamont Boba
(Alt. Key 3922907)

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

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

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

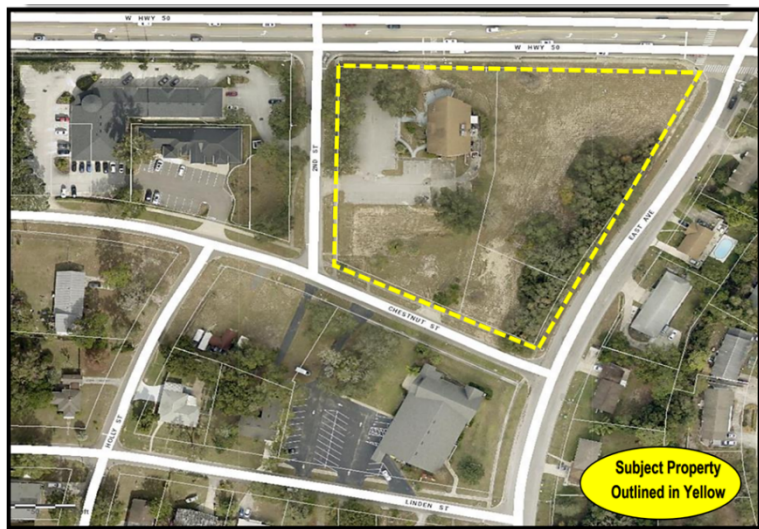
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 15, 2024
9931307



AGENDA ITEM

Meeting Date	
Tuesday, March 26, 2024	
Agenda Item Name	
Ordinance No. 2024-017 <i>Final</i> 151 W. State Road 50	
Requested Action	
Recommend approval of Ordinance No. 2024-017	
Staff Report	
The applicant, Salvatore, Inc., is requesting to rezone the subject property from Planned Unit Development (PUD) to C-1 Light Commercial district. The site consists of three parcels that are located at the southwest corner of State Road 50 and East Avenue and is approximately 3.04 acres, with a Commercial Future Land Use Designation. 	
On January 14, 2020, the City Council approved Ordinance No. 2020-01, to change the zoning from C-1 Light Commercial to Planned Unit Development (PUD) to allow for the development of 36 multifamily dwelling units. The project was never constructed, and the applicant has petitioned to allow for a rezoning change back to the previous C-1 Light Commercial. The applicant has not identified any future development endeavors for the parcels. The application specifies that C-1 Light Commercial is a more appropriate zoning category and will be more consistent with the existing development pattern and character of the neighborhood. Staff has reviewed the application as submitted and finds the request to change the zoning from Planned Unit Development to C-1 Light Commercial is consistent with the intent of the goals, objective and policies for the Commercial land use designation. Therefore, staff recommends approval to rezone the subject property to C-1 Light Commercial with the conditions contained in Ordinance No. 2024-017. <i>The Planning and Zoning Commission recommended approval 6-0.</i>	
Additional Analysis	
Fiscal Impact Summary	
None.	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord. 2024-017	Ord. 2024-017 - Salvatore's 151 SR 50 Rezoning (2.21.2024).pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	Survey	Survey.pdf	
4.	ZONING MAPS	ZONING MAPS.pdf	
5.	Application	Application.pdf	
6.	Display Ad	Display Ad.pdf	

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

SECTION 1:

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

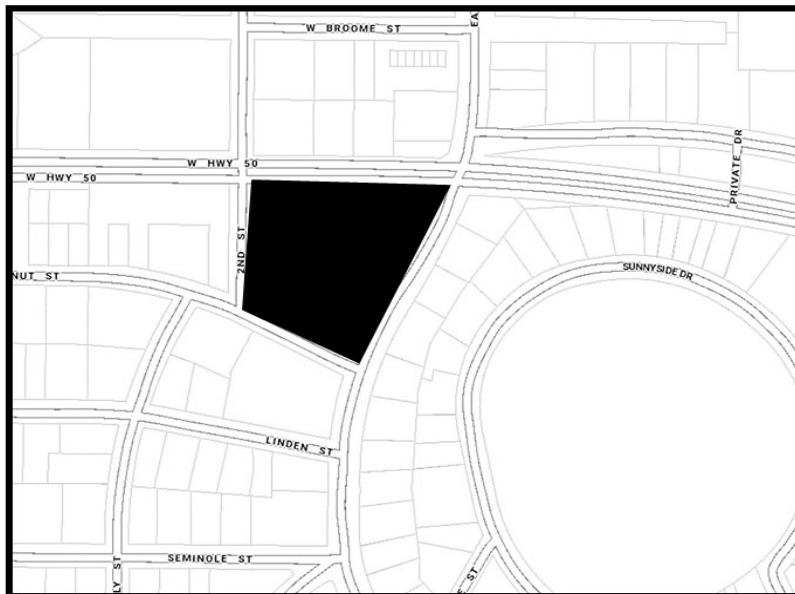
LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, IN BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, AT PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 624, AT PAGE 449, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

CONTAINING 3.04 ACRES MORE OR LESS

LOCATION

151 West Highway 50
Vacant parcel located on Highway 50 and
north of Chestnut Street
(Alternate Key 2697431, 2919761 and 1619432)





CITY OF CLERMONT
ORDINANCE NO. 2024-017

PROPERTY REZONING
FROM: Planned Unit Development (PUD) District
TO: C-1 Light Commercial District

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: RECORDING

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-017

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of March, 2024.

CITY OF CLERMONT

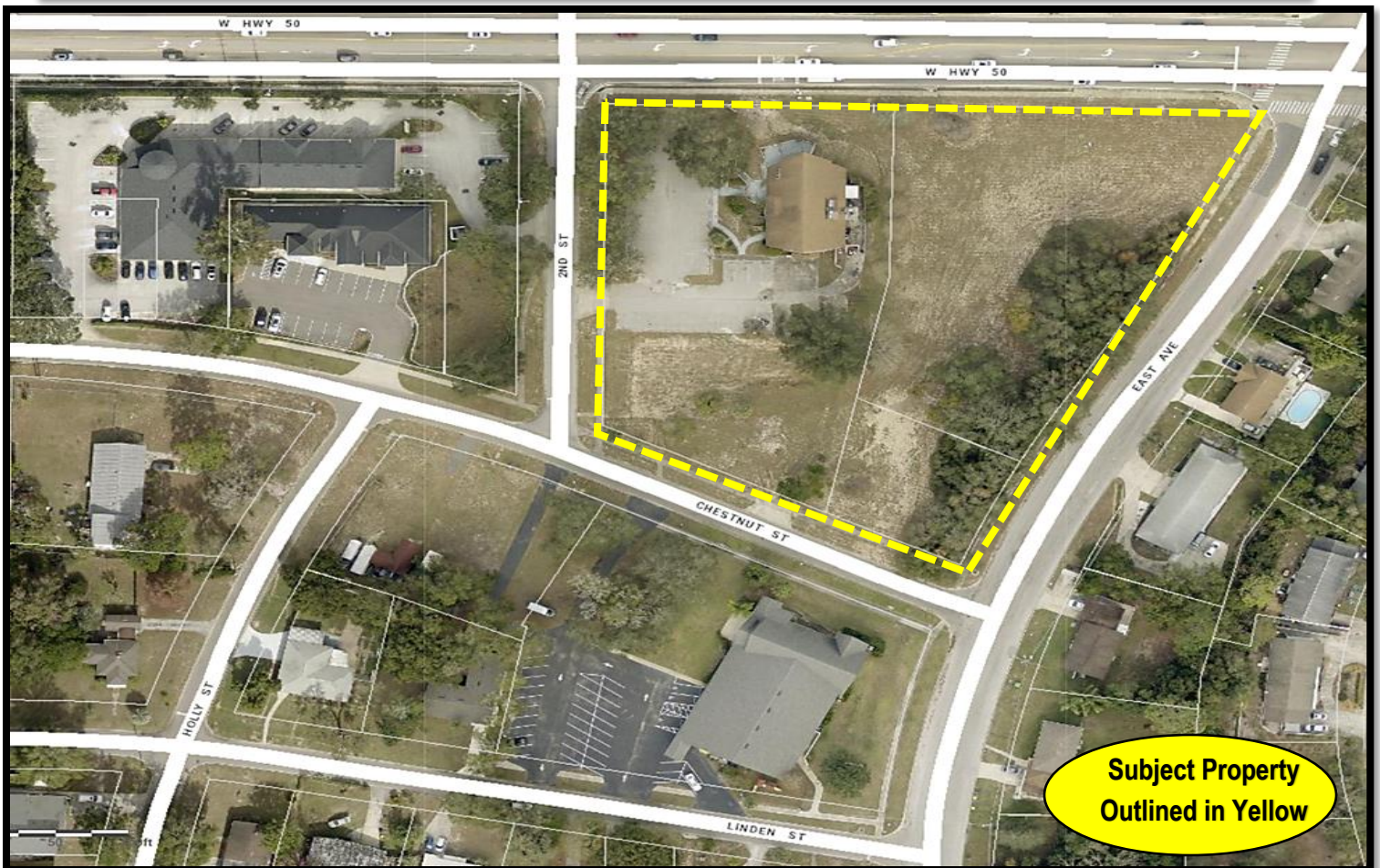
Tim Murry, Mayor

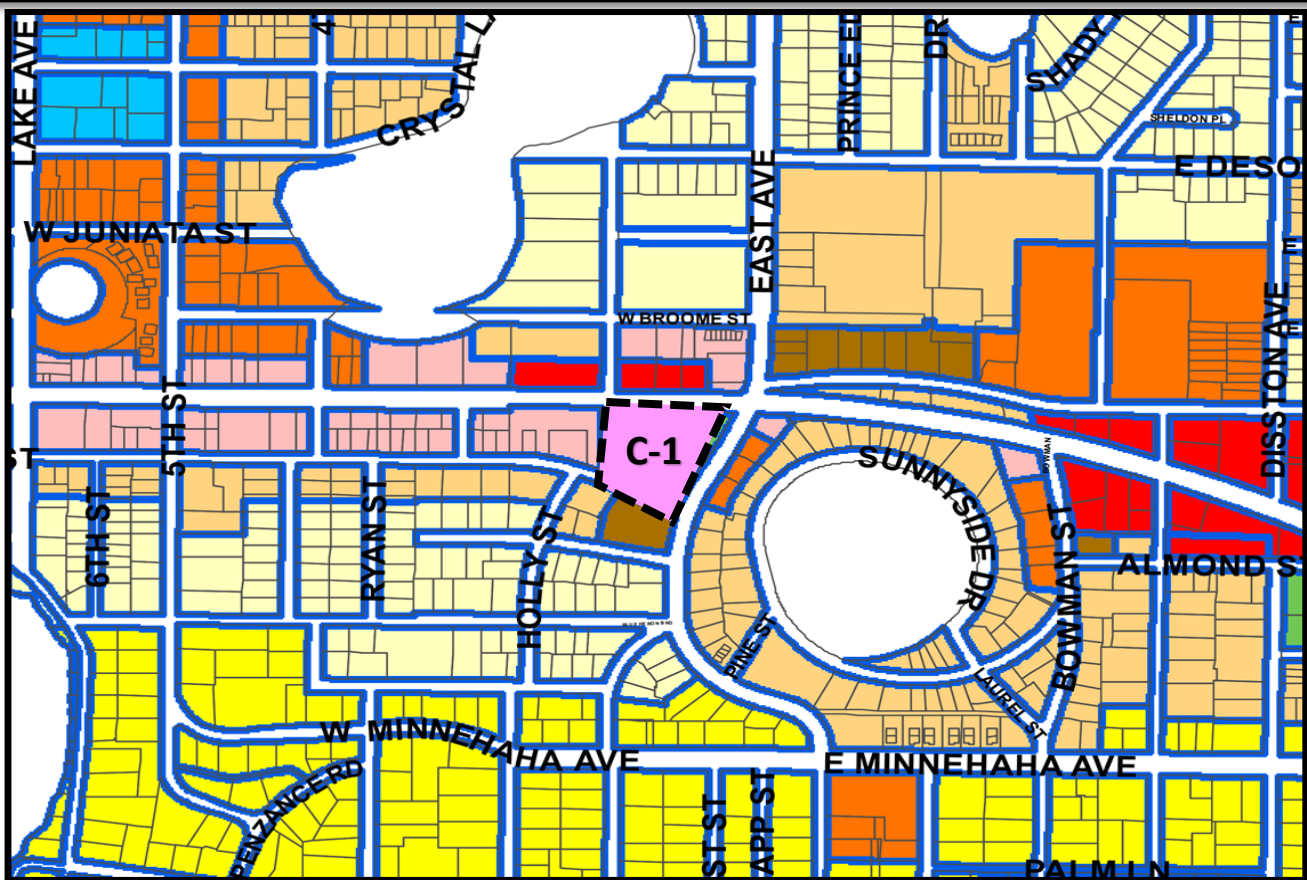
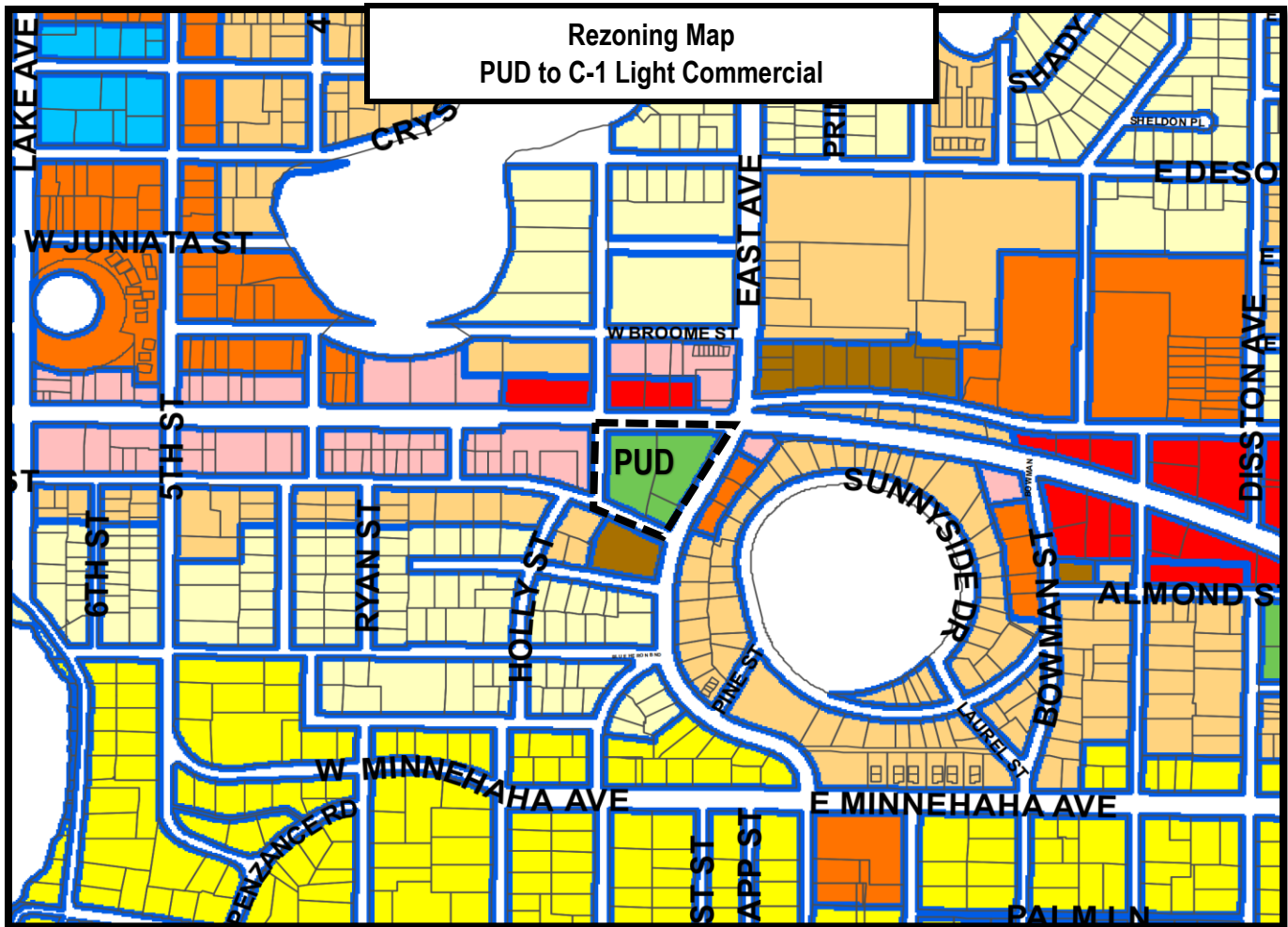
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney







CITY OF CLERMONT REZONING APPLICATION

DATE December 20, 2023		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable)			
Applicant Bret Jones, P.A.			
Contact Person Madelyn Damon			
Address 700 Almond St	City Clermont	State FL	Zip 34711
Telephone 352-394-4025	Fax		
Email mdamon@bretjonespa.com			
OWNER INFORMATION			
Owner's Name Otero United LLC			
Owner Address 10816 Lake Minneola Shrs	City Clermont	State FL	Zip 34711
Telephone 407-446-4119	Email raul@southlakecoc.org		
PROPERTY INFORMATION			
Address of Subject Property 151 W Hwy 50 & Chestnut St	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached.			
Acreage Total for all three parcels = 2.89608114 acres		Land Use (City verification required) Commercial	
Present Zoning (City verification required) PUD Planned Unit Development		Proposed Zoning C-1 Light Commercial District	



CITY OF CLERMONT REZONING APPLICATION

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

What are you proposing to do that would require a rezoning?

The property was previously zoned as C-1. The owner believes that C-1 zoning is more appropriate for the character and nature of the property and requests rezoning.

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

Bret Jones, P.A.

Applicant Name (print)

Raul Otero

Owner Name (print)

x  DocuSigned by:
Applicant Name (signature)
x  Raul Otero
x  0D9D3391A611478...
Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

(352) 394-4083 Fax: (352) 394 3542

5/22/2020

LEGAL NOTICE

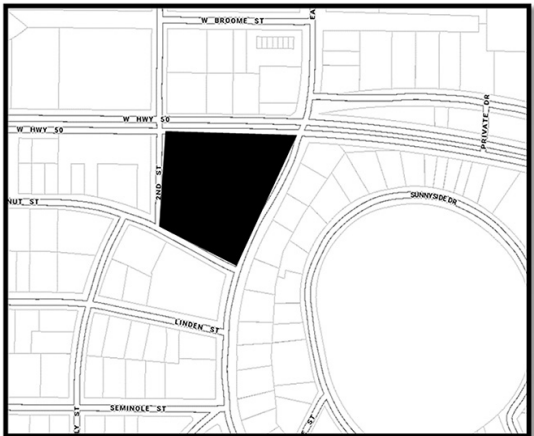
On Tuesday, March 5, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, March 26, 2024 at a public hearing the request will be presented before the City Council for Final Adoption.

ORDINANCE NO. 2024-017

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION

151 West Highway 50
Vacant parcel located on Highway 50 and
north of Chestnut Street
(Alternate Key 2697431, 2919761 and 1619432)



LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, IN BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, AT PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 624, AT PAGE 449, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

CONTAINING 3.04 ACRES MORE OR LESS

PROPERTY REZONING

**FROM: Planned Unit Development District (PUD)
TO: C-1 Light Commercial District**

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

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

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

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

Tracy Ackroyd Howe, MMC

AGENDA ITEM

Meeting Date	
Tuesday, March 26, 2024	
Agenda Item Name	
Resolution No. 2024-008R <i>Waterbrooke Self-Storage CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2024-008R.	
Staff Report	
The applicant is requesting a Conditional Use Permit to allow for a self-storage facility with more than 20,000 square feet of floor space in a Planned Unit Development (Ordinance No. 2017- 49), with C-2 General Commercial permitted uses. The subject property is located south of State Road 50 at the intersection of Emil Jahna Road. The future land use designation is commercial.	
 	
The Land Development Code, Section 125-337 requires a conditional use permit for any building structure occupying more than 20,000 square feet and to allow for a self-storage facility. The climate-controlled facility is proposing up to 50,000 square feet of floor space. The proposed development will be gated and secured. No outside storage will be allowed. The building shall be designed to comply with the Clermont Architectural Design Standards on all sides of the building.	
The PUD, also known as The Shoppes of Waterbrooke, was approved to allow up to 162,000 square feet of mixed use commercial, retail, restaurant, convenience store/gas station and office permitted uses for the overall development. The site was also allowed up to 85 residential dwelling units for future development. The maximum building size may not exceed 45,000 square feet of floor area. The PUD also granted six (6) waivers to the Land Development Codes to allow development flexibility of the property.	
Staff has reviewed the CUP application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility occupying over 20,000 square feet in a Planned Unit Development (PUD) zoning district with the conditions contained in Resolution No. 2024-008R. <i>The Planning and Zoning Commission recommended approval 5-1.</i>	

Additional Analysis			
Fiscal Impact Summary			
None.			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Resolution No. 2024-008R	2024-008R.pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	New Site Plan-Self Storage 2-27-2024	New Site Plan-Self Storage 2-27-2024.pdf	
4.	Building Elevations	02_Extra Space Storage Site Plan.pdf	
5.	Application	01_Application CUP2312-0001.pdf	
6.	Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE IN A PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 2017-49) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on March 5, 2024 recommended approval of this Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet, at the following location:

LOCATION:

Vacant parcel located south of State Road 50,
west of Emil Jahna Street
(Alternate Key -3868851 and 3868854)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

WHEREAS, the applicant has applied for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet be located in the Planned Unit Development (PUD) Zoning District. The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a climate-controlled self-storage facility with up to 50,000 square feet to be located in the Planned Unit Development zoning district, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approved by the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is for a residential self-storage facility occupying up to 50,000 square feet be allowed in a Planned Unit Development (Ordinance No. 2017-49) zoning district.



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by KORU Group, PLLC LLC; and Identified as (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Regulations.
3. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code. The Building Façade on all sides must comply with the Clermont Architectural Design Standards.
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and public streets. All other structures on site shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. The self-storage facility shall be gated and secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl. All walls constructed must comply with Clermont Codes.
6. Interior lightening on the site shall be directed downward onto the site and not spill over onto the adjacent properties.
7. The project shall provide an additional 30 percent of plant materials to ensure an opaque landscape buffer screen is created at the time of planting.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of March, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

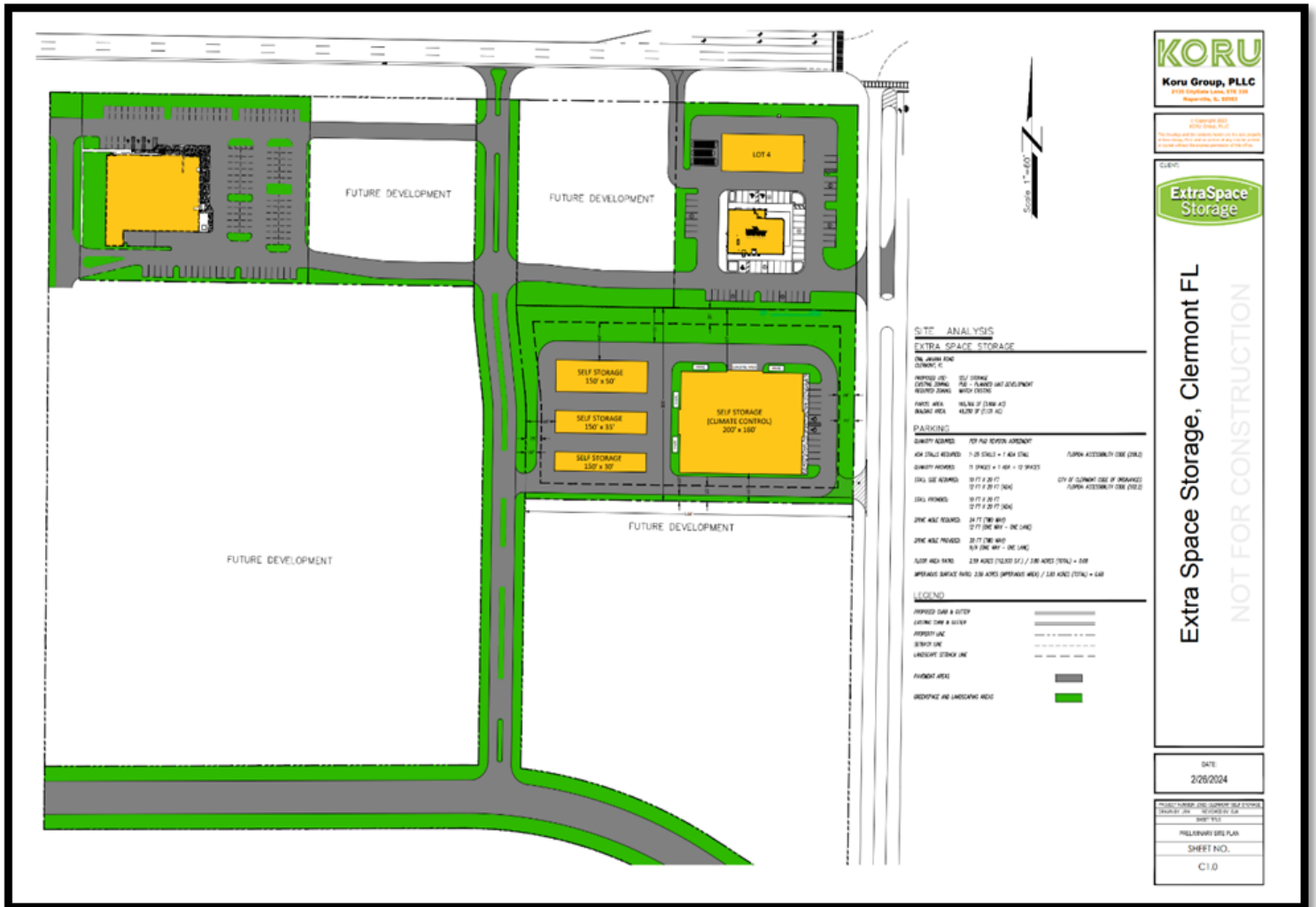
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A – Preliminary Conceptual Site Plans



CITY OF CLERMONT RESOLUTION NO. 2024-008R



KORU
Koru Group, PLLC
3010 Oldham Lane, Suite 100
Birmingham, AL 35202

ExtraSpace Storage

Extra Space Storage, Clermont FL
NOT FOR CONSTRUCTION

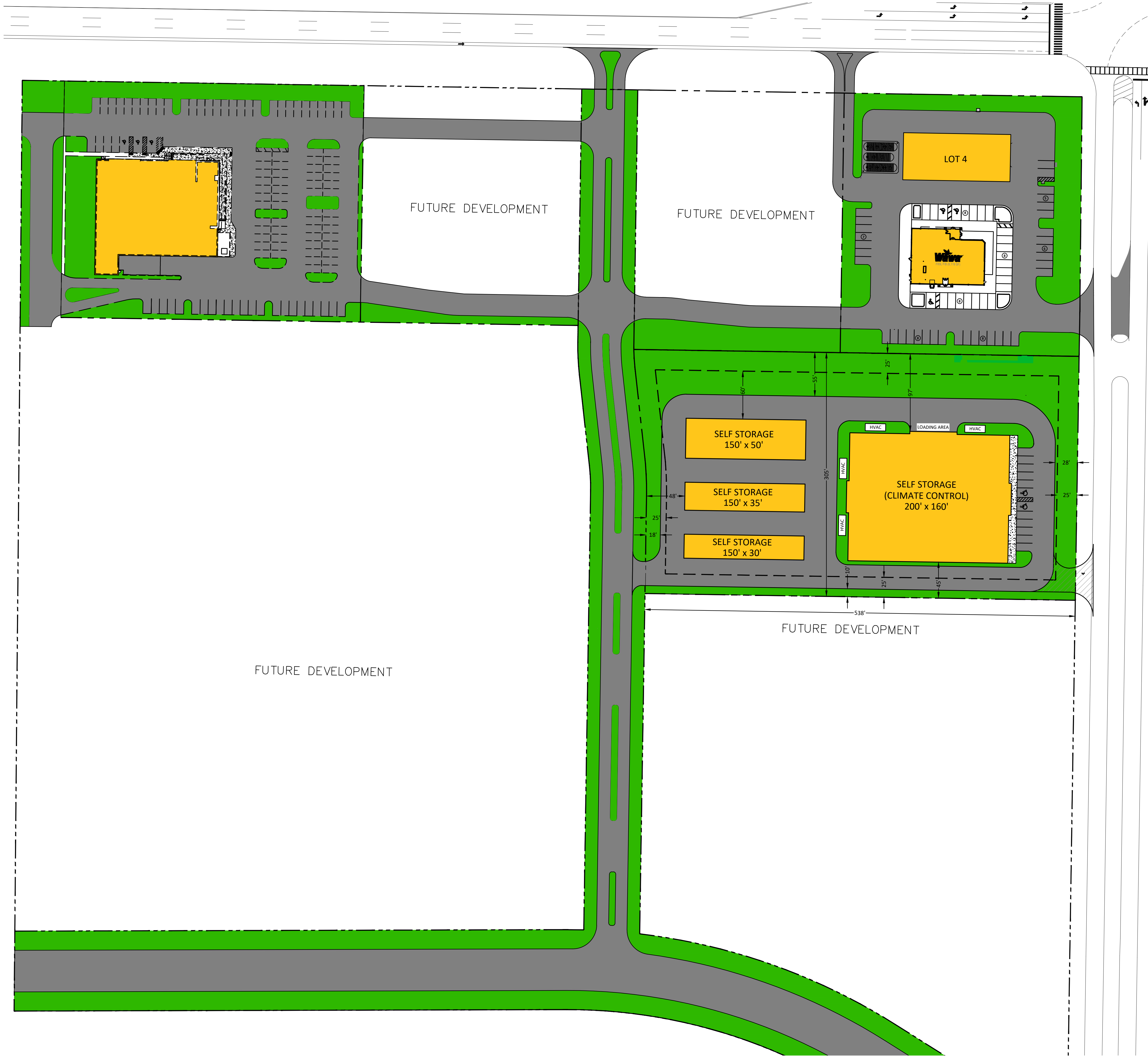
DATE:
11/21/2023

PROJECT:
EXTERIOR ELEVATION FROM PLAN OPTION A

SHEET NO.
A200

LOCATION MAP





SITE ANALYSIS
EXTRA SPACE STORAGE

EMIL JAHANA ROAD
CLERMONT, FL

PROPOSED USE: SELF STORAGE
EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT
REQUIRED ZONING: MATCH EXISTING

PARCEL AREA: 165,769 SF (3.806 AC)
BUILDING AREA: 49,250 SF (1.131 AC)

PARKING

QUANTITY REQUIRED: PER PUD REVISION AGREEMENT
ADA STALLS REQUIRED: 1-25 STALLS = 1 ADA STALL FLORIDA ACCESSIBILITY CODE (208.2)
QUANTITY PROVIDED: 11 SPACES + 1 ADA = 12 SPACES
STALL SIZE REQUIRED: 10 FT X 20 FT CITY OF CLERMONT CODE OF ORDINANCES
12 FT X 20 FT (ADA) FLORIDA ACCESSIBILITY CODE (502.2)
STALL PROVIDED: 10 FT X 20 FT
12 FT X 20 FT (ADA)
DRIVE AISLE REQUIRED: 24 FT (TWO WAY)
12 FT (ONE WAY - ONE LANE)
DRIVE AISLE PROVIDED: 30 FT (TWO WAY)
N/A (ONE WAY - ONE LANE)
FLOOR AREA RATIO: 2.59 ACRES (112,933 S.F.) / 3.80 ACRES (TOTAL) = 0.68
IMPERVIOUS SURFACE RATIO: 2.59 ACRES (IMPERVIOUS AREA) / 3.80 ACRES (TOTAL) = 0.68

LEGEND

PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
PROPERTY LINE
SETBACK LINE
LANDSCAPE SETBACK LINE
PAVEMENT AREAS
GREENSPACE AND LANDSCAPING AREAS

KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

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KORU Group, PLLC
The drawings and the contents herein are the sole property
of Koru Group, PLLC and no portion of any may be printed
or copied without the express permission of this office.

CLIENT:
**ExtraSpace
Storage**

Extra Space Storage, Clermont FL

NOT FOR CONSTRUCTION

DATE:
2/26/2024

PROJECT NUMBER: 23023 CLERMONT SELF STORAGE
DRAWN BY: JRM REVIEWED BY: DJK
SHEET TITLE:
PRELIMINARY SITE PLAN
SHEET NO.
C1.0



2 PRELIMINARY RENDERING IMAGE FROM NE CORNER
SCALE



1 PRELIMINARY RENDERING IMAGE FROM NW CORNER
SCALE

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Naperville, IL 60563

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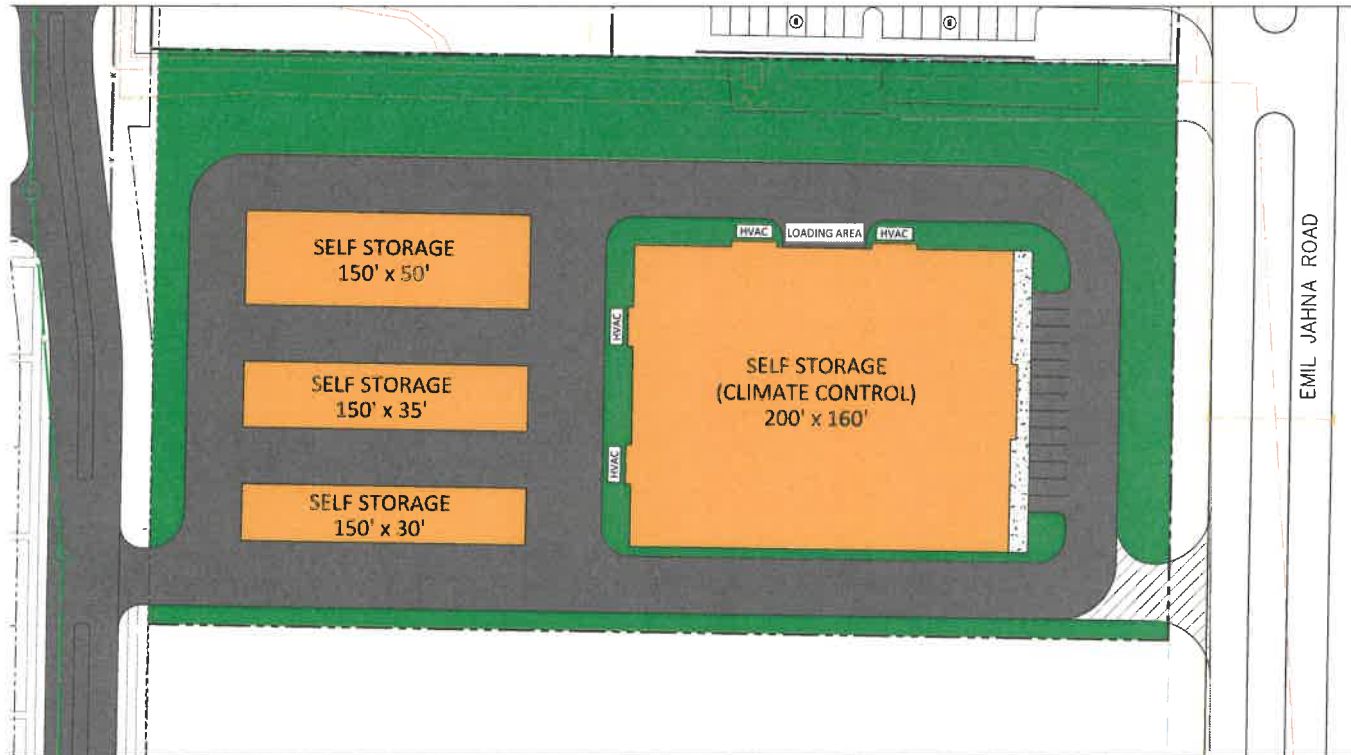
CLIENT:

**ExtraSpace
Storage**

Extra Space Storage, Clermont FL
NOT FOR CONSTRUCTION

DATE:
11/21/2023

PROJECT NUMBER: 2302 Clermont Self Storage
DRAWN BY: Day
REVIEWED BY:
SHEET TITLE: INTRO SHEET
SHEET NO. A000



LEGEND

CONCRETE SURFACE	
ASPHALTY SURFACE	
GREENSPACE AREAS	
BUILDINGS	
POTENTIAL TRAFFIC ACCESS POINT	

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 5135 CityGate Lane, STE 310
 Naperville, IL 60563

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Extra Space Storage, Clermont FL

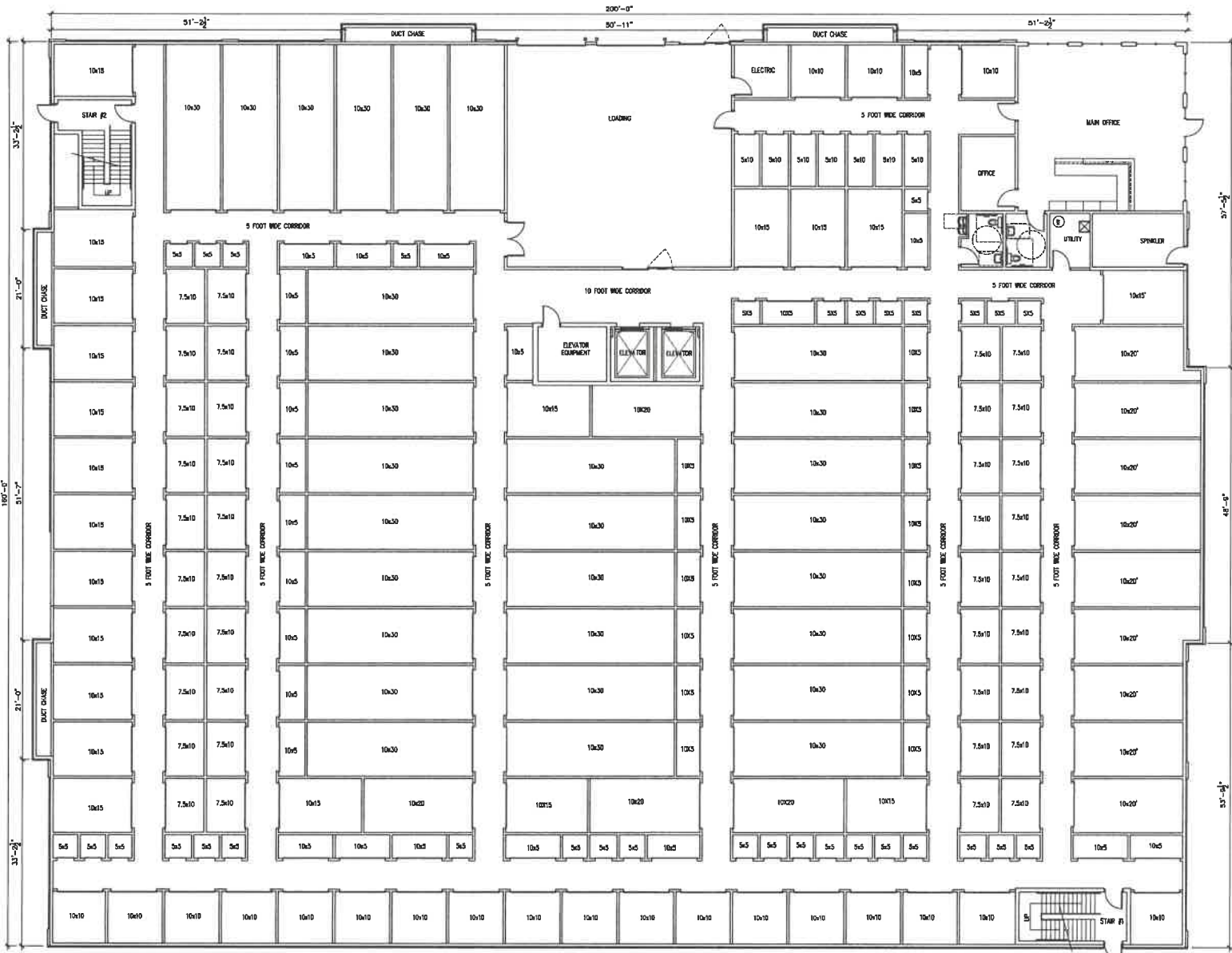
DATE:
 11/21/2023

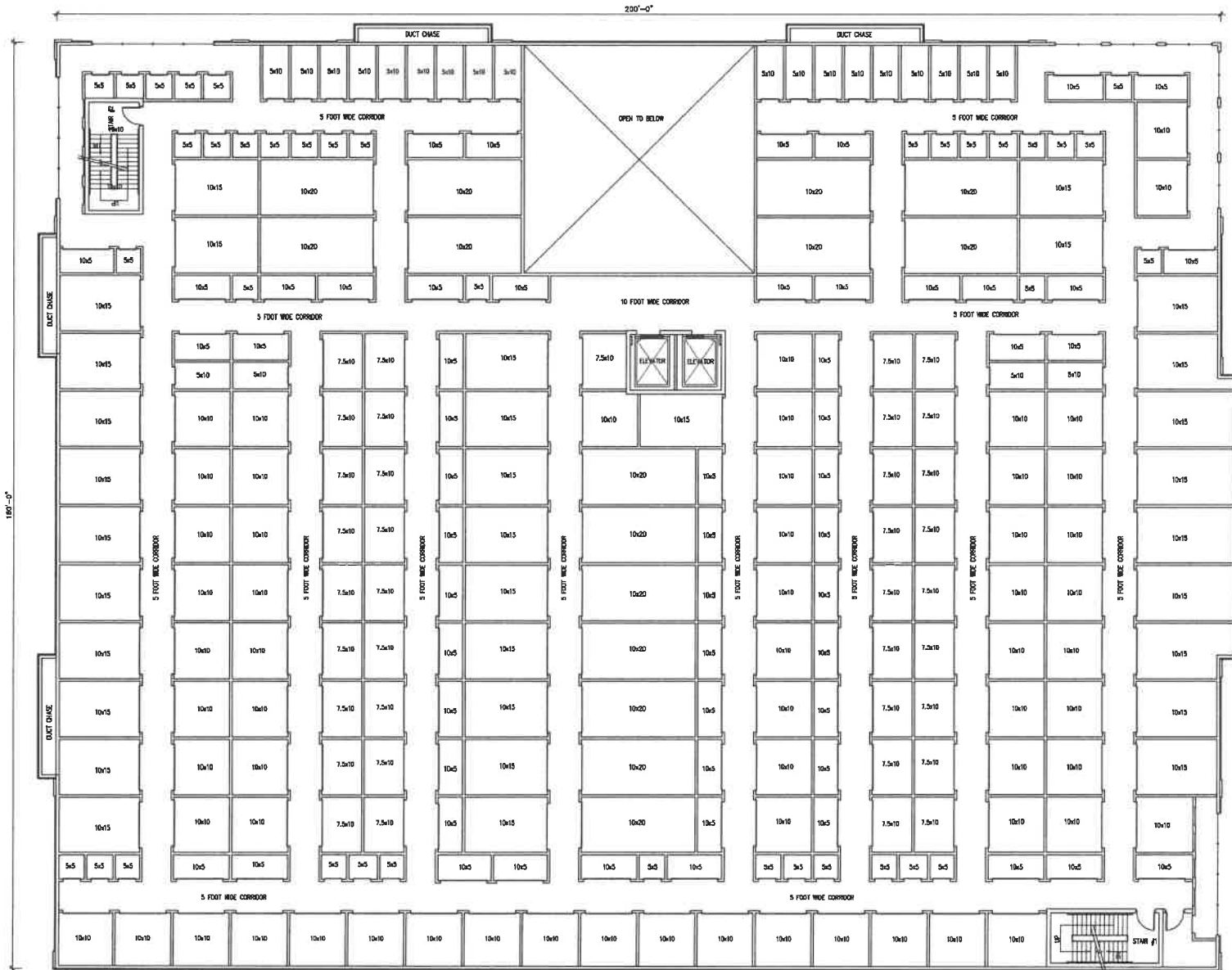
PROJECT NUMBER: 23023 Clermont Self Storage
 DRAWN BY: Ory
 REVIEWED BY:
 SHEET TITLE:
 SITE PLAN
 OPTION A
 SHEET NO.
A001

Extra Space Storage, Clermont FL

DATE:
11/21/2023

PROJECT NUMBER: 2023 Clermont Self Storage
DRAWN BY: Gaby REVENCHUK
SHEET TITLE:
FIRST FLOOR PLAN
OPTION A
SHEET NO.
A100

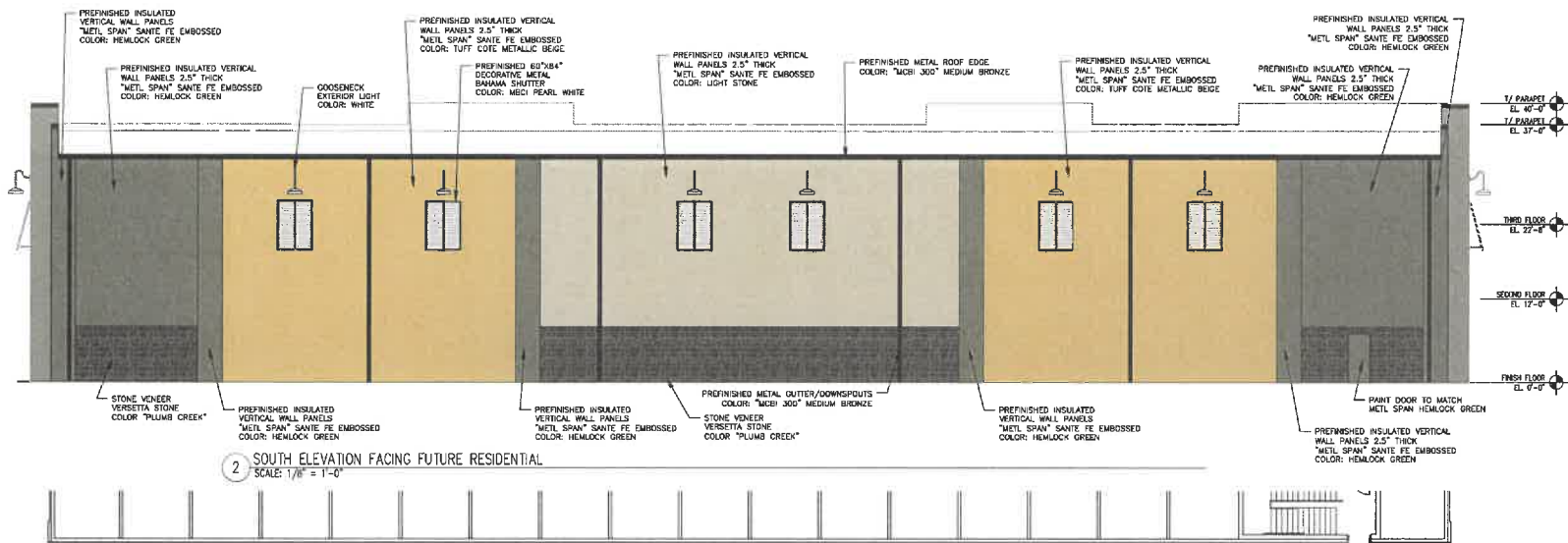




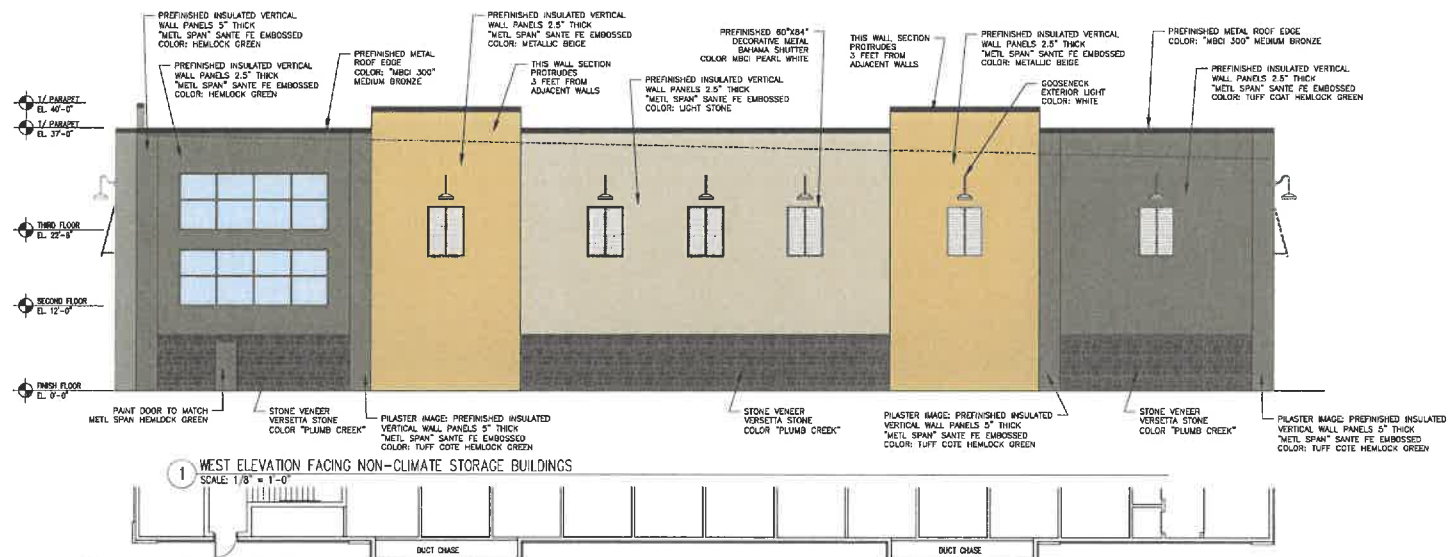
1 PRELIMINARY SECOND FLOOR PLAN - UNIT SIZES OPTION A
SCALE: 1/8" = 1'-0"



UNIT SIZE SUMMARY									
Unit Size	Count	Sq Ft	Volume	Weight	Count	Sq Ft	Volume	Weight	Count
5x5	10	25	125	100	10	25	125	100	10
5x10	10	50	250	200	10	50	250	200	10
10x5	10	50	250	200	10	50	250	200	10
10x10	10	100	500	400	10	100	500	400	10
10x15	10	150	750	600	10	150	750	600	10
10x20	10	200	1000	800	10	200	1000	800	10
10x25	10	250	1250	1000	10	250	1250	1000	10
10x30	10	300	1500	1200	10	300	1500	1200	10
10x35	10	350	1750	1400	10	350	1750	1400	10
10x40	10	400	2000	1600	10	400	2000	1600	10
10x45	10	450	2250	1800	10	450	2250	1800	10
10x50	10	500	2500	2000	10	500	2500	2000	10
10x55	10	550	2750	2200	10	550	2750	2200	10
10x60	10	600	3000	2400	10	600	3000	2400	10
10x65	10	650	3250	2600	10	650	3250	2600	10
10x70	10	700	3500	2800	10	700	3500	2800	10
10x75	10	750	3750	3000	10	750	3750	3000	10
10x80	10	800	4000	3200	10	800	4000	3200	10
10x85	10	850	4250	3400	10	850	4250	3400	10
10x90	10	900	4500	3600	10	900	4500	3600	10
10x95	10	950	4750	3800	10	950	4750	3800	10
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10x525	10	5250	26250	21000	10	5250	26250	21000	10
10x530	10	5300	26500	21200	10	5300	26500	21200	1



PLAN FOR REFERENCE OF EXTERIOR WALL
SCALE: 1/8" = 1'-0"



PLAN FOR REFERENCE OF EXTERIOR WALL
SCALE: 1/8" = 1'-0"

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Storage**

Extra Space Storage, Clermont FL
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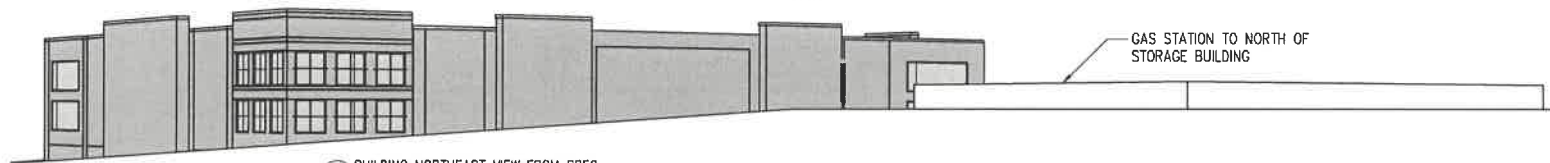
DATE:
11/21/2023

PROJECT NUMBER: 2303 Clermont Self Storage
DRAWN BY: Gey REVISIONS BY:
SHEET TITLE:
EXTERIOR ELEVATION FROM PLAN OPTION A
SHEET NO.

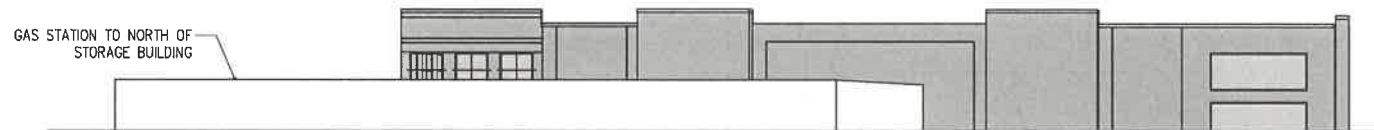
A201



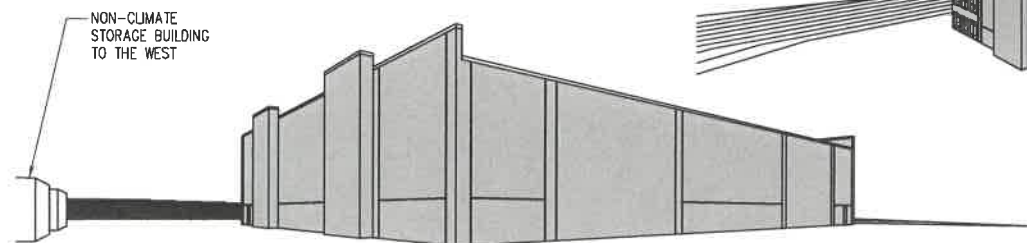
BUILDING NORTHWEST VIEW FROM SR50
SCALE:



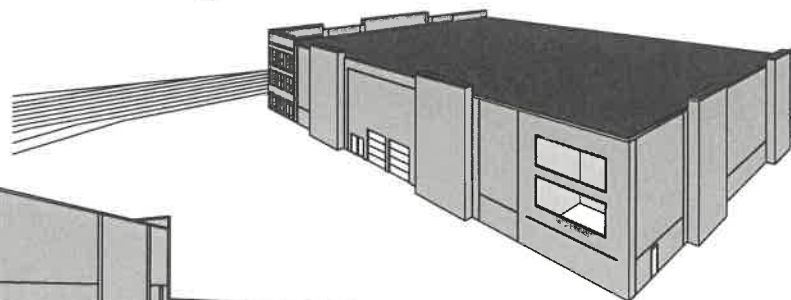
BUILDING NORTHEAST VIEW FROM SR50
SCALE:



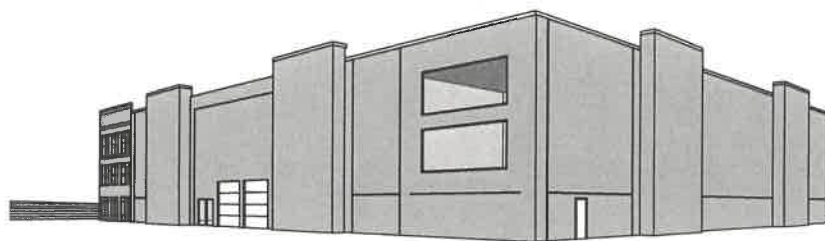
BUILDING NORTH VIEW FROM SR50
SCALE:



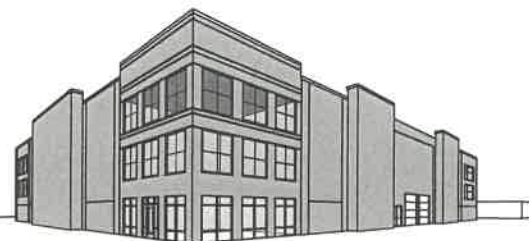
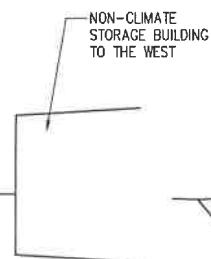
BUILDING SOUTHWEST CORNER VIEW
SCALE:



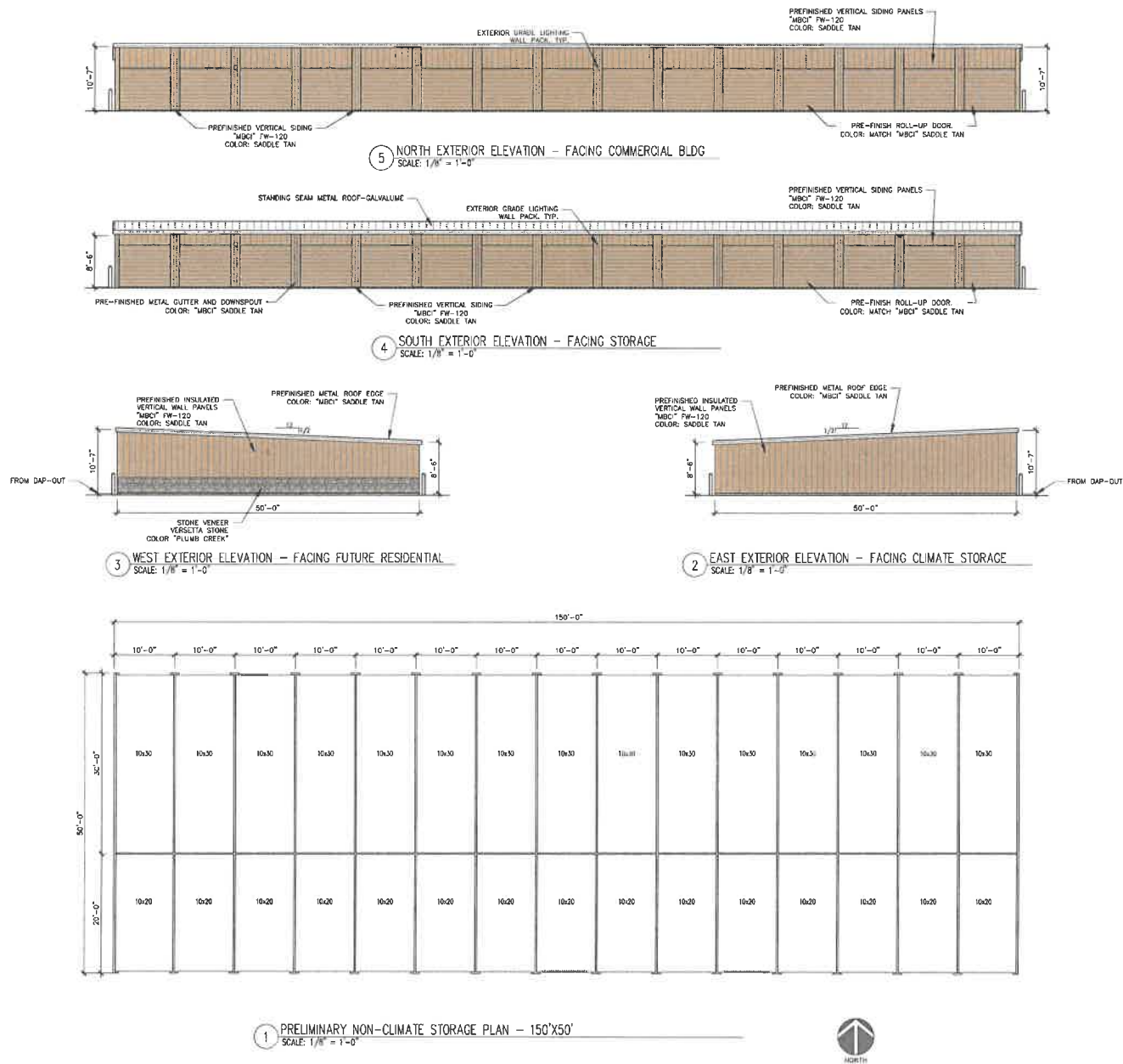
BUILDING OVERHEAD VIEW
SCALE:

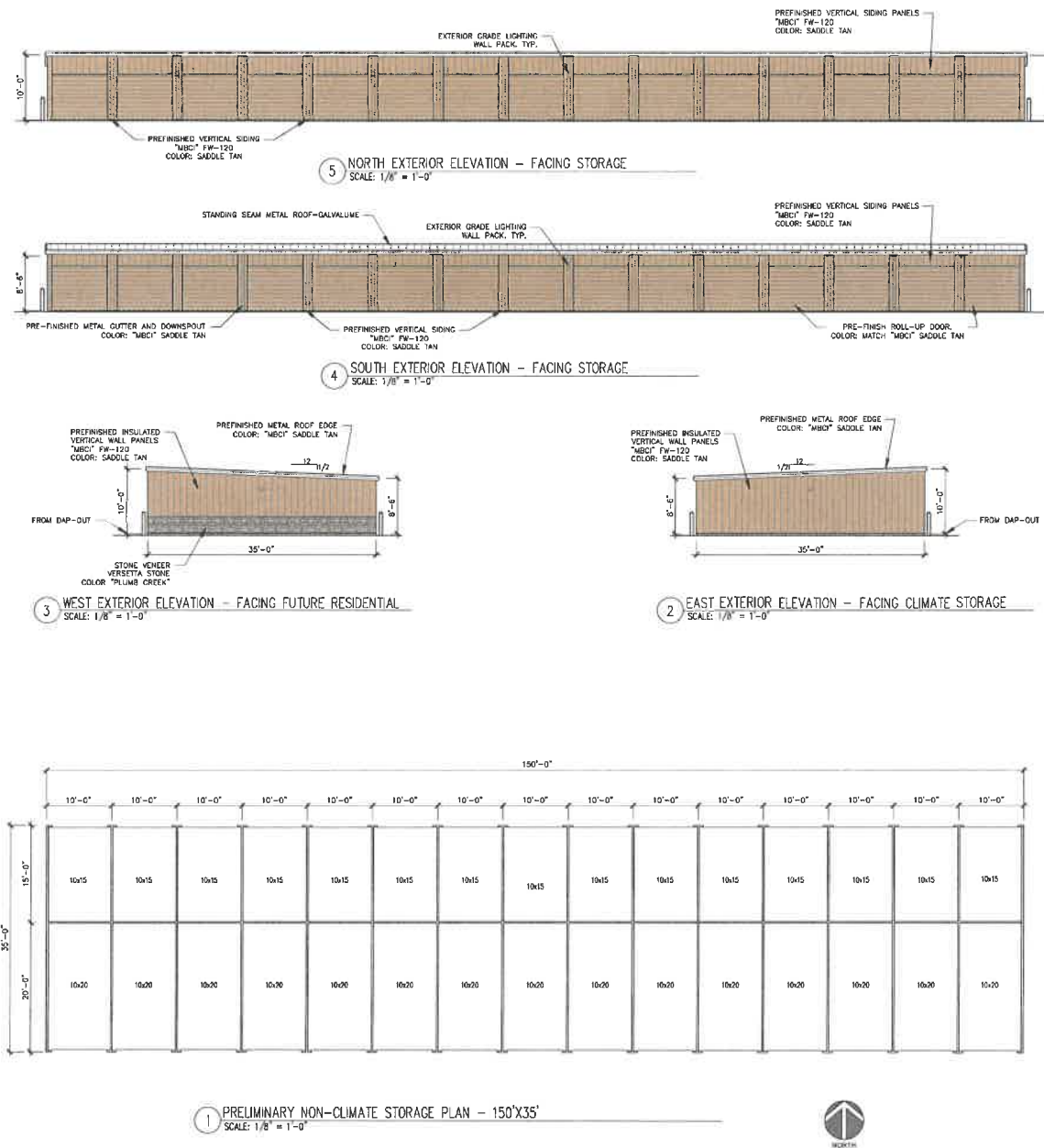


BUILDING NORTHWEST CORNER VIEW
SCALE:



BUILDING NORTHEAST CORNER VIEW
SCALE:





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Koru Group, PLLC
2115 CityGate Lane, STE 320
Naperville, IL 60563

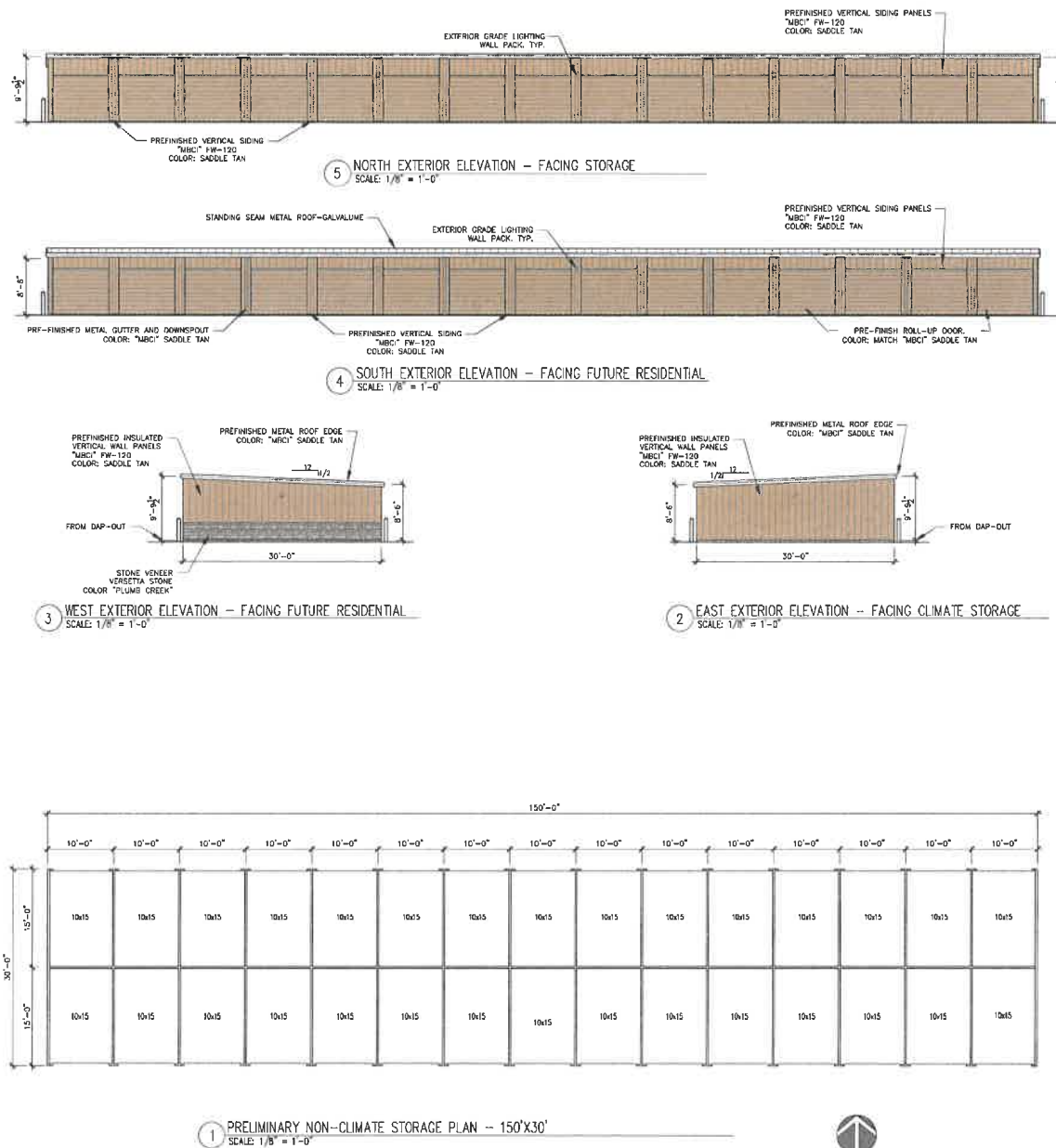
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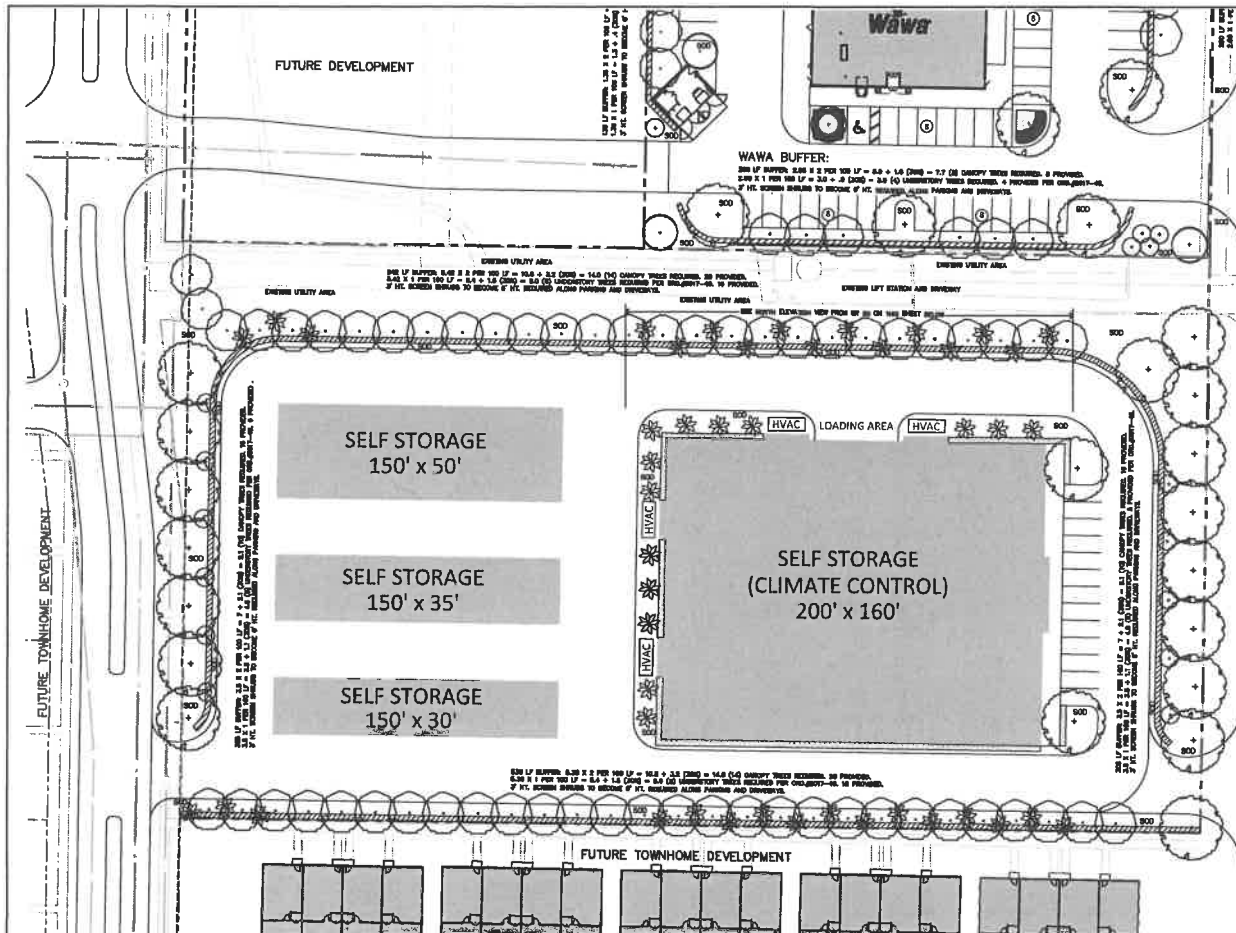
CLIENT:
**ExtraSpace
Storage**

Extra Space Storage, Clermont FL

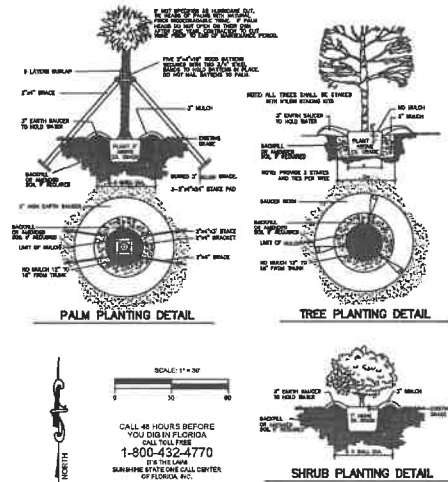
DATE:
11/21/2023

PROJECT NUMBER: 23023 Clermont Self Storage
DRAWN BY: Day
SHEET TITLE:
NON-CLIMATE STORAGE
150'X35'
SHEET NO.
A301





EMIL JAHANA ROAD



PLANT NOTES

1. ALL PLANTING SHALL BE PROVIDED FOR 100% HARD-TO-REACH CONDITIONS.
2. ALL LANDSCAPING SHALL BE TOP DRESSED WITH 2" OF SHIPPED MULCHED WOOD.
3. ALL TREE BARKING SHALL BE TOP DRESSED WITH 2" OF SHIPPED MULCHED WOOD.
4. IF IN THE IMMEDIACY OF THE LANDSCAPING CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO VERIFY ALL SUBSEQUENT UTILITY PLANS OF THE DEVELOPER SHALL BE NO TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPING MATERIALS.
5. STAKING OF TREES IS REQUIRED BY THE LANDSCAPING CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPING CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLANT CONDITION.
7. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO INFRASTRUCTURE OR PARKED VEHICLES.
8. ALL PLANTING SHALL BE PROVIDED WITH 2" OF SHIPPED MULCHED WOOD.
9. ALL TREE CANOPIES SHALL BE MAINTAINED AT A MINIMUM OF 10' CLEARANCE TO THE TOP OF THE CANOPY.
10. THE LANDSCAPING CONTRACTOR SHALL MAINTAIN ALL TREES FOR A PERIOD OF 12 MONTHS FROM THE DATE OF THE FINAL ACCEPTANCE BY THE CLIENT AND LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO INFRASTRUCTURE OR PARKED VEHICLES.
11. ALL PLANTING SHALL BE PROVIDED WITH 2" OF SHIPPED MULCHED WOOD.
12. ALL PLANTING SHALL BE PROVIDED WITH 2" OF SHIPPED MULCHED WOOD.
13. ALL PLANTING SHALL BE PROVIDED WITH 2" OF SHIPPED MULCHED WOOD.
14. ALL PLANTING SHALL BE PROVIDED WITH 2" OF SHIPPED MULCHED WOOD.
15. ALL PLANTING SHALL BE PROVIDED WITH 2" OF SHIPPED MULCHED WOOD.

SELF-STORAGE FACILITY PLANT LIST

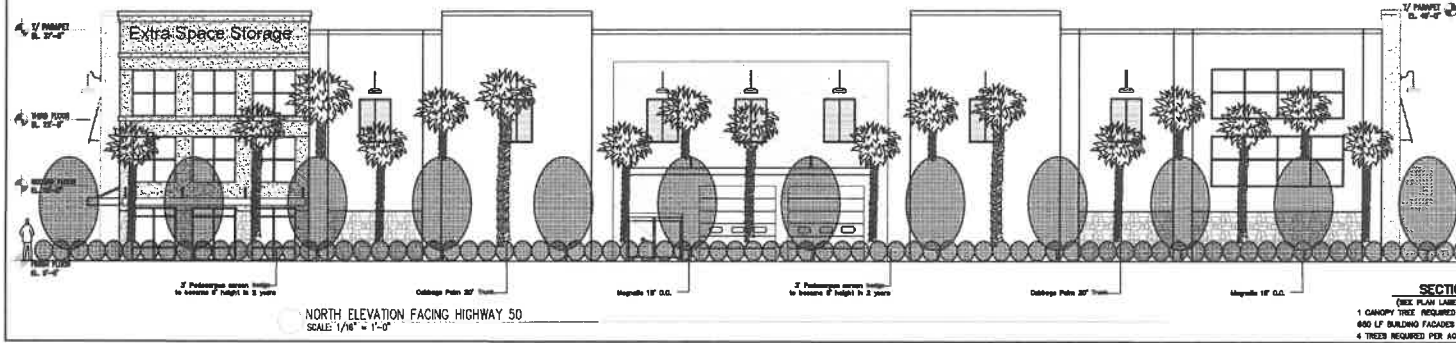
SYMBOL QTY LABEL COMMON NAME (BOTANICAL NAME)

CANOPY TREES:		SPECIFICATIONS	
10	QV	LYNE OAK (QUERCUS VIRGINIANA)	60 GAL. MIN., 3" CAL. MIN., 12' HT. MIN., 8' SPREAD, 4' CT. 30' 00"
08	MO	SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA T.O.D. BLANCHARD)	60 GAL. MIN., 3" CAL. MIN., 12' HT. MIN., 8' CT. 18' 00" SPACING
UNDERSTORY TREES:		SPECIFICATIONS	
48	SP	CASAHUA PALM (CASA PALMETTO)	ALTERNATE 18", 24" AND 36" CT HEIGHTS, STRAIGHT TRUNK
11	LI	TRIE-FORM LANTANA (LANTANA JAPONICA)	60 GAL. MIN., 6" HT. MIN., 8' SPREAD, MULTI-TRUNK, 4' CT. 30' 00"
SCREEN SHRUBS:		SPECIFICATIONS	
PM		PODOCARPUS (PODOCARPUS MACROPHYLLUM)	3 GAL. MIN., 36" MIN. HT., 30" G.C., TO BECOME 6' HT. IN 2 YEARS
ORNAMENTAL SHRUBS AND GROUNDCOVERS:		SPECIFICATIONS	
LC		LOXAPETALUM (LOXAPETALUM CHINENSIS 'PALM DELIGHT')	3 GAL. MIN., 24" HT. MIN., 18" SPRL., 30" G.C., FULL
SH		SHRUBBING CHERRY YAMPOON (LEX VANDERBOSCH 'SHRUBBING')	3 GAL., 12" HT., 12" SPRL., 30" G.C., FULL
JP		PANDORUS JAMPER (PANDORUS CHINENSIS 'PANDORUS')	3 GAL., 12" HT., 12" SPRL., 30" G.C., FULL
800		ANDERSTINE BANSA (PASPALLUM NOTATUM)	800 GAL. MIN. (SEE PLAN "H20" LAYOUT), SEE SEE, MAY BE FLUSH WITH TOP OF ADJACENT SIDEWALKS AND BACK OF CURB.

SECTION 11B. LANDSCAPING REQUIREMENTS

(SEE PLAN LABELS FOR EACH PRECINCT BUFFER AND FACILITY PLANTING REQUIREMENTS)

1. CANOPY TREES REQUIRED AND PROVIDED FOR ISLAND, BOX OF THE 3 PARKING LOT ISLAND TREES ARE LYNE OAK (QV).
2. 800 GAL BUILDING FACIAD (EXCLUDES DOORWAYS) X 300' = 408 LF FACIAD LANDSCAPING REQUIRED, 408 LF PROVIDED.
3. TREES REQUIRED PER ACRE, 3.0 ACRES 3.4 = 10.2 (10) INTERIOR TREES PROVIDED, (PERIMETER TREES NOT COUNTED)



J. SCOTT LIBERTY, LANDSCAPE ARCHITECT LLC
FLORIDA REGISTERED LANDSCAPE ARCHITECT #LA0001476
PH: 407-719-2124 EMAIL: JSCOTTLIBERTYLLC@GMAIL.COM

SELF-STORAGE FACILITY
THE SHOPS AT WATERBROOK
CLERMONT, FLORIDA

LANDSCAPE PLAN



Sheet
L1.0
of 1



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date October 9, 2023		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Waterbrooke Self Storage			
Applicant Jimmy D. Crawford			
Contact Person Jimmy/Erin Wysocki			
Address 702 W. Montrose St.	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax Its not 1999		
Email jcrawford@cmhlawyers.com; ewysocki@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name UP Fieldgate US Investments - Clermont Hills, LLC			
Owner Address 3122 E AMELIA ST #A	City Orlando	State FL	Zip 32803
Telephone 352-432-8644	Fax See above		
PROPERTY INFORMATION			
Address of Subject Property Emil Jahna Road/SR 50	City Clermont	State FL	Zip 34711
General Location South of SR 50, West of Emil Jahna Road			
Legal Description & Alternate Key (include copy of survey) AKN 3868851 and AKN 3868854 see attached deed and concept plan.			
Land Use (City verification required) Commercial			
Zoning (City verification required) PUD 2019-49			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

PUD 2019-49 allows C-2 uses on the parcel. Self-storage is a Conditional Use in C-2 zoning. We wish to place a self storage facility behind the planned WaWa gas station/convenience store. The self storage use will have no SR 50 frontage, and limited frontage on Emil Jahna Road, as it is oriented east/west to minimize road frontage and visibility. Further, architectural drawings will be submitted to show that the planned buildings are aesthetically pleasing and meet Clermont's commercial architectural guidelines.

Jimmy D. Crawford
Applicant Name (print)

Owner Name (print)

x [Signature]
Applicant Name (signature)

x _____
Owner Name (signature)

*****NOTICE*****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

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

5/26/2020



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

PUD 2019-49 allows C-2 uses on the parcel. Self-storage is a Conditional Use in C-2 zoning. We wish to place a self storage facility behind the planned WaWa gas station/convenience store. The self storage use will have no SR 50 frontage, and limited frontage on Emil Jahna Road, as it is oriented east/west to minimize road frontage and visibility. Further, architectural drawings will be submitted to show that the planned buildings are aesthetically pleasing and meet Clermont's commercial architectural guidelines.

Jimmy D. Crawford
Applicant Name (print)

x [Signature]
Applicant Name (signature)

UP Fieldgate US Investments - Clermont Hills, LLC
Owner Name (print)

x [Signature]
Owner Name (signature)

*****NOTICE*****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

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

5/26/2020

**STATEMENT OF JUSTIFICATION AND SUPPORT
REQUEST FOR CONDITIONAL USE PERMIT
UP FIELDGATE US INVESTMENTS – CLERMONT HILLS, LLC**

UP Fieldgate US Investments – Clermont Hills, LLC (“Owner”) is requesting a Conditional Use Permit to construct a storage unit facility on the corner of Emil Jahna Rd and SR 50, Lake County;

1. The granting of the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city;

Response: The Property is Commercial Land Use Classification and Planned Unit Development Zoning (2017-49). The requested use of self-storage is a conditional use in C-2 zoning and consistent with the Commercial Land Use Classification.

2. Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;

Response: As a traditional transitional use between heavier commercial uses (Wawa planned to the north) and residential or other commercial use (planned to the south), and a very low traffic generating use, well buffered, landscaped, architecturally detailed self-storage is not detrimental to the health, safety or general welfare of residents in the area.

3. The proposed use will comply with the regulations and conditions specified in the codes for such use;

Response: The conditions of the CUP will require compliance with all City Code provisions and the Comprehensive Plan.

4. The proposed use may be considered desirable at the particular location;

Response: As a fast-growing residential area, in which there are many multifamily, duplex and townhome developments developed, under construction, and planned for the near future, self-storage in close driving distance and a good location not fronting SR 50 is desirable.

5. The density or intensity, character and type of development shall be in conformance with the city's comprehensive plan, future land use map, future land use district designation and zoning district classification;

Response: the intensity and character of the development is consistent with the Comprehensive Plan and Code, and PUD 2017-49.

6. The compatibility of the development with terrain and surrounding development as to type and size of unit and height shall be considered. The development shall be so located and designed to avoid undue noise, odor, traffic or other nuisances and dangers to abutting property owners;

Response: The planned structures are of a size and height consistent with the approved PUD 2017-49 and other surrounding development. Additional landscaping is being proposed to further enhance the property, and further limit noise, odor and other potential nuisance. Also, the use of self-storage is a recognized low-impact commercial use.

7. The city transportation system or streets must be of sufficient width and capacity to serve the demands created by the development. Dedication of rights-of-way, frontage or reverse frontage roads and other necessary improvements shall be considered and addressed;

Response: Streets in the area are constructed and up to code. A traffic impact analysis will be required; however, self-storage is a lower traffic generating use than many others allowed by PUD 2017-49.

8. Sanitary sewer, potable water, reuse water, fire hydrants and other utilities must be available and have capacity to serve the development. For commercial or industrial development, the quality of the wastewater must be in conformance with chapter 38, article III;

Response: There is sufficient capacity for all necessary utilities and services for the project.

9. The capability, capacity and location of the city storm sewer system for serving the development must be considered, as well as adequacy of project design to provide retention and positive outfall of stormwater;

Response: Stormwater is handled as an overall project for PUD 2017-49, and must and will meet all applicable city and water management district standards.

10. Site Planning;

Response: The Site Plan required prior to develop shall meet all applicable city standards. No variances or waivers are being requested for the project.

11. For commercial and industrial development, the capacity to dispose of solid waste, with particular reference to any hazardous wastes generated.

Response: Self-storage is a low generator of solid waste, but through the site planning process the project will ensure that adequate facilities exist for code-compliant management of all solid waste, including the potential for hazardous materials or waste.

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	

Date:	02/09/2024
Order Number:	9841995
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	02/19/2024 - 03/11/2024	Public Notices
LEE dailycommercial.com	2	02/19/2024 - 03/11/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$135.56
Service Fee 3.99%	\$5.41
Cash/Check/ACH Discount	-\$5.41
Payment Amount by Cash/Check/ACH	\$135.56
Payment Amount by Credit Card	\$140.97

Order Confirmation Amount

\$135.56

Ad Preview

LEGAL NOTICE

On Tuesday, March 5, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-008R), to allow for a Self- Storage Facility in the Planned Unit Development (PUD) zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, March 26, 2024 at 6:30 PM.

LOCATION

Vacant parcel located south of State Road 50

and west of Emil Jahna Road

(Alternate Key – 3868851 & 3868854)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

L9841995 2/19 3/11 2024