



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, May 14, 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 26, 2024, meeting minutes.

Item No. 2 - Surplus Request

Consider declaring end-of-life inventory as surplus from the Parks and Recreation Police Departments and providing disposal per the Procurement Policy.

Item No. 3 - Bid Award
Parks and Recreation

Consider award to Footprint AV, LLC to purchase and install a digital console and sound system in the budgeted amount of \$97,534.

Item No. 4 - Proposal Award
Parks and Recreation

Consider award to Roger's Sign Corp. for design and construction of an LED sign in the budgeted amount of \$119,633.65.

Item No. 5 - Resolution No. 2024-014R
Fire Dept.

Consider the amended fee schedule for fire review and inspection fees.

Item No. 6 - Open Container Request
Citrus Champs Carnival

Consider Open Container Request on February 8, 2025 at Victory Pointe.

UNFINISHED BUSINESS

Item No. 7 - Variance Request
Teamont Boba

Consider allowing the development of a specialty beverage building with a two-bedroom residential unit located on the second floor.

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Item No. 8 - Variance Request
2490 Holly Berry Circle

This item has been requested to be tabled to July 23, 2024.

NEW BUSINESS

Item No. 9 - Resolution No. 2024-016R
Fixed Rate Term Loan

Consider approval of the Water and Sewer Revenue Bond, Series 2024.

Item No. 10 - Variance Request
The Harvest Market

This item has been requested to be tabled to June 11, 2024.

Item No. 11 - Variance Request
775 E. Juniata Street

Consider a request for a 5 foot side yard setback instead of a 7.5 foot setback for construction of a new home.

Item No. 12 - Variance Request
301 Chestnut Street

Consider a request for a rear yard setback of 8 feet for a storage shed located at 301 Chestnut Street.

Item No. 13 - Ordinance No. 2024-022 *Intro*
ISBA Amendment

Consider extending the 2010 Interlocal Service Boundary Agreement an additional 13 years.

Item No. 14 - Ordinance No. 2024-023 *Intro*
Family Entertainment Center

Consider a request for a Planned Unit Development amendment to revise conditions in Ordinance No. 2021-003 for Victory Village and Market mixed-use project.

Item No. 15 - Ordinance No. 2024-024 *Intro*
Nuisance Abatement Board

Consider creating a Nuisance Abatement Board.

Item No. 16 - Ordinance No. 2024-026 *Intro*
Amendment of Chapter 117

Consider proposed changes to the sign code to allow for electronic messages on monument signs.

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.

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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 26, 2024

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, March 26, 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

Randa Black from the Central Florida Freethought Community gave the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

AGENDA CHANGES

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

Item No. 5 - Variance Request, *Teamont Boba*

City Manager Bulthuis informed the Council this is a request to table the item to April 9, 2024.

Council Member Gonzalez moved to table item 5, Variance Request, Teamont Boba to April 9, 2024; seconded by Council Member Myers. Passed unanimously 4-0 with all members present voicing aye.

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

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.

City Clerk Howe read the title aloud.

City Manager Bulthuis informed the Council this is a request to table the item to June 11, 2024.

Council Member Gonzalez moved to table item 7, Resolution No. 2024-008R, Waterbrooke Self-Storage CUP to June 11, 2024; seconded by Council Member Myers. Passed unanimously 4-0 with all members present voicing aye.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis –

- MADD walk on March 30 at Waterfront Park beginning at 7:45am.
- Thursday, April 4 Lake Orange connector ground breaking.

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CITY ATTORNEY REPORT

City Attorney Mantzaris – No report.

Mayor Murry asked for an update of House Bill 1365 at the next meeting. City Attorney Mantzaris stated he will provide an update at the next meeting but it will take some time to understand the impact of this bill on local government.

Mayor Murry also asked for update at the next meeting regarding the homeless.

CITY COUNCIL REPORT

Council Member Gonzalez – No report.

Council Member Myers –

- Attended a Leadership Summit in Dallas.

Council Member Pines – No report.

Mayor Murry –

- Venetian Gardens is hosting a breakfast to honor Vietnam Veterans on Saturday.
- Mayor's luncheon will be April 2 at Cantina's Mexican Restaurant.
- Thanked the volunteers on the Code Enforcement Board.
- Attended Pups in the Park.

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 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.

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

UNFINISHED BUSINESS

Item No. 5 – This item was addressed earlier in the meeting and tabled to April 9, 2024.

Item No. 6 – Ordinance No. 2024-017, 151 W. State Road 50 final.

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.

Development Services Director Henschel presented the item. The applicant, Salvatore, Inc., is requesting to rezone the subject property from Planned Unit Development (PUD) to C-1 Light Commercial. The site is approximately 3.04 acres and is located at the southwest corner of State Road 50 and East Avenue. The property has a Commercial Future Land Use Designation.

In 2020, the City Council approved Ordinance No. 2020-01, to change the zoning from C-1 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. The Planning and Zoning Commission recommended approval 6-0.

The applicant, Bret Jones, was present. He stated he agrees with staff and is available for any questions.

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

Council Member Gonzalez moved to approve Ordinance No. 2024-017, seconded by Council Member Pines.

Mayor Murry asked the applicant if he had any visions on what he would like to do with the property. Mr. Jones stated that there are no definite plans for the property at this time.

The motion passed by roll call vote 4-0.

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NEW BUSINESS

Item No. 7 – This item was addressed earlier in the meeting and tabled to June 11, 2024.

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ADJOURN: With no further comments, this meeting adjourned at 6:47pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Surplus Request		
Requested Action		
The Procurement Services Department requests approval to declare end-of-life inventory as surplus from the Parks and Recreation Department and Police Department and provide disposal per the Procurement Policy.		
Staff Report		
The Procurement Services Department, on behalf of the Police Department and Parks and Recreation 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> Qty. Property Description (1) Totaled 2017 Dodge Charger #2248 - 75,231 Miles <u>Parks and Recreation Department</u> Qty. Property Description (1) Callrath Servewell Cold Food Table (1) Champion APW Gas Griddle (1) Servewell Steam 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.		
Additional Analysis		
Fiscal Impact Summary		
The surplus property's anticipated value is \$5,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Police Disposal Form	Police Disposal Form.pdf	
2. Parks and Recreation Disposal Forms	Parks and Recreation Disposal Forms.pdf	



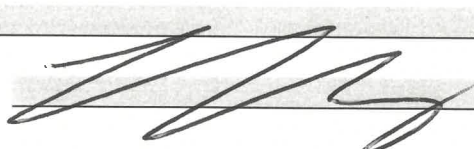
PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: 10808
Contact Person: Lt. Nick Bloom Phone: 352-536-8442
Year / Make / Model: 2017/Dodge/Charger Vehicle No. 2248
Miles / Hours: Unknown - Totaled Serial / VIN: 2C3CDXAG3HH650670
Description of Property MARKED DODGE CHARGER PATROL VEHICLE

☐ 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: 4-25-24

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

Date Approved by City Council: 5-14-24

Agenda Item: #

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



Appraisers of Central Florida
 PO Box 1599
 Belleview, FL 34421
 Phone (407) 757-2376
 Fax (407) 720-4482
 Email AOCF18@outlook.com

APPRAISAL REPORT - FILE # 3232114

COMPANY		VEHICLE OWNER	
Company	Florida League of Cities	Name	City of Clermont
Adjuster	Jazmine Harrell	Address	
Claim Number	VA2024115254	City	
Policy Number	0101	State	
Deductible	500	Zip	
Insured Name	City of Clermont	Mobile Phone	
Date of Loss	March 24, 2024	Home Phone	
Date Contacted	April 19, 2024	Work Number	
Date Inspected	April 22, 2024	Email	
Loss Type	Collision		
Claim For	Insured		
Assignment Type	Total_loss		
Appraiser	James Hamlin		

VEHICLE INFO		VEHICLE LOCATION	
Year	2017	Location	Repair Shop
Make	Dodge	Location Name	RACHEL BODY SHOP
Model	Charger Police	Address	917 A W Oakland ave
VIN	2C3CDXAG3HH650670	City	Oakland
License Plate	XF2506	State	FL
Color	Black/White	Zip	34760
Mileage	75231	Phone	(407) 905-2885
Driveable	No	Fax	

TIRE INFORMATION			
	Tire Make	Size	Tread Depth
Left Front			
Right Front			
Left Rear			
Right Rear			

TOWING & SALVAGE		TOTAL LOSS	
Towing Charges	\$ 0.00	Total Loss	Yes
Lien Fee	\$ 0.00	Driveable	No
Admin Fee	\$ 0.00	Total Loss Valuation	CCC Valuescope
Other Charges	\$ 0.00	Request #	118712347
Storage Fee (per day)	\$ 0.00	Valuation Amount / TL %	\$19664.00 / 143.05%
Storage Since		NADA Value / TL %	\$0.00 /

ESTIMATE		SALVAGE BIDS		
Appraisal Amount	\$ 28129.17	Salvage Yard / Contact	Phone	Amount
UPD Amount	\$ 0.00	Pasco Auto Parts / Larry	727 868-9583	1101.65
Betterment Amount	\$ 0.00	Budget Auto Parts / Jose	863 967-0694	1077.00
Deductible	\$ 500	Osceola Auto Salvage / Steve	407 201-3999	250.00
Net Total	\$ 27,629.17			
Agreed Price				

Agreed By		REPAIR SHOP INFO	
Days to Repair		Location Name	Rachels Body Shop
Estimate Released	No	Address	917 Oakland ave
Supplement #1	0.00	City State Zip	Oakland FL 34760
Supplement #2	0.00	Phone	(407) 905-2885
Supplement #3	0.00	Fax	
Supplement #4	0.00	Email	
Supplement #5	0.00	TIN	

Appraiser Comments
Car is damaged on the right side. Damage to the right front door edge. Front door we feel can be repaired. Right rear door is crushed. Right quarter panel, wheelhouse panel, inner quarter and splash shield damage. Rear bumper cover and right bracket damage. Opened the right front door. Unable to open the right rear door. Right center pillar and rocker damage. Right rocker moulding damage. Right rear tire, wheel and suspension damage. Inside the passenger curtain and front seat airbags deployed. Headliner damage. Driver and passenger front seat belts are locked. Possible additional damages after tear down. This vehicle is a total loss. Completed CCC form enclosed and called into CCC. 3 salvages bids enclosed.



REPORT SUMMARY



CLAIM INFORMATION

Owner	City Of Claremont Clermont, FL 34711
Loss Unit	Police 2017 Dodge CHARGER POLICE 6cyl. 3.6l Sedan
Loss Unit Type	SPECIALTY VEHICLES
Loss Incident Date	03/24/2024
Claim Reported	04/22/2024



INSURANCE INFORMATION

Report Reference Number	118712347
Claim Reference	VA2024115254
Adjuster	Fox, Alisha
Appraiser	Hanley, James
Odometer	75,231
Last Updated	04/23/2024 11:54 AM



VALUATION SUMMARY

Base Value	\$ 17,664.00
Adjusted Value	\$ 17,664.00
POLICE PACKAGE	+ \$ 2,500.00
Deductible	- \$ 500.00

Total \$ 19,664.00

The total may not represent the total of the settlement as other factors (e.g. license and fees) may need to be taken into account.

The CCC ONE® Market Valuation Report reflects CCC Intelligent Solutions Inc.'s opinion as to the value of the loss unit, based on information provided to CCC by APPRAISERS OF CENTRAL FLORIDA LLC.

BASE VALUE

This is derived from comparable unit(s) available or recently available in the marketplace at the time of valuation, per our valuation methodology described on the next page.

Inside the Report

Valuation Methodology.....	2
Loss Unit Information.....	3
Comparable Units.....	6
Valuation Notes.....	8
Supplemental Information.....	9

VALUATION METHODOLOGY

How was the valuation determined?



CLAIM INSPECTION

APPRAISERS OF CENTRAL FLORIDA LLC has provided CCC with the zip code where the loss unit is garaged, loss unit VIN, mileage/hours, options and additional equipment, as well as loss unit condition, which is used to assist in determining the value of the loss unit.



DATABASE REVIEW

CCC maintains an extensive database of units that currently are or recently were available for sale in the U.S. This database includes units advertised for sale by dealerships or private parties. All of these sources are updated regularly.



SEARCH FOR COMPARABLES

When a valuation is created the database is searched and comparable units are selected. On current year units, new units for sale at the time of the valuation may have been used. The zip code where the loss unit is garaged determines the starting point for the search. Comparable units are similar to the loss unit based on relevant factors. If a sufficient number of comparable units cannot be located, CCC may also obtain dealer quotations for a unit with attributes as reported by the insurer.



CALCULATE VALUATION

Adjustments to the price of the selected comparable units are made to reflect differences in attributes, including mileage/hours, options, additional equipment, refurbishments, after factory equipment, and condition. Dollar adjustments are based upon market research. Finally, the Base Value is the straight average of the adjusted values of the comparable units. Due to the unique nature of the loss units valued in the Commercial and Recreational Vehicle division, a valuation specialist handles each request individually.

LOSS UNIT INFORMATION

LOSS UNIT DETAILS

Location	Clermont , FL 34711
VIN	2C3CDXAG3HH650670
Year	2017
Make	Dodge
Model	CHARGER POLICE
Drivetrain	4X2

LOSS UNIT CONDITION

	Condition
Overall Rating	Average

Vehicles sold in the United States are required to have a manufacturer assigned Vehicle Identification Number(VIN). This number provides certain specifications of the vehicles .

Please review the information in the Loss Unit Information Section to confirm the reported mileage and condition, and to verify that the information accurately reflects the options, additional equipment, refurbishments or other aspects of the loss unit that may impact the value.

APPRAISERS OF CENTRAL FLORIDA LLC uses condition inspection guidelines to determine the condition of the loss unit prior to the loss. The guidelines describe physical characteristics for the loss unit, for the condition selected based upon age. Inspection Notes reflect observations from the appraiser regarding the loss unit's condition.

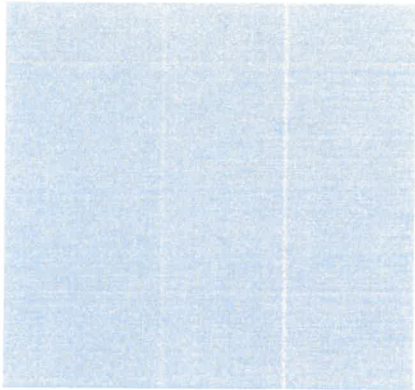
LOSS UNIT EQUIPMENT

CT - Transmission	AUTOMATIC TRANSMISSION	✓
PO - Power	POWER STEERING	✓
	POWER BRAKES	✓
	POWER WINDOWS	✓
	POWER LOCKS	✓
	POWER MIRRORS	✓
	POWER DRIVER SEAT	✓
	POWER TRUNK/LIFTGATE	✓
IS - Seats/Interior	BUCKET SEATS	✓
	CLOTH SEATS	✓
	RECLINING/LOUNGE SEATS	✓
CS - Convenience	AIR CONDITIONING	✓
	DUAL MIRRORS	✓
	INTERMITTENT WIPERS	✓
	TILT WHEEL	✓
	CRUISE CONTROL	✓
	REAR DEFOGGER	✓
	KEYLESS ENTRY	✓
	MESSAGE CENTER	✓
	STEERING WHEEL TOUCH CONTROLS	✓
	TELESCOPIC WHEEL	✓
	CLIMATE CONTROL	✓
	OVERHEAD CONSOLE	✓
CR - Radio	AM RADIO	✓
	FM RADIO	✓
	STEREO	✓
	SEARCH/SEEK	✓
	AUXILIARY AUDIO CONNECTION	✓
CW - Wheels	STYLED STEEL WHEELS	✓
SS - Safety	AIR BAG (DRIVER ONLY)	✓
	PASSENGER AIR BAG	✓
	ANTI-LOCK BRAKES (4)	✓
	4-WHEEL DISC BRAKES	✓
	TRACTION CONTROL	✓

To the left is the equipment of the loss unit that APPRAISERS OF CENTRAL FLORIDA LLC provided to CCC.

LOSS UNIT EQUIPMENT

OP - Other	STABILITY CONTROL	✓
	FRONT SIDE IMPACT AIR BAGS	✓
	HEAD/CURTAIN AIR BAGS	✓
	HANDS FREE	✓
	TINTED GLASS	✓
	CLEARCOAT PAINT	✓
	CALIFORNIA EMISSIONS	✓



COMPARABLE UNITS

	Loss Unit	Comp 1	Comp 2
Price		\$16,900	\$14,795
Year/Make/Model	2017 Dodge CHARGER POLICE	2017 Dodge CHARGER POLICE	2016 Dodge CHARGER POLICE
Odometer	75,231	189,683	63,781
Configuration			
Model Description	3.6L	5.7L	3.6L
Body Type	SEDAN	SEDAN	SEDAN
Drivetrain	4X2	4X2	4X2
Engine Cylinder	6	8	6
Options			
DG - Head/Curtain Air Bags	✓	✓	✓
PS - Power Steering	✓	✓	✓
TW - Tilt Wheel	✓	✓	✓
PT - Power Trunk/Liftgate	✓	✓	✓
TX - Traction Control	✓	✓	✓
M3 - Auxiliary Audio Connection	✓	✓	✓
PW - Power Windows	✓	✓	✓
FM - FM Radio	✓	✓	✓
DM - Dual Mirrors	✓	✓	✓
DT - Privacy Glass	✗	✗	✓
BS - Bucket Seats	✓	✓	✓
SE - Search/Seek	✓	✓	✓
MC - Message Center	✓	✓	✓
KE - Keyless Entry	✓	✓	✓
SP - Power Driver Seat	✓	✓	✓
T1 - Stability Control	✓	✓	✓
CC - Cruise Control	✓	✓	✓
ST - Stereo	✓	✓	✓
AB - Anti-Lock Brakes (4)	✓	✓	✓
AC - Air Conditioning	✓	✓	✓
AG - Drivers Side Air Bag	✓	✓	✓
SY - Styled Steel Wheels	✓	✓	✓
IP - Clearcoat Paint	✓	✓	✓
EM - California Emissions	✓	✓	✓
CL - Climate Control	✓	✓	✓
CO - Overhead Console	✓	✓	✓

Comp 1 Updated Date: 01/29/2024

2017 Dodge CHARGER POLICE

VIN 2C3CDXAT3HH529022

Dealership ROD'S RIDES INC

Location Waycross, GA

Telephone (912) 283-0369

Source Dealer Ad

Stock # 3779

Comp 2 Updated Date: 02/21/2024

2016 Dodge CHARGER POLICE

VIN 2C3CDXAG7GH108678

Dealership [33880] CHICAGO

MOTORS

Location Chicago, IL

Contact YAHYA,TAHIR "TED"

Telephone (773) 235-6500

Source Dealer Ad

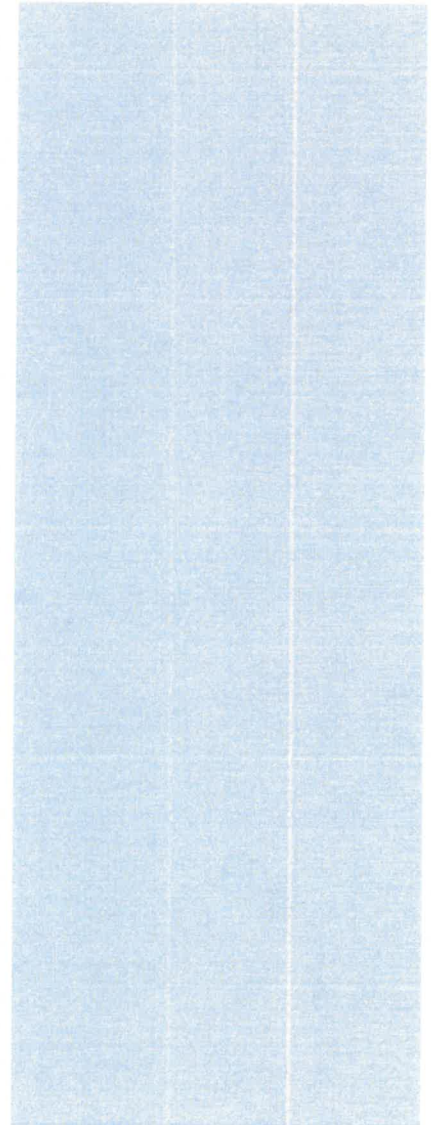
Stock # R-3344

Comparables used in the determination of the Base Value are not intended to be replacement units but are reflective of the market value, and may no longer be available for sale.

Price is the amount that the dealership will accept to sell the unit, though a lower price may be obtainable through negotiation.

COMPARABLE UNITS

	Loss Unit	Comp 1	Comp 2
AM - AM Radio	✓	✓	✓
IW - Intermittent Wipers	✓	✓	✓
XG - Front Side Impact Air Bags	✓	✓	✓
CS - Cloth Seats	✓	✓	✓
RD - Rear Defogger	✓	✓	✓
PB - Power Brakes	✓	✓	✓
AT - Automatic Transmission	✓	✓	✓
TG - Tinted Glass	✓	✓	✗
RG - Passenger Air Bag	✓	✓	✓
TL - Telescopic Wheel	✓	✓	✓
RL - Reclining/Lounge Seats	✓	✓	✓
PL - Power Locks	✓	✓	✓
TQ - Steering Wheel Touch Controls	✓	✓	✓
PM - Power Mirrors	✓	✓	✓
DB - 4-Wheel Disc Brakes	✓	✓	✓
HF - Hands Free	✓	✓	✓
Condition	Average	Average	Average
Adjustments:			
Make/Model/Trim			\$ 2,125
Engine		- \$ 1,325	
Options			
DT - Privacy Glass			- \$ 100
Odometer		\$ 3,467	- \$ 535
Condition			
Adjusted Comparable Value		\$19,042	\$16,285

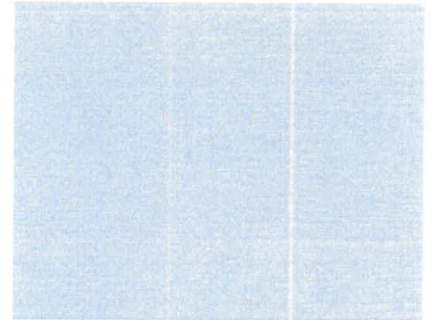


VALUATION NOTES

04/23/2024 11:48 - STANDARD EQUIPMENT: AB, AC, AG, AM, AT, BS, CC, CL, CO, CS, DB, DG, DM, EM, FM, HF, IP, IW, KE, M3, MC, PB, PL, PM, PS, PT, PW, RD, RG, RL, SE, SP, ST, SY, T1, TG, TL, TQ, TW, TX, XG

04/23/2024 11:48 - AVERAGE MILEAGE: 118327

This Market Valuation Report has been prepared exclusively for use by APPRAISERS OF CENTRAL FLORIDA LLC, and no other person or entity is entitled to or should rely upon this Market Valuation Report and/or any of its contents. CCC is one source of valuations, and there are other valuation sources available.



SUPPLEMENTAL INFORMATION



EXPERIAN® AUTOCHECK® VEHICLE HISTORY REPORT

TITLE CHECK

TITLE CHECK	RESULTS FOUND
Abandoned	✓ No Abandoned Record Found
Damaged	✓ No Damaged Record Found
Fire Damage	✓ No Fire Damage Record Found
Grey Market	✓ No Grey Market Record Found
Hail Damage	✓ No Hail Damage Record Found
Insurance Loss	✓ No Insurance Loss Record Found
Junk	✓ No Junk Record Found
Rebuilt	✓ No Rebuilt Record Found
Salvage	✓ No Salvage Record Found

EVENT CHECK

EVENT CHECK	RESULTS FOUND
NHTSA Crash Test Vehicle	✓ No NHTSA Crash Test Vehicle Record Found
Frame Damage	✓ No Frame Damage Record Found
Major Damage Incident	✓ No Major Damage Incident Record Found
Manufacturer Buyback/Lemon	✓ No Manufacturer Buyback/Lemon Record Found
Odometer Problem	✓ No Odometer Problem Record Found
Recycled	✓ No Recycled Record Found
Branded Title Auction	✓ No Branded Title Auction Record Found
Water Damage	✓ No Water Damage Record Found

VEHICLE INFORMATION

VEHICLE INFORMATION	RESULTS FOUND
Accident	📄 Accident Record Found
Corrected Title	✓ No Corrected Title Record Found
Driver Education	✓ No Driver Education Record Found
Duplicate Title	✓ No Duplicate Title Record Found
Emissions Safety Inspection	✓ No Emissions Safety Inspection Record Found
Fire Damage Incident	✓ No Fire Damage Incident Record Found
Lease	✓ No Lease Record Found
Lien	✓ No Lien Record Found
Livery Use	✓ No Livery Use Record Found
Government Use	✓ No Government Use Record Found
Police Use	✓ No Police Use Record Found
Fleet	✓ No Fleet Record Found
Rental	✓ No Rental Record Found
Fleet and/or Lease	✓ No Fleet and/or Lease Record Found
Fleet and/or Rental	✓ No Fleet and/or Rental Record Found
Repossessed	✓ No Repossessed Record Found
Taxi use	✓ No Taxi use Record Found
Theft	✓ No Theft Record Found

CCC provides APPRAISERS OF CENTRAL FLORIDA LLC information reported by Experian® regarding the 2017 Dodge CHARGER POLICE 6cyl. 3.6l (2C3CDXAG3HH650670). This data is provided for informational purposes. Unless otherwise noted in this Market Valuation Report, CCC does not adjust the value of the loss unit based upon this information.

LEGEND :

- ✓ No Event Found
- 🔴 Event Found
- 📄 Information Needed

TITLE CHECK

THIS VEHICLE CHECKS OUT

AutoCheck's result for this loss unit show no significant title events. When found, events often indicate automotive damage or warnings associated with the unit.

EVENT CHECK

THIS VEHICLE CHECKS OUT

AutoCheck's result for this loss unit show no historical events that indicate a significant automotive problem. These problems can indicate past previous car damage, theft, or other significant problems.

VEHICLE INFORMATION

INFORMATION FOUND

AutoCheck found additional information on this loss unit. These records will provide more history for this loss unit

ODOMETER CHECK

THIS VEHICLE CHECKS OUT

AutoCheck's result for this loss unit show no indication of odometer rollback or tampering was found. AutoCheck determines odometer rollbacks by searching for records that indicate odometer readings less than a previously reported value. Other odometer events can report events of tampering, or possible odometer breakage.

SUPPLEMENTAL INFORMATION



FULL HISTORY REPORT RUN DATE: 04/23/2024

Below are the historical events for this vehicle listed in chronological order.

EVENT DATE	EVENT LOCATION	ODOMETER READING	DATA SOURCE	EVENT DETAIL
06/08/2017	CLERMONT, FL		Motor Vehicle Dept.	Registration Event/ Renewal
12/14/2018	CLERMONT, FL		State Agency	Left Rear Impact with Another Vehicle
12/14/2018	FL		State Agency	Moderate Damage Reported
12/14/2018	COVINGTON, GA		Accident Source	Accident or Vehicle Damage Reported: LEFT SIDE

AUTOCHECK TERMS AND CONDITIONS:

Experian's Reports are compiled from multiple sources. It is not always possible for Experian to obtain complete discrepancy information on all vehicles; therefore, there may be other title brands, odometer readings or discrepancies that apply to a vehicle that are not reflected on that vehicle's Report. Experian searches data from additional sources where possible, but all discrepancies may not be reflected on the Report.

These Reports are based on information supplied to Experian by external sources believed to be reliable, BUT NO RESPONSIBILITY IS ASSUMED BY EXPERIAN OR ITS AGENTS FOR ERRORS, INACCURACIES OR OMISSIONS. THE REPORTS ARE PROVIDED STRICTLY ON AN "AS IS WHERE IS" BASIS, AND EXPERIAN FURTHER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING THIS REPORT.

YOU AGREE TO INDEMNIFY EXPERIAN FOR ANY CLAIMS OR LOSSES, INCLUDING COSTS, EXPENSES AND ATTORNEYS FEES, INCURRED BY EXPERIAN ARISING DIRECTLY OR INDIRECTLY FROM YOUR IMPROPER OR UNAUTHORIZED USE OF AUTOCHECK VEHICLE HISTORY REPORTS.

Experian shall not be liable for any delay or failure to provide an accurate report if and to the extent which such delay or failure is caused by events beyond the reasonable control of Experian, including, without limitation, "acts of God", terrorism, or public enemies, labor disputes, equipment malfunctions, material or component shortages, supplier failures, embargoes, rationing, acts of local, state or national governments, or public agencies, utility or communication failures or delays, fire, earthquakes, flood, epidemics, riots and strikes.

These terms and the relationship between you and Experian shall be governed by the laws of the State of Illinois (USA) without regard to its conflict of law provisions. You and Experian agree to submit to the personal and exclusive jurisdiction of the courts located within the county of Cook, Illinois.



ACF
P.O. Box 622492, Orlando, FL 32862
Office: (407) 757-2376
aocf18@outlook.com

TOTAL LOSS
Estimate ID
18142700
Original
Claim Number
VA2024115254

Not An Authorization For repair

All supplement requests should be sent via email to
AOCF18@outlook.com, including supporting documents.
No Supplemental repairs are authorized without approval
from the Insurance Company.

Owner
City of Clermont

Appraiser
James Hamlin

Classification
Field

Florida League of Cities

Loss Type
Unknown

Claim Number
VA2024115254

Adjuster
Jazmine Harrell
(407) 367-4010 (Work)

Deductible
500.00 - Not Waived

Loss Date
03/24/2024

Inspection Site
Rachel Body Shop
Oakland, FL 34760

Inspection Date
4/22/2024

2017 Dodge Charger Police Fleet 4 Door Sedan 3.6L 6 Cyl Gas Injected 5 Speed Auto Trans RWD

Exterior Color
Black/White

License
FL-XF2506

VIN
2C3CDXAG3HH650670

Condition
Good

Drivable
No

Odometer
75231

Mitchell Service Code
911667

Primary Point of Impact
Right Side (3)

Secondary Point(s) of Impact
Right Rear Side (4), Right Rear Corner (5)

Options

Air Conditioning	Air Suspension	Anti-Lock Brake Sys. (ABS)	Automatic Headlights	Auxiliary Input
Bluetooth Wireless Connectivity	Cloth Seat	Cruise Control	Daytime Running Lights	Driver-Front Air Bag
Dual A/C	Electric Defogger	Electronic Stability Control	First Row Bucket Seat	Keyless Entry System
Leather Steering Wheel	Left-Curtain Air Bag	MP3 Player	Passenger-Front Air Bag	Power Door Locks
Power Driver Seat	Power Remote Mirror	Power Steering	Power Windows	Rear Bench Seat
Remote Decklid Or Tailgate Release	Second Row Side Airbag With Head Protection	Side Airbags	Smart Key System	Steering Wheel Mounted Audio Control
Tilt Steering Wheel	Tire Pressure Monitoring System	Traction Control/Electronic	Trip Computer	

City of Clermont | 2017 Dodge Charger Police Fleet

Committed On

Version
Mitchell Estimating 23.5
OEM APR_24_V

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Profile
7-City County
Profile Version
5.0

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Parts Profile
ACF Florida

Parts Profile Version
14.0

		LABOR			PART					
Line #		Description	Operation	Type	Total Units	Type	Number	Qty	Total Price	Tax
Air Bag System										
1	102041	Disable & Enable Air Bag System -M	Remove / Replace	Mechanical	INC					
2	102042	Air Bag System Diagnosis - M	Remove / Replace	Mechanical	0.5#					
3	102043	Add To Initialize Occupant Detection ECU	Remove / Replace	Mechanical	0.4					
4	100407	R Air Bag Side Curtain Module -M	Remove / Replace	Mechanical	0.8#	New	68222742AG	1	\$941.00	Yes
5	AUTO	Roof Headliner	Remove / Install	Body	INC#					
6	100417	Air Bag Module-Passenger Seat -M	Remove / Replace	Mechanical	0.6#	New	5108076AF	1	\$793.00	Yes
7	AUTO	R Seat Assy	Remove / Install	Body	0.4					
8	100419	R Frt Air Bag Side Impact Sensor -M	Remove / Replace	Mechanical	0.3#	New	56054085AA	1	\$268.00	Yes
9	100421	R Ctr Air Bag Side Impact Sensor -M	Remove / Replace	Mechanical	0.4#	New	56054085AA	1	\$268.00	Yes
10	100046	R Rear Air Bag Side Impact Sensor -M	Remove / Replace	Mechanical	0.4#	New	56054085AA	1	\$268.00	Yes
Wheel										
11	100021	Wheel	Remove / Replace	Body	0.3	New	4895425AE	1	\$471.00	Yes
12	100030	Wheel Tire Pressure Sensor	Remove / Replace	Body	0.0	New	[68406529AB]	1	\$153.00	Yes
Rocker / Pillars / Floor										
13	101293	R Section Rocker Panel	Remove / Replace	Body	9.0#					
14	AUTO	R Rocker Panel	Refinish Only	Refinish	2.0 C					
15	101303	R Door Opening Panel	Remove / Replace	Body	INC#	New	68265440AG	1	\$941.00	Yes
16	101208	R Rocker Reinf (Com)	Remove / Replace	Body	1.0	New	68433578AC	1	\$456.00	Yes
17	102050	L Rocker Moulding	Remove / Install	Body	0.4	Existing				
18	101391	R Rocker Moulding	Remove / Replace	Body	0.4	New	1LP86TZZAG	1	\$483.00	Yes
19	AUTO	R Rocker Moulding	Refinish Only	Refinish	1.0 C					
20	101397	R Ctr Pillar Trim Panel	Remove / Install	Body	INC#	Existing				
21	101395	R Cowl/Dash Hinge Pillar	Remove / Install	Body	0.3r	Existing				
22	101399	R Rear Rocker Trim Panel	Remove / Install	Body	0.2r	Existing				
23	101372	R Frt Door Opening Weatherstrip	Remove / Install	Body	INC#	Existing				
24	101374	R Rear Door Opening Weatherstrip	Remove / Install	Body	INC#	Existing				
Front Seat										

Committed On

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Profile Version
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Line #	Description	LABOR			PART				
		Operation	Type	Total Units	Type	Number	Qty	Total Price	Tax
25 102279	Pass Side Seat Back Cover	Remove / Replace	Body	2.5#	New	[5XZ48DX9AB]	1	d\$534.00	Yes
26 102300	Pass Side Seat Back Cushion	Remove / Replace	Body	INC#	New	[68156158AC]	1	\$279.00	Yes
27 102324	Pass Side Seat Support	Remove / Replace	Body	INC#	New	[68102980AA]	1	\$47.45	Yes
28 102302	Pass Side Seat Back Frame	Remove / Replace	Body	INC#	New	[68104427AA]	1	\$1,215.00	Yes
29 102303	Pass Side Seat Back Panel	Remove / Replace	Body	INC#	New	1UY02DX9AC	1	\$358.00	Yes
Seat Belts									
30 101405	R Frt Seat Belt	Remove / Replace	Body	0.4#	New	[1HZ06DX9AI]	1	\$416.00	Yes
31 101406	L Frt Seat Belt	Remove / Replace	Body	1.2#	New	[1HZ05DX9AI]	1	\$405.00	Yes
32 101475	R Frt Seat Belt Adjuster	Remove / Replace	Body	0.0	New	68080745AD	1	\$70.15	Yes
33 101476	L Frt Seat Belt Adjuster	Remove / Replace	Body	0.0	New	68080745AD	1	\$70.15	Yes
34 101479	R Frt Seat Belt Buckle	Remove / Replace	Body	0.2#	New	[1HZ101X9AF]	1	\$442.00	Yes
35 101480	L Frt Seat Belt Buckle	Remove / Replace	Body	0.2#	New	[1HZ171X9AF]	1	\$469.00	Yes
36 AUTO	L Seat Assy	Remove / Install	Body	0.4					
Front Door									
37 101426	R Frt Door Repair Panel (HSS)	Repair	Body	0.5*#	Existing				
38 AUTO	R Frt Door Outside	Refinish Only	Refinish	1.9 C	Existing				
39 102089	R Frt Rear View Mirror	Remove / Install	Body	INC#	Existing				
40 102091	R Frt Otr Door Belt Moulding	Remove / Install	Body	INC#	Existing				
41 102093	R Frt Door Applique	Remove / Install	Body	1.3#	Existing				
42 100838	R Frt Door Trim Panel	Remove / Install	Body	INC	Existing				
43 101826	R Frt Otr Door Handle	Remove / Install	Body	0.3#	Existing				
Rear Door									
44 100730	R Rear Door Shell (Steel/Hss)	Remove / Replace	Body	5.0#	New	68089372AE	1	\$1,465.00	Yes
45 AUTO	R Rear Door Outside	Refinish Only	Refinish	1.8 C					
46 AUTO	R Rear Add For Jambs & Interior	Refinish Only	Refinish	1.0 C					
47 100735	R Rear Otr Door Belt Moulding	Remove / Install	Body	INC	Existing				
48 100737	R Rear Door Rear Applique	Remove / Install	Body	INC#	Existing				
49 100739	R Rear Upr Door Adhesive Moulding	Remove / Replace	Body	0.1	New	57010506AN	1	\$167.00	Yes
50 100745	R Rear Door Trim Panel	Remove / Install	Body	INC	Existing				
51 100755	R Rear Otr Handle	Refinish Only	Refinish	0.5 C	Existing				

		LABOR			PART					
Line #		Description	Operation	Type	Total Units	Type	Number	Qty	Total Price	Tax
52	100785	R Rear Door Outside Handle	Repair	Body	0.5*#	Existing				
Roof										
53	102695	Roof Headliner	Remove / Replace	Body	4.4#	New	[6RG15DX9AC]	1	\$1,380.00	Yes
54	AUTO	Windshield	Remove / Install	Glass	0.3#					
Back Window										
55	101651	Back Window Glass	Remove / Install	Glass	0.3#	Existing				
Quarter Panel										
56	100290	R Quarter Outer Panel	Remove / Replace	Body	17.2#	New	68265442AG	1	\$1,375.00	Yes
57	AUTO	R Quarter Panel Outside	Refinish Only	Refinish	1.9 C					
58	AUTO	R Add For Pillar	Refinish Only	Refinish	0.5 C					
59	AUTO	R Quarter Panel Edge	Refinish Only	Refinish	0.5 C					
60	AUTO	R Add w/Air Bag Sensor -M	Remove / Replace	Mechanical	0.3					
61	100292	R Quarter Inner Panel	Remove / Replace	Body	5.5	New	68436608AE	1	\$1,710.00	Yes
62	100294	R Quarter Reinforcement (Steel/Hss)	Remove / Replace	Body	4.0	New	68266964AL	1	\$918.00	Yes
63	100298	R Inr Quarter Wheelhouse Panel -S	Remove / Replace	Body	3.5	New	68087134AC	1	\$408.00	Yes
64	102350	R Otr Quarter Panel W/Strip	Remove / Replace	Body	0.0	New	68042856AA	1	\$127.00	Yes
65	102843	R Quarter Shield	Remove / Replace	Body	0.4	New	68205938AE	1	\$154.00	Yes
Rear Suspension										
66	AUTO	R Rear Suspension One Side -M	Overhaul	Mechanical	5.8	Existing				
67	AUTO	Does Not Include Alignment								
68	101661	R Rear Susp Hub & Bearing -M	Remove / Replace	Mechanical	INC#	New	5181925AC	1	\$200.00	Yes
69	101675	R Rear Susp Knuckle -M	Remove / Replace	Mechanical	INC#	New	[4854458AH]	1	\$394.00	Yes
70	101679	R Lwr Rear Susp Control Arm -M	Remove / Replace	Mechanical	INC#	New	68229216AB	1	\$357.00	Yes
71	101688	R Rear Susp Compression Link -M	Remove / Replace	Mechanical	INC#	New	68184784AA	1	\$159.00	Yes
72	101710	R Rear Susp Toe Link -M	Remove / Replace	Mechanical	INC#	New	68051638AB	1	\$283.00	Yes
73	101718	R Rear Susp Tension Link -M	Remove / Replace	Mechanical	INC#	New	68206294AB	1	\$430.00	Yes
74	101726	R Rear Susp Camber Link -M	Remove / Replace	Mechanical	INC#	New	68240574AB	1	\$182.00	Yes
75	101734	R Rear Susp Strut -M	Remove / Replace	Mechanical	INC#	New	[68544271AA]	1	\$309.00	Yes
76	101770	R Rear Susp Stabilizer Link -M	Remove / Replace	Mechanical	0.6#	New	4766866AA	1	\$59.95	Yes
Rear Drive Axle										
77	101896	R Rear Drive Axle Shaft -M	Remove / Replace	Mechanical	0.3#	New	[68277002AB]	1	\$824.00	Yes

Line #	Description	LABOR			PART				
		Operation	Type	Total Units	Type	Number	Qty	Total Price	Tax
78	AUTO Rear Differential Assy -M	Remove / Install	Mechanical	2.3#					
Rear Lamps									
79	100462 R Rear Combination Lamp	Remove / Install	Body	INC#	Existing				
Rear Bumper									
80	AUTO Rear Bumper Cover Assy	Overhaul	Body	0.9#	Existing				
81	100885 Rear Add w/Parking Sensor	Remove / Replace	Body	0.4					
82	100100 Rear Bumper Cover	Remove / Replace	Body	INC#	New	5RK97TZZAD	1	\$672.00	Yes
83	AUTO Rear Bumper Cover	Refinish Only	Refinish	2.7 C					
84	102722 R Rear Up'r Bumper Bracket	Remove / Replace	Body	INC#	New	68226566AE	1	\$21.60	Yes
85	AUTO Rear Bumper Cover	Remove / Install	Body	INC#					
86	100106 R Rear Otr Bumper Bracket	Remove / Replace	Body	INC#	New	68231348AE	1	\$37.50	Yes
Additional Costs & Materials									
87	AUTO Paint/Materials	Additional Cost						\$537.60*	Yes
88	936012 Hazardous Waste Disposal	Additional Cost						\$3.00*	Yes
89	936014 Flex Additive	Additional Cost						\$7.00*	Yes
90	936016 Weld Thru Primer	Additional Cost						\$15.00*	Yes
Additional Operations									
91	AUTO Clear Coat	Additional Operation	Refinish	2.5*				\$0.00	
92	933018 Mask For Overspray	Additional Operation	Refinish	0.2*				\$5.00*	
93	933006 Frame/Rack Set Up	Additional Operation	Frame	2.0*				\$0.00	
94	933035 Unibody Pull	Additional Operation	Frame	2.0*				\$0.00	
95	933038 Raw Substrate Prep	Additional Operation	Refinish	0.5*				\$0.00	
96	933005 Restore Corrosion Protection	Additional Operation	Body	0.2*				\$10.00*	
97	933004 Undercoating	Additional Operation	Body	0.2*				\$10.00*	
Body Components									
98	931105 Four Wheel Alignment	Additional Labor	Mechanical	0.0*	Sublet	Sublet	1	\$99.95*	
99	931125 Mount & Balance Tire	Additional Labor	Body	0.0*	Sublet	Sublet	1	\$15.00*	
Special / Manual Entry									
100	900500 Remove Police Interior	Remove / Install	Body*	8.0*	Existing				
101	900500 Decals	Remove / Replace	Body*	INC*	Sublet		1	\$350.00*	Yes
102	900500 Pre/Post Scan	Additional Labor	Mechanical*	2.0*	Existing		1		

LABOR					PART				
Line #	Description	Operation	Type	Total Units	Type	Number	Qty	Total Price	Tax
103 900500	Seam Sealer	Remove / Replace	Body*	0.0*	Aftermarket New	** QUAL REPL PART	1	\$35.00*	Yes
104 900501	Labor Inc Per P-Pages								
105 900500	Remove Decals From Repair Panels	Additional Labor	Body*	1.0*	Existing				
Tires									
106 900500	Goodyear Eagle RS-A 245/55R18 V	Remove / Replace	Mechanical	0.0	Aftermarket New	732026500	1	\$216.32	Yes
* Judgment Item T Included in Two Tone Calculation # Labor Note Applies d Discontinued by Manufacturer									
C Included in Clear Coat Calculation A Included in Clear Coat and Two Tone Calculation r CEG R&R Time Used for this Labor Operation [] Verify the part number and price before ordering									

Disclaimer: This estimate has been prepared based on the use of crash parts supplied by a source other than the manufacturer of your motor vehicle. The aftermarket crash parts used in the preparation of this estimate are warranted by the manufacturer or distributor of such parts, rather than the manufacturer of your vehicle.

Estimate Totals

Labor	Units	Rate	Sublet	Add'l Amount	Totals
Body Labor	70.3	\$50.00	\$15.00	\$20.00	\$3,550.00
Refinish Labor	17.0	\$50.00		\$5.00	\$855.00
Glass Labor	0.6	\$50.00			\$30.00
Frame Labor	4.0	\$50.00			\$200.00
Mechanical Labor	14.7	\$85.00	\$99.95		\$1,349.45
Total Labor	106.6		\$114.95		\$5,984.45
				Taxable	\$5,984.45
				Tax 0.0000%	\$0.00
				Non-Taxable	\$0.00
				Pre-Tax Discount 0.00%	\$0.00
				Labor Total	\$5,984.45
Parts		Amount			
Taxable Parts		\$21,582.12			\$21,582.12
				Parts Adjustments	\$0.00
				Tax 0.0000%	\$0.00
				Non-Taxable	\$0.00
				Pre-Tax Discount 0.00%	\$0.00
				Parts Total	\$21,582.12
Costs		Amount			
Other Additional Costs		\$25.00			\$25.00
Paint Materials		\$537.60			\$537.60
				Taxable	\$562.60
				Tax 0.0000%	\$0.00
Paint Materials Rate: \$32.00				Non-Taxable	\$0.00
Rate Max: 99.9 units				Pre-Tax Discount 0.00%	\$0.00
Additional Rate: \$0.00				Costs Total	\$562.60
Gross Totals		Amount			
Gross Total		\$28,129.17			\$28,129.17

Estimate Totals

Taxable	\$28,129.17
Tax	\$0.00
Non-Taxable	\$0.00
Pre-Tax Discount	\$0.00
0.00%	
Gross Total	\$28,129.17

Adjustments	Amount	
Deductible	-\$500.00	-\$500.00
Total Customer Responsibility		-\$500.00

Net Estimate Total \$27,629.17

*****Notice*****

This appraisal is subject to the complete review and approval by the assigning insurance company to assure accuracy, cost effectiveness, and that accepted industry repair standards are met. The insurance company listed has the right to accept or reject any part or all of this appraisal or make any changes they feel necessary.

"Failure to use the insurance proceeds in accordance with the security agreement, if any, could be a violation of  812.014, Florida Statutes. If you have any questions, contact your lending institution." "Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree." "This paragraph shall not apply to reinsurance contracts, reinsurance agreements, or reinsurance claims transactions.

Disclaimer: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.

Assignment Info

File # : 3232114
Claim # : VA2024115254
Date : 04/23/2024

Appraisers of Central Florida

PO Box 1599
Bellevue, FL 34421
Phone (407) 757-2376
Fax (407) 720-4482
Email AOCF18@outlook.com



File Name / Description:

RIGHT_SIDE_DAMAGE



File Name / Description:

RIGHT_FRONT



File Name / Description:

REAR BUMPER_QUARTER_TIRE_WHEEL
_AND_SUSPENSION_DAMAGE



File Name / Description:

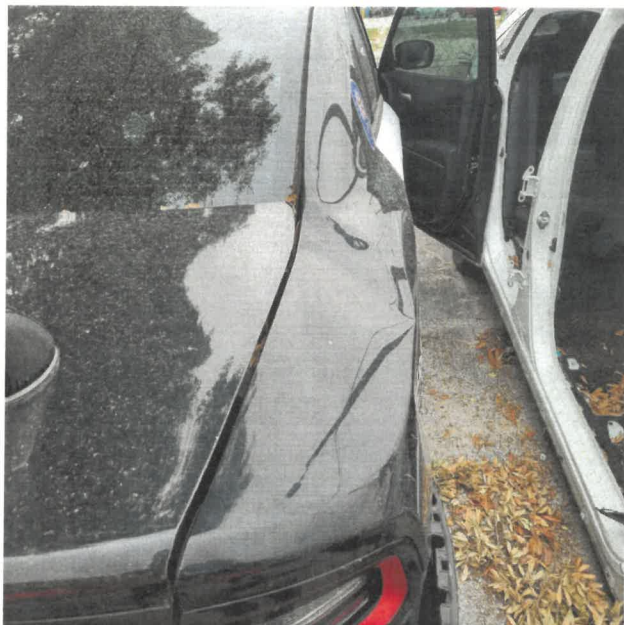
REAR BUMPER_AND_QUARTER_DAMAGE

Assignment Info

File # : 3232114
Claim # : VA2024115254
Date : 04/23/2024

Appraisers of Central Florida

PO Box 1599
Bellevue, FL 34421
Phone (407) 757-2376
Fax (407) 720-4482
Email AOCF18@outlook.com



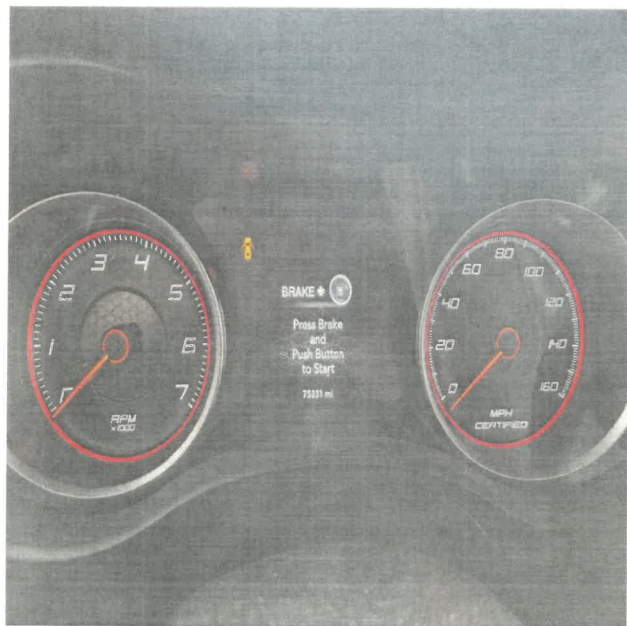
File Name / Description:

QUARTER_DAMAGE



File Name / Description:

QUARTER_AND_REAR_DOOR_DAMAGE



File Name / Description:

MILEAGE



File Name / Description:

LEFT_REAR



Assignment Info

File # : 3232114
Claim # : VA2024115254
Date : 04/23/2024

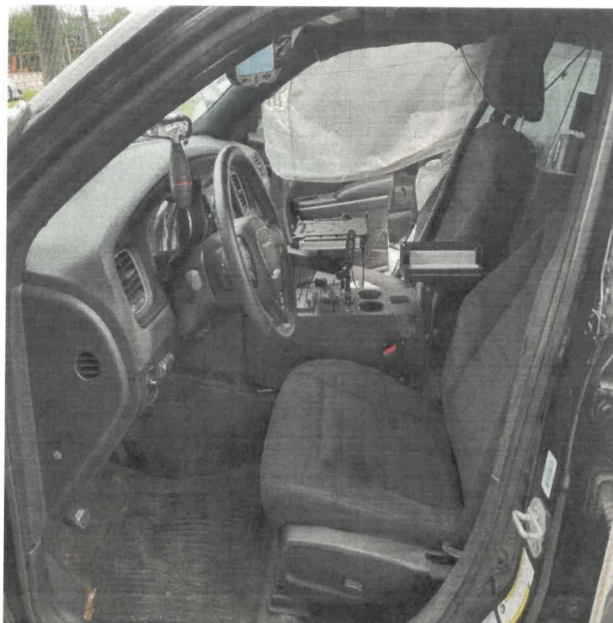
Appraisers of Central Florida

PO Box 1599
Bellevue, FL 34421
Phone (407) 757-2376
Fax (407) 720-4482
Email AOCF18@outlook.com



File Name / Description:

LEFT_FRONT



File Name / Description:

INTERIOR



File Name / Description:

INTERIOR_2_



File Name / Description:

CENTER_PILLAR_DAMAGE

Assignment Info

File # : 3232114
Claim # : VA2024115254
Date : 04/23/2024

Appraisers of Central Florida

PO Box 1599
Bellevue, FL 34421
Phone (407) 757-2376
Fax (407) 720-4482
Email AOCF18@outlook.com



File Name / Description:

BELT_LOCKED



File Name / Description:

AIRBAGS



File Name / Description:

1-VIN



File Name / Description:

WHEEL_TIRE_AND_SUSPENSION_DAMAGE



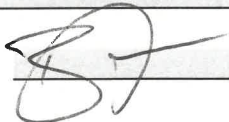
PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #:
Contact Person: Suzanne O'Shea Phone: 352 708-5998
Year / Make / Model: Vollrath Servewell cold food Vehicle No.
Miles / Hours: Model 38014 Serial / VIN: 70140407001
Description of Property 61-1/4" x 27" x 34"OA cold food table (4 pans not included)

☐ 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: 4/10/24

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

Date Approved by City Council: 5-14-24

Agenda Item:

Method of Disposal:

Date Disposed:

Procurement Director:

Date:

Munis Asset Number:

Revised 5/2/2023



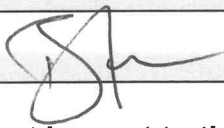
PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #:
Contact Person: Suzanne O'Shea Phone: 352 708-5998
Year / Make / Model: ServeWell Steam Table Vehicle No.
Miles / Hours: Model 38118 Serial / VIN: U207-115341-004
Description of Property Steam table with four(4) well pan inserts (61.25"x 32"x 34")

☐ 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: 4/10/24

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

Date Approved by City Council: 5-14-24

Agenda Item:

Method of Disposal:

Date Disposed:

Procurement Director:

Date:

Munis Asset Number:

Revised 5/2/2023



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Bid Award <i>Parks and Recreation</i>		
Requested Action		
Requesting approval of bid award and contract with Footprint AV, LLC. to provide all labor, material, and equipment necessary to purchase and install digital consoles and sound system in the amount of \$97,534.		
Staff Report		
The Parks and Recreation Department requested and was granted funding during the FY24 budgeting process for digital console and sound system upgrades. The current analog system is outdated and below performance industry standards. The ability to recruit quality entertainment is, in part, reliant on the technology available to the performer. Additionally, our current system is difficult to balance. The quality of the sound varies depending on location within the room. The new system will benefit the community by providing better sound quality and creating the opportunity to recruit higher end talent to perform at the Clermont Performing Arts Center. The Procurement Services Department and the Parks and Recreation Department recommend approval of the above action. The Parks and Recreation Department contacted the Procurement Services Department to determine the most effective way to contract a company to Footprint AV, LLC. The Procurement Services Department issued a Request for Bid (RFB) number 24-071 to acquire these services. The RFB was competitively bid, formally advertised, and complies with the City of Clermont Procurement Policy and Procedures. There was a single response to the solicitation. This project aims to create a state-of-the-art sound system using and integrating existing qualified sound equipment at the Clermont Performing Arts Center. The project was approved from General Fund account number 12579-66401 during the budget process. The award is being recommended to Footprint AV, LLC., the single responsive bidder, for \$97,534.00, who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$97,534 is included in the current year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$97,534.00	CPAC Capital Improvements	\$125,000.00
Exhibits Attached (copies of original agreements)		
1. RFB 24-071 Tabulation	RFB 24-071 Tabulation.pdf	
2. RFB 24-071 Notice of Intent to Award	RFB 24-071 Notice of Intent to Award.pdf	



EVALUATION TABULATION

RFB No. RFB 24-071

Purchase and Install Digital Consoles & Sound System

RESPONSE DEADLINE: April 18, 2024 at 2:00 pm

SELECTED VENDOR TOTALS

Vendor	Total
Footprint AV LLC	\$97,534.00

TABLE 1

					Footprint AV LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	1	Purchase and Install of Digital Consoles & Sound System	1	LUMPSUM	\$97,534.00	\$97,534.00
Total						\$97,534.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 24-071
Purchase and Install Digital Consoles & Sound System

RESPONSE DEADLINE: April 18, 2024 at 2:00 pm

Friday, April 19, 2024

After the careful and thorough review of all responses received to solicitation number RFB 24-071 titled Purchase and Install Digital Consoles & Sound System, the City hereby issues this Award Recommendation to the following company:

Footprint AV LLC

Sincerely,

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

Freddy L. Suarez, MPA, CPPB
Procurement Services Director



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, May 14, 2024	
Agenda Item Name	
Proposal Award <i>Parks and Recreation</i>	
Requested Action	
Requesting approval to award a contract between the City of Clermont and Roger's Sign Corp. for the design and construction of an LED sign for the Arts and Recreation Center in the lump sum amount of \$119,633.65.	
Staff Report	
The Parks and Recreation Department requested and was granted funding during the FY24 budgeting process for a double-sided LED at the Arts and Recreation Center. The existing sign at the entrance to the Arts and Recreation Center on Highway 27 is in a poor location for visibility with very small lettering, which results in the public not being aware of activities and performances. The primary purpose of the sign is to enhance the public's knowledge of the Arts and Recreation Center, Clermont Performing Arts Center programming, Parks and Recreation programs and city events. The new sign also creates an opportunity to enhance communication with the public as scenarios arise, such as relaying storm related information or providing details regarding other public safety situations. This new sign allows for a variety of messaging opportunities that were previously unavailable to the city. The sign will be placed where the existing Orchard Heights sign is located, just south of the entrance to the Arts and Recreation Center which provides for greater visibility for both north and south-bound vehicles. Orchard Heights has entered into an agreement with the city to relocate their sign to the main entrance of the Arts and Recreation Center. The Parks and Recreation Department contacted Procurement Services to determine the most cost-effective manner to acquire a sign company to design and build an LED sign for information and communication purposes. The Procurement Services Department issued a Request for Proposal number 24-044 on December 18, 2023, to obtain these services. The RFP was fully formally advertised and complies with the City of Clermont Procurement Policy and Procedures. There were twelve (12) responses to the RFP. An evaluation committee of three (3) City staff members reviewed, scored, and ranked the proposals/qualifications. The Procurement Director served as chair of the meetings and was a non-voting member. Roger's Sign Corp. was the selected company due to their proposed design, qualifications, knowledge, and experience of LED signs. The work includes all labor and materials to manufacture and installing a double-sided LED sign measuring 189 inches tall and 202 inches wide. The cost includes permit fees, software training for city staff, and a five-year warranty on parts and labor. Upon issuing a Notice to Proceed and purchase order, the work will not exceed sixty (60) calendar days. The award recommendation is being made to the most qualified respondent, Roger's Sign Corp. The funding for this project is included in the current budget. The evaluation committee recommends approval of the above action.	
Additional Analysis	
Fiscal Impact Summary	
This item is included in the current city budget.	

Fiscal Impact	Fund Number and Description	Available Budget Amount
\$119,633.65	10579-66300 General Fund, CPAC Capital Outlay-Other Improvements	\$125,000
Exhibits Attached (copies of original agreements)		
1. RFP 24-044 Response Tabulation 2. RFP 24-044 Evaluation Summary 3. RFP 24-044 Presentations Meeting Summary 4. RFB 24-044 Notice of Intent to Award 5. Sign Drawing Rev 3/14/24 6. LED Sign Quote Rev 3/14/24 7. Statement of Work	RFP 24-044 Response Tabulation.pdf RFP 24-044 Evaluation Summary.pdf RFP 24-044 Presentations Meeting Summary.pdf RFB 24-044 Notice of Intent to Award.pdf Sign Drawing Rev 3-14.pdf LED Sign Quote Rev 3-14-24.pdf Statement of Work.pdf	



RESPONSE TABULATION

**RFP 24-044, LED SIGN FOR THE CLERMONT ARTS AND RECREATION CENTER – DESIGN-BUILD PROJECT
SOLICITATION DEADLINE: FEBRUARY 1, 2024 AT 2:00 P.M. (EST)**

COMPANY NAME	
Advanced Multi Sign Corp – Hialeah, FL	AVI-SPL, LLC. – Altamonte Springs, FL
Blink Marketing, Inc. d/b/a Blink Signs – Cleveland, OH	Complete Signs, LLC. – Dothan, AL
Don Bell Signs, LLC. – Port Orange, FL	Electro-Matic Ventures, Inc. d/b/a Electro-Matic Visuals – Orlando, FL
Florida Sign Group, LLC. – St. Petersburg, FL	i2 Visual, Inc. – Fort Meyers, FL
Kenco Sign and Awning, LLC. – Holly Hill, FL	McPoyle and Burns Partners, LLC. – North Wales, PA
Rogers' Sign Corp. – Brooksville, FL	SignCrafters of Florida – Leesburg, FL



EVALUATION TABULATION

RFP No. RFP 24-044

LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

RESPONSE DEADLINE: February 1, 2024 at 2:00 pm

PHASE 1

EVALUATORS

Name	Title
Brian Forman	Parks and Recreation Director
Suzanne OShea	Facility Manager
Jon Sousan	Production Manager

MEETING SUMMARY

The Evaluation Committee met on Monday, February 19, 2024, at 10:00 A.M. to receive the scoring of the proposals. The scoring of the proposals was done individually by each evaluator through OpenGov. At the time of the meeting, the Procurement Services Director provided the score summary to the committee and proceeded to review the scores and provide their comments. The Evaluation Committee agreed to invite the top two companies who scored the highest for questions/presentations. Those companies are Don Bell Signs and Roger's Sign Corp. The meeting is scheduled for February 27, 2024, in person, at the Clermont Arts and Recreation Center. The Procurement Director will be reaching out to the two companies to schedule the times and provide information for the meeting.



City of Clermont
Procurement Services
Freddy Suarez, Procurement Services Director
685 W. Montrose Street, Clermont, FL 34711

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Total Score (Max Score 100)
Don Bell Signs LLC	80	76.5	97	84.5
Rogers' Sign Corp	80	80	90.5	83.5
i2Visual	71	68.5	95.5	78.33
Electro-Matic Visual	82	48.5	100	76.83
SignCrafters of Florida	67	67	93	75.67
Advanced Multi Sign	63.5	51	86.5	67
Kenco Sign and Awning LLC	44	51.5	97	64.17
AVI-SPL LLC	78	21	76.5	58.5
Florida Sign Group (Viscom Graphics)	0	48.5	82.5	43.67
Blink Marketing Inc	0	47.5	71	39.5
Complete Signs	0	50	59.5	36.5
McPoyle and Burns Partners LLC	0	8.5	50	19.5



City of Clermont
Procurement Services
 Freddy Suarez, Procurement Services Director
 685 W. Montrose Street, Clermont, FL 34711

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Introduction Letter 0-10 Points 10 Points (10%)	License and Insurance Pass / Fail 5 Points (5%)	Company Background and Time in Business 0-10 Points 10 Points (10%)	Company Project Experience 0-10 Points 15 Points (15%)	Personnel Experience 0-10 Points 15 Points (15%)	Conceptual Design and Description of Equipment 0-10 Points 20 Points (20%)	Cost of Services 0-10 Points 10 Points (10%)	Warranty Information 0-10 Points 10 Points (10%)	Quality of Submittal 0-10 Points 5 Points (5%)
Don Bell Signs LLC	8.7	100%	8.7	8.3	8.7	8.3	7.7	8	8.7
Rogers' Sign Corp	8	100%	8.3	8.7	8	8.7	8	8	7.7
i2Visual	7.7	100%	7	8.7	8.7	8	4.7	8	8
Electro-Matic Visual	8	100%	8	6.7	6.7	7.7	8.7	8	7.7
SignCrafters of Florida	7.3	100%	7.3	8.3	8	6.3	7.3	7.7	7.7
Advanced Multi Sign	7.3	100%	8	7	6.3	5.3	6	7	6
Kenco Sign and Awning LLC	6	100%	6.7	6.7	6.7	6.3	4	6.7	6.3
AVI-SPL LLC	7.3	100%	7.3	5.7	5.7	5	5.7	3.3	5.7
Florida Sign Group (Viscom Graphics)	4.7	0%	5	5	4.3	3.7	5.7	5	4
Blink Marketing Inc	3.7	0%	4.3	5	4.3	4	3.3	4	4.3

EVALUATION TABULATION

RFP No. RFP 24-044

LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

Vendor	Introduction Letter 0-10 Points 10 Points (10%)	License and Insurance Pass / Fail 5 Points (5%)	Company Background and Time in Business 0-10 Points 10 Points (10%)	Company Project Experience 0-10 Points 15 Points (15%)	Personnel Experience 0-10 Points 15 Points (15%)	Conceptual Design and Description of Equipment 0-10 Points 20 Points (20%)	Cost of Services 0-10 Points 10 Points (10%)	Warranty Information 0-10 Points 10 Points (10%)	Quality of Submittal 0-10 Points 5 Points (5%)
Complete Signs	3.7	0%	4.7	4.7	4	2.7	2.7	5.7	3
McPoyle and Burns Partners LLC	1	0%	2	2.3	2	1.7	4.3	1.7	1.3

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Introduction Letter	0-10 Points	10 (10% of Total)

Description:

Rate the introduction letter identifying the respondent's professional specialization and other items requested in this section.

Criteria	Scoring Method	Weight (Points)
License and Insurance	Pass / Fail	5 (5% of Total)

Description:

If NO license and insurance are provided accordingly, the respondent will receive a Fail score and be disqualified.

- If license and insurance were provided accordingly = Pass, 5 pts.

EVALUATION TABULATION

Request For Proposal - LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

Page 4

EVALUATION TABULATION

RFP No. RFP 24-044

LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

- If no license and insurance were provided = Fail, Disqualified.

Criteria	Scoring Method	Weight (Points)
Company Background and Time in Business	0-10 Points	10 (10% of Total)

Description:

The company must have been in existence for at least five *5) years. Rate the company's history narrative.

Criteria	Scoring Method	Weight (Points)
Company Project Experience	0-10 Points	15 (15% of Total)

Description:

The company's experience with three (3) similar projects in the past five (5) years.

Criteria	Scoring Method	Weight (Points)
Personnel Experience	0-10 Points	15 (15% of Total)

Description:

The experience and qualifications of key personnel.

Criteria	Scoring Method	Weight (Points)
Conceptual Design and Description of Equipment	0-10 Points	20 (20% of Total)

Description:

EVALUATION TABULATION

Request For Proposal - LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

Page 5

EVALUATION TABULATION

RFP No. RFP 24-044

LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

Rate the conceptual design, quality of equipment, and software features.

Criteria	Scoring Method	Weight (Points)
Cost of Services	0-10 Points	10 <i>(10% of Total)</i>

Description:

The maximum number of points will be awarded to the lowest responsive overall price. All other respondents will receive points in this category weighted to how their cost fares against the lowest-cost proposal.

Criteria	Scoring Method	Weight (Points)
Warranty Information	0-10 Points	10 <i>(10% of Total)</i>

Description:

Rate the warranty proposed for this project.

Criteria	Scoring Method	Weight (Points)
Quality of Submittal	0-10 Points	5 <i>(5% of Total)</i>

Description:

Rate the clarity, conciseness, and compliance with the requirements of the solicitation.

EVALUATION TABULATION

Request For Proposal - LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

Page 6

PRESENTATIONS MEETING SUMMARY

RFP No. RFP 24-044

LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

MEETING DATE: March 6, 2024, from 1:00 pm to 3:00 pm

PHASE 2

EVALUATORS

Name	Title
Brian Forman	Parks and Recreation Director
Suzanne OShea	Facility Manager
Jon Sousan	Production Manager

MEETING SUMMARY

The Evaluation Committee met on Wednesday, March 6, 2024, from 1:00 -3:00 P.M. at the Clermont Arts and Recreation Center, Room 7, to conduct presentations with the top two companies that scored the highest in Phase 1 of the RFP. At the end of the presentations, the committee chose Roger's Sign Corp and the company to build the sign. The next step is to negotiate a contract with the number one ranked company. If a contract cannot be negotiated with the number one ranked company, negotiations will discontinue, and the Procurement Services Director will start contract negotiations with the number two ranked company.



NOTICE OF INTENT TO AWARD

RFP No. RFP 24-044

LED Sign for the Clermont Arts and Recreation Center - Design-Build Project

RESPONSE DEADLINE: February 1, 2024 at 2:00 pm

Friday, March 15, 2024

After the careful and thorough review of all responses received to solicitation number RFP 24-044 titled LED Sign for the Clermont Arts and Recreation Center - Design-Build Project, the City hereby issues this Award Recommendation to the following company:

Rogers' Sign Corp

Sincerely,

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

Freddy L. Suarez, MPA, CPPB
Procurement Services Director

MONUMENT SIGN SPECS

GRAPHIC SECTION TO BE FABRICATED USING .063" ALUMINUM PANEL FACES AND EXTRUDED ALUMINUM ANGLE FRAME. GRAPHICS ARE TO BE STENCIL CUT FROM ALUMINUM PANELS WITH 1" THICK PUSH THROUGH CLEAR ACRYLIC. CLEAR ACRYLIC IS TO HAVE A WHITE TRANSLUCENT DIFFUSER FILM APPLIED TO THE SUBSURFACE AND TRANSLUCENT VINYL APPLIED TO THE SURFACE. GRAPHIC IS TO ILLUMINATE FROM THE SIDES AND THE FRONT.

CABINET AND POLE COVER TRIM CAPS: .063" ALUM. W/ ANGLE FRAMEWORK TO PREVENT DEFLECTION.

TRIM WORK WILL BE FABRICATED FROM HDU, HARD COATED, AND PAINTED.

INTERNAL ILLUMINATION: WHITE LEDS

DOUBLE SIDED MODULES OR DOUBLE SETS OF SINGLE SIDED MODULES TO BE USED FOR EVEN ILLUMINATION OF SIGN. ILLUMINATION TO BE 6500K. LEDS TO BE POSITIONED FOR EVEN ILLUMINATION AND TO PREVENT HOT SPOTS.

POLE COVER ENCLOSURE: FABRICATED ALUMINUM. USING EXTRUDED ALUMINUM ANGLES AND PANELS TO PREVENT DEFLECTION. POLE COVERS TO APPEAR SEAMLESS. THE POLE COVERS ARE TO BE MECHANICALLY FASTENED TO THE STEEL STRUCTURE TO PREVENT MOVEMENT.

BOTTOM POLE COVER FABRICATED FROM ALUMINUM ANGLE AND .063 ALUMINUM PANELS CLADDED WITH TEXTURE PLUS FAUX BRICK PANELS

AN ACCESS PANEL IS TO BE PROVIDED ON THE SIDE OF THE SIGN, TO ALLOW FOR FUTURE SERVICE WORK.

STEEL STRUCTURE W/ CONCRETE FOUNDATIONS PER LOCAL CODE/ NATIONAL ENGINEERING WIND LOAD GUIDELINES DESIGNED TO ACCOMMODATE THE PYLON SIGN WIND LOAD CALCULATIONS. STRUCTURAL STEEL SHALL BE AST-M36. STRUCTURAL STEEL TUBING SHALL BE ASTM A55 ALL WELDING SHALL CONFORM TO AWS SPECIFICATIONS. STEEL TO BE PRIMED & PAINTED W/ A RUST PROHIBITING PAINT. 3000 PSI CONCRETE.

ELECTRICAL: ALL FABRICATION AND ELECTRICAL DETAILS SHALL MEET UL & NEC REQUIREMENTS. SIGNS TO HAVE UL LABELS DISPLAYED. ELECTRICAL FEED TO SIGN LOCATION BY OTHER. FINAL ELECTRICAL CONNECTION BY SIGN CONTRACTOR.

PAINT: ALL METAL SURFACES TO BE PRIMED AND PAINTED WITH A MATTHEWS ACRYLIC POLYURETHANE PAINT. ALL PAINT AND METAL SURFACES TO HAVE A SATIN FINISH.

Optec Model: HB2 SMD 10mm Full Color

Display Specifications

Product Line:	Infinity
LED Pixel Pitch:	10.0mm
Matrix Size:	240 x 384
Viewing Area:	7' 10 1/2" x 12' 7 3/16"
Cabinet Size:	7' 10 1/2" x 12' 7 3/16" x 5 3/8"
Color:	RGB
Color Processing:	RGB 281 Trillion Levels-M
LED's per pixel:	Red: 1 Green: 1 Blue: 1
Total # of LED's:	552960
Character Size:	2.75 Inches
# of Lines/Char. Line:	34 line(s), 64 characters
Brightness:	8000 NIT's (+/-5%)
Viewing Angle:	160 Degrees Horizontal
Display Configuration:	Double (2 Cabinets - Face Primary/Secondary)
Maintenance Door:	Front
Cabinet Design:	Non-Hinged Sectional w/o border
Display Net Weight:	Approx. 803.81 lbs. per face (+/- 10%)

Standard Features

Dimming Levels:	100 - Auto & Manual
Dimming/Temp. Sensor:	MeCloud Webservice
Crates:	Included
Software:	MeCloud Lifetime
Software Upgrade:	Lifetime Software Upgrades
Software Training:	Webinar

Electrical & Venting Requirements

AC Power Required:	Single Phase 120V or 240V
Total Boot Up Amps* (120V):	102.9
Regular Operating Amps* (120V):	29.84
Example Electrical Cost* (120V):	US\$4.67/Day
Venting Requirement*:	1969.74 CFM



CLIENT:
City of Clermont

DRAWING #:
Clermont

REP:
- RWR

CLIENT APPROVAL:

DATE: _____

LOCATION:
Clermont Arts and Recreation Center
3700 S Highway 27, Clermont, FL 34711

DSR:
- RJR

NOTICE: THIS DESIGN IS AN ORIGINAL, CREATED BY ROGERS' SIGN CORP. IT IS SUBMITTED FOR THE USE IN CONNECTION WITH THIS PROJECT ONLY. IT CANNOT BE COPIED, ALTERED OR EXHIBITED IN ANY FASHION. USE OF THIS DRAWING FOR ALTERNATIVE QUOTATIONS WILL RESULT IN A DESIGN FEE. DRAWINGS AND DESIGNS CONTAINED HEREIN REMAIN THE PROPERTY OF ROGERS' SIGN CORP UNLESS OTHERWISE NOTED.
NOTE ALSO: ALL COLORS PORTRAYED ARE REPRESENTATIONAL, COLOR SAMPLES AVAILABLE UPON REQUEST.
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Rogers' Sign Corp.
352-799-1923



PROPOSAL

DATE	JOB NO.
1/31/2024	1246870

SOLD TO
Clermont Arts and Recreation Center 3700 S Highway 27, Clermont, FL 34711

SHIP TO
Clermont Arts and Recreation Center 3700 S Highway 27, Clermont, FL 34711

P.O. NO.	TERMS	REP	PROJECT
	1% 10 Net 30	RWR	

ITEM	DESCRIPTION	QTY	RATE	Total
	Provide labor and material to manufacture and install monument style double faced sign with electronic display. Specification per drawing			
Monument Sign	Internally Illuminated Double Faced Cabinet Supported with Pipe(s) and Concrete Footer(s). Design, Construction Detail, and Graphics Layout as to Drawing.	1	22,250.00	22,250.00
Misc. signs	1' Taller Base w/ Texture Plus Brick/Stone	1	1,500.00	1,500.00
LED	LED visual display system	1	90,313.65	90,313.65
Labor 2	Labor Charge 2 Men/Truck Installation	18	190.00	3,420.00
Staff Time	LED training	8	75.00	600.00
Staff Time	Staff Time for Obtaining Information for Permits, Application, and Final Inspections	10	75.00	750.00
Engineering 1	Sealed Engineered Drawings 150 Square Feet & Under	1	400.00	400.00
Permit	Additional charge: Permits at Cost	1	400.00	400.00
Misc. signs	Support services provided by Optec included in quote	1	0.00	0.00
	Sales Tax		0.00%	0.00

	Total \$119,633.65
--	---------------------------

Final electrical connection for wall signs will be included if dedicated circuit is within 6' of sign. Pole sign are excluded and pricing will be based on difficulty to complete. See 2nd page for terms and conditions

Acceptance _____ Date _____

3. Statement of Work

3.1. Scope of Services

Scope of Work: LED Sign for the ARC Design-Build Project

Summary:

The City of Clermont, FL is seeking proposals for a design-build project involving the procurement and installation of an LED sign for the Arts and Recreation Center (ARC). The LED sign will serve as a prominent feature of the ARC, providing information and communication to the Clermont community. The purpose of this document is to outline the detailed specifications, service requirements, and delivery requirements for the LED sign.

The successful respondent must provide all labor, administration, electrical, design, equipment, materials, permitting, and construction for a double-sided, sign approximately 16' wide by 16'-6" tall. The LED display portion should be approximately 12'-6" wide by 8'-6" tall. This new sign will be located on the hill near the Highway 27 entrance to the property. The design should assimilate the surrounding architecture not seem out of place. The budget for this project is \$125,000.

Detailed Specifications:

The LED sign must meet the following specifications:

- A. **Structural Dimensions:** The double-sided sign should have a visible display area approximately 16 feet wide by 16 1/2 feet tall.
- B. **LED Sign Dimensions:** Each LED sign should be approximately 12'-6" wide by 8'-6" tall.
- C. **Resolution:** The sign shall have a minimum pixel pitch of 10mm.
- D. **Color:** The sign must be capable of displaying full-color images and videos.
- E. **Brightness:** The sign should have a minimum brightness of 5,000 nits, adjustable based on ambient light conditions.
- F. **Viewing Angle:** The sign should have a minimum viewing angle of 140 degrees horizontally and 70 degrees vertically.
- G. **Mounting:** The sign must be wall-mounted and securely attached to the sign structure.
- H. **Weather Resistance:** The sign must be weatherproof and capable of withstanding extreme temperatures, humidity, and rainfall.
- I. **Power Consumption:** The sign must have efficient power consumption and energy-saving features like automatic brightness adjustment.
- J. **Control System:** The sign must include a user-friendly control system for content management, scheduling, and remote access.

- K. **LED Software:** The sign software must have the capability to upload text, images, and video.
- L. **LED Display:** Must have a cellular connection and cloud-based software.
- M. **Service Life:** The sign must have a minimum warranty of five (5) years and an expected service life of at least ten (10) years.
- N. **Wind Load:** Must have a minimum of sustaining 120 mph winds.

The LED sign must comply with all relevant industry standards, including:

- A. UL (Underwriters Laboratories) Standards for Safety.
- B. ETL (Electrical Testing Laboratories) Certification for Electrical Products.
- C. IP (Ingress Protection) Rating of IP65 or higher, ensuring dust and water resistance.
- D. RoHS (Restriction of Hazardous Substances) Directive compliance.
- E. ADA (Americans with Disabilities Act) Accessibility Guidelines.

Service Requirements:

The LED sign company must provide the following services:

- A. **Design:** The successful respondent must assist in the design and layout of the LED sign, ensuring optimal visibility and readability.
- B. **Installation:** The successful respondent will be responsible for the professional installation of the LED sign, including mounting hardware and all necessary electrical connections.
- C. **Training:** The successful respondent must provide comprehensive training to City staff on operating and maintaining the LED sign, including content management and scheduling.
- D. **Support:** The successful respondent must have the capability to offer ongoing technical support and troubleshooting services throughout the warranty period and beyond.
- E. **Maintenance:** The successful respondent must provide preventive maintenance services, including regular inspections, cleaning, and replacement of faulty components.

Delivery Requirements:

The LED sign company must adhere to the following delivery requirements:

- A. **Delivery Date:** The LED sign must be delivered and installed within 60 days of issuance of a purchase order after all licenses and permits are secured.
- B. **Shipping:** The successful respondent will be responsible for shipping the LED sign to the designated installation site in a secure and damage-free manner.

- C. **Installation:** The successful respondent must coordinate with City staff to schedule a mutually convenient installation date and time.
- D. **Documentation:** The successful respondent must provide all necessary documentation, including user manuals, technical specifications, and warranty information, upon delivery.

Note: The City of Clermont reserves the right to request additional information or negotiate modifications to the scope of work as deemed necessary.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Resolution No. 2024-014R <i>Fire Dept.</i>		
Requested Action		
Approve the amended fee schedule for inspection fees.		
Staff Report		
Recommend adjustment to the current fee schedule, Fire Review Fees Section 1, Items: 1, 2, 5, 17, 29, 31, 34, 36, 37, 58, and 60. These changes adjust current minimum and maximum fees along with fees based on square footage of the nature and type of inspection. Re-inspection fees have been reduced to \$105.00 per inspection. Item 55, Special Events and Item 56, Crowd Management fees have been adjusted to reflect staff costs on a case by case basis. Adjustments are based on the staff time expected to complete the inspection and the average cost of \$77.31 per hour identified in the Willdan Fire User Fee Study. The fee adjustment is included within the resolution.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-014R - Fire Fee amendment (5.3.2024)	2024-014R - Fire Fee amendment (5.3.2024).pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-014R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE FEE SCHEDULE FOR FIRE REVIEW AND INSPECTION SERVICES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Clermont pursuant to its authority as a municipal corporation under the laws of the State of Florida, has the authority to establish and collect fees for planning and zoning, building services, fire review and inspection services, parks and recreation use, police, city clerk and utility billing; and

WHEREAS, the adoption of fees as set forth herein, is consistent with Clermont City Code Section 101.177, is in the best interest of the citizens of the City of Clermont and the cost effective, efficient, and appropriate operation of the City.

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

SECTION 1:

The City Council does hereby amend Section 3 – Fire Review and Inspection Services, with strikethroughs indicating the removal of language and double underlines indicating the addition of language as follows:

Fire Review Fees

1. Re-inspection	\$157.00	<u>\$105.00</u>
2. Fire Life Safety	\$0.20 per Square Foot; \$154 Minimum, \$6,184 Maximum	<u>\$0.03 per Square Foot; \$154 Minimum, \$5,000 Maximum</u>
5. Licensure Fire Inspection	\$0.20 per Square Foot; \$154 Minimum, \$6,184 Maximum	<u>\$0.03 per Square Foot; \$154 Minimum, \$5,000 Maximum</u>
17. Inspection Fee for after hours, weekend, or holiday	\$184 for first 2 hours plus \$99 for each additional hour (4 hour Minimum)	<u>\$116.00 per hour (4 hour Minimum)</u>



CITY OF CLERMONT
RESOLUTION NO. 2024-014R

29. Fire Alarm Systems	\$0.18 per square foot; \$264 Minimum	<u>\$0.05 per square foot; \$264 Minimum. Systems installed for fire sprinkler monitoring only may be charged at the minimum rate.</u>
31. Fire Alarm Modification (greater than 20 devices)	\$0.18 per square foot; \$471 Minimum	<u>\$0.05 per square foot of total area being modified;</u> <u>\$471 Minimum</u>
34. Fire Sprinkler System	\$0.18 per square foot; \$522 Minimum	<u>\$0.05 per square foot;</u> <u>\$522 Minimum</u>
36. Fire Sprinkler System Modification (greater than 20 heads)	\$0.18 per square foot; \$471 Minimum	<u>\$0.05 per square foot of total area being modified;</u> <u>\$471 Minimum</u>
37. Fire Sprinkler System Residential	\$0.20 per square foot; \$82 Minimum	<u>\$0.05 per square foot;</u> <u>\$82 Minimum</u>
55. Special Events (Included <u>Including</u> but <u>not</u> limited to city/private events, food trucks, concerts, and events requiring inspections by the fire department)	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hour; Minimum of 3 hours	<u>Handled on a case-by-case basis. Typically requires 2 personnel at \$75 per hour, per person; Minimum of 3 hours</u>
56. Crowd Management	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hour; Minimum of 3 hours	<u>Handled on a case-by-case basis. Typically requires 2 personnel at \$75 per hour, per Person; Minimum of 3 hours</u>
58. Technology & Education Fee (per permit)	6%	<u>6% of the Fire Permit Fee</u>
60. Paint Booth	Fire Fee \$200 minimum or 1.3% cost of construction; whichever is greater	<u>Fire Fee \$200 minimum or 1.3% cost of construction; whichever is greater</u>



CITY OF CLERMONT
RESOLUTION NO. 2024-014R

SECTION 2:

All fire review and inspection services fees set forth in the Comprehensive Fee Schedule are subject to Federal, State and local sales taxes as applicable.

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.

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. 2024-014R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 14th day of May 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

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Open Container Request <i>Citrus Champs Carnival</i>		
Requested Action		
Approve the Marz Event Management "Citrus Champs Carnivale" event Open Container request.		
Staff Report		
Marz Event Management company, is hosting their first Citrus Champs Carnival event on February 8, 2025, from 11am to 9pm at Victory Pointe. They consider this to be a unique cultural event celebrating different cultures that celebrate Carnival through festive costumes, dance, music, and food. They are requesting permission to have alcohol at this event. They will have the appropriate documentation and permits to have the alcohol served. They will also hire the amount of Clermont PD required for the safety of the patrons who attend the event. The open container area will be at Victory Pointe: east of the trail bollards at the overpass on the west side of Victory Pointe, north of the bollards on Victory Way, west of the Osceola Street parking lot with fencing/bike racks in place to designate the area.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Special Events Application 2 8 25	Special Events Application 2 8 25.pdf	
2. CCC Map for 2 8 25	CCC Map for 2 8 25.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 4/26/24
Name of Event Citrus Champs Carnival
Date(s) of Event 2/8/25 Estimated Attendance: 500
Event Start Time: 12PM Event End Time: 9PM
Before Event Setup Time: 7AM After Event Cleanup Time: 11PM
Name of Organization/Applicant Marz Event Management

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 92-0712190

Event Contact Maritza Rivera Email maritza@marzevents.com

Day Phone _____ Cell Phone 561-951-4035

Address 15624 Charter Oaks Trail City Clermont State FL Zip 34711

Secondary Contact _____ Phone # _____

If this event is a fundraiser, who is the beneficiary? (provide contact information and address)

Briefly Describe Event: A cultural event celebrating the different cultures, that Clermont represents, which celebrate carnival through festive costumes, dance, music, and food.

Location of Event on City Property: Map 1 ☐ A ☐ B ☐ C ☐ D ☐ Map 2 ☒ Map 3

Please choose A, B, C, or D on MAP 1, MAP 2 (Downtown Clermont), or Map 3 (Victory Pointe)

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

If Yes, State Alcoholic Beverage License REQUIRED for sale of alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 20X10 and several 10X10 tents

**Tents larger than 900 sq. ft. will require an additional permit*

Electrical Use: ☒ Yes ☐ No Describe the need: Food warmers and stage lights.

Additional permits may be required based on use

Electrical Power Provided: ☐ Generator ☐ Temporary Power Drop ☒ Property Power

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use:

If Yes, subject to permits as required by the Building/Fire Safety Division.

Fuel Source ☐ Propane ☐ Natural Gas ☐ Diesel Fuel ☐ Gasoline

Cooking Equipment Use: ☒ Yes ☐ No

If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☒ Fryers ☒ Propane Grill ☒ Charcoal Grill ☒ Concession Trailer ☒ Food Trucks

Insurance may be required by provider

Rides: ☐ Yes ☒ No Ride Types: ☐ Mechanical ☒ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.

The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☐ Yes ☒ No

Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☒ Yes ☐ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.

Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☒ Yes ☐ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No

Describe: DJ and live music on the Victory Pointe stage.

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☐ Yes ☒ No

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Is this event: ☒ Public ☐ Private Is another promoter/producer assisting with your event? ☐ Yes ☒ No

Will this event use other venues and/or municipalities such as Lake County? ☐ Yes ☒ No

Will this event be utilizing Lake Minneola or Lake Minnehaha for any portion of the event? ☐ Yes ☒ No

Are you requesting the boat ramp be closed in order to be used for overflow parking? ☐ Yes ☒ No

Boat ramp closure request will only be considered by the City Council for events that have over 1000 expected in attendance.

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT:	Citrus Champs Carnival		
DATE OF EVENT:	2/8/25		
EVENT CONTACT:	Maritza Rivera		
REFUND MAILING ADDRESS:	15624 Charter Oaks Trail		
	Street Address		
	Clermont	FL	34711
	City	ST	Zip
CELL PHONE:	561-951-4035		

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	NON-PROFIT/ RESIDENT RATE	BUSINESS/ NON-RESIDENT RATE	SPECIAL INSTRUCTION	FEE
Application Fee	\$10	\$10	Non-Refundable	\$10
CITY PROPERTY:				
HIGHLANDER BUILDING AND PAVILION ~ AREA A (BLUE)				
Deposit	\$250	\$250	Refundable	
Hourly Fee	\$100	\$200	Per Hour (2 Hour Minimum)	
Daily Fee	\$700	\$1100		
PARK AREA ~ AREA B (RED)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
WATERFRONT ~ AREA C (YELLOW)				
Deposit	\$350	\$350	Refundable	
Hourly Fee	\$200	\$300	Per Hour (2 Hour Minimum)	
Daily Fee	\$1500	\$2500		
Each Consecutive Day	\$1200	\$2000		
CITY HALL PARK - DOWNTOWN ~ AREA D (GREEN)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
VICTORY POINTE				
Deposit	\$150	\$150	Refundable	\$150
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
~ ADDITIONAL FEES ~ TO BE DETERMINED BY CITY STAFF				
Additional City Staff	\$35	\$35	Per Person, Per Hour	
Public Works Event Staff	\$35	\$35	4 hr. min, per staff	
Police Officer	\$42	\$42	4 hr. min, Per Officer	
Fire/ EMS	\$60	\$60	4 hr. min, 2 staff min	
Fire Boat in the Water	\$100	\$100	Per Hour	
Sales Tax				
GRAND TOTAL				

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, fireworks permit, attention getting device permits, business tax receipt, etc. The applicant agrees that no advertising for the event shall occur until this Special Event Permit has been approved. If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site condition or code violation as identified by the City staff will result in revocation of the permit and/or code enforcement fines.

Indemnification, Insurance and Additional Costs

The applicant and any other persons, organizations, firms or corporations on whose behalf the application is made agree that they will jointly and severally indemnify and hold the City harmless against liability, including court costs and attorney's fees, and attorney's fees on appeal, for any and all claims for damage to property, or injury to or death to persons, arising out of or resulting from the issuance of the permit or the conduct of the Special Event. The applicant may be required to provide insurance, as determined by the Risk Manager. In that case, the City shall be named as an Additional Insured. The applicant also agrees to reimburse the City for all costs due to damage, or use of City resources that are unanticipated but required to support this event.

Maritza Rivera
Applicant's Signature

Maritza Rivera
Printed Name

President
Title

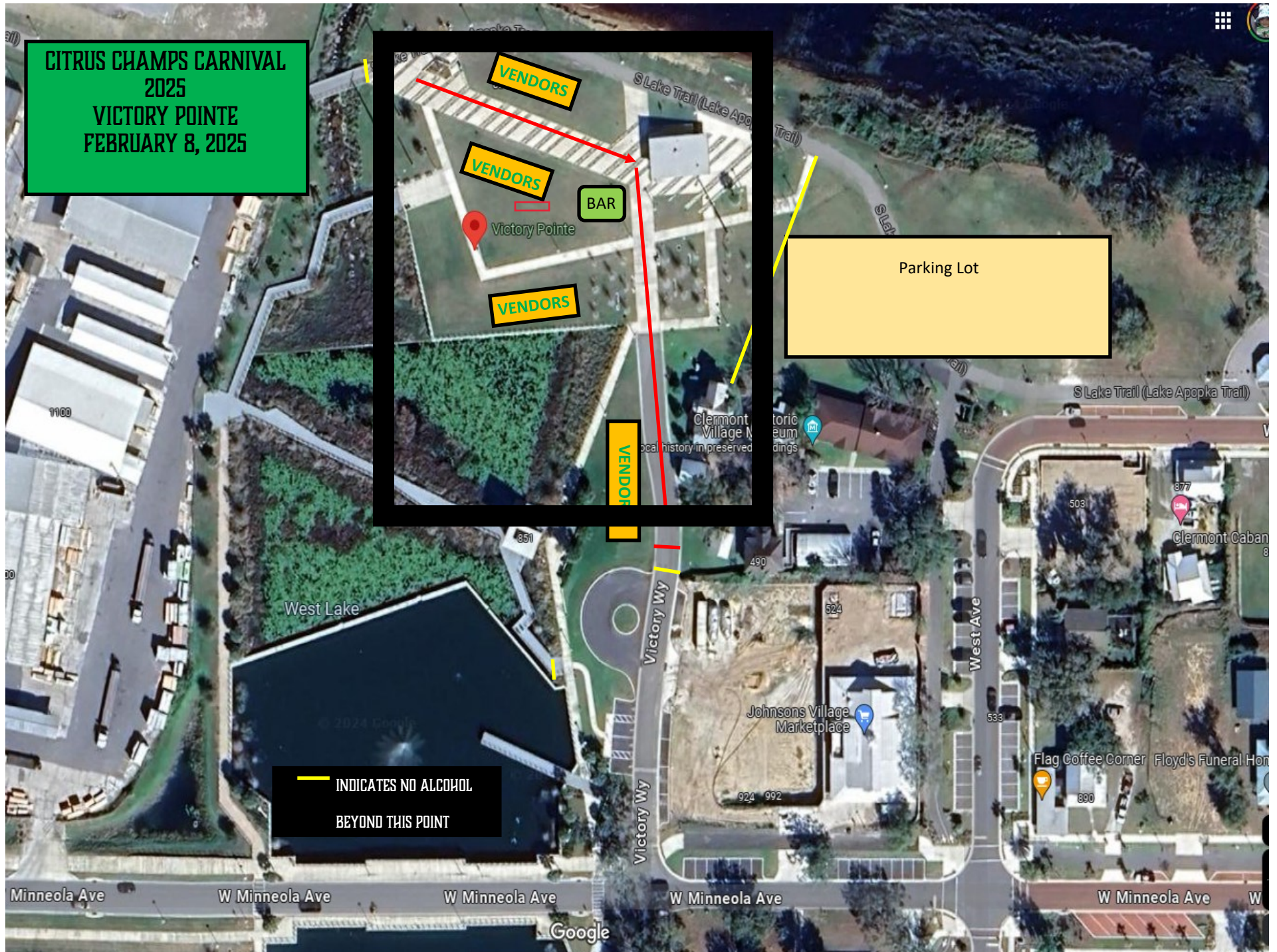
4/26/23
Date

*****FOR CITY DEPARTMENT REVIEW ONLY*****

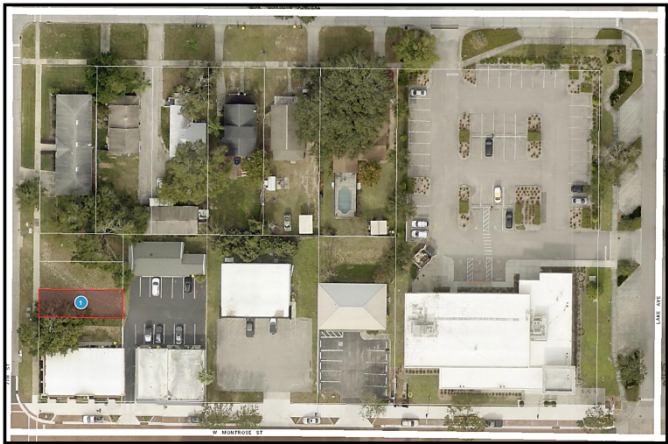
Department / Division Routing:

- | | | |
|-----------------------|-------------------------------|--------------------|
| a) Parks & Rec. Dept. | b) Police Department | c) Fire Department |
| d) Public Works Dept. | e) Development Services Dept. | |

Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.



AGENDA ITEM

Meeting Date	
Tuesday, May 14, 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 12th, March 26th, and April 9, 2024, City Council meetings.</i> The applicant is requesting two (2) variances to the Land Development Code to allow for the development of a specialty beverage building with a two-bedroom residential unit located on the second floor of the building. 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. The subject parcel is located on 7th Street on the north side of West Montrose Street and is zoned Central Business District (CBD). The applicant is proposing to construct a 1,320 square foot commercial building to operate a restaurant with 35 seats with a second level two-bedroom apartment on site. The revised conceptual plan layout provides a 10-foot front yard setback, and three-foot side yard setback from the north property line with an additional 5 feet setback from the rear property line.	
	
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 1.5 parking spaces for the proposed two-bedroom residential dwelling unit located on the top floor of the building. The project as designed would require a minimum of seven (7) onsite parking spaces. The requested variance would allow for public parking to be used as the minimum parking code requirement for the site. 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 development. For this same location on June 22, 2021, the City Council approved two variances to the code for the same use without the second story apartment. The first variance was approved for the reduction of 5 parking spaces (at this time a second story was not considered), and the second variance request was approved for the elimination of a	

solid waste dumpster.

The variance approval has now expired, therefore requiring the application to be resubmitted. The applicant has also added to the project to allow no onsite parking for the proposed two bedroom residential units. 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. The applicant is also requesting a variance to allow for the elimination of onsite dumpster requirements for commercial development.

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. Staff is unable to support the expansion of the second story apartment addition and recommends denial of the requested variances. However, based on the previous project approval for the one story building, staff would not be opposed to the reduction of the 5 parking spaces and elimination of the dumpster.

Additional Analysis

Fiscal Impact Summary

None.

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

1. Review Criteria-Teamont Boba	New 101-246 Review Criteria-Teamont Boba.pdf
2. Location Map	NEW.pdf
3. X0069-TEAMONT PLAN 041124_One Appt	X0069-TEAMONT PLAN 041124_One Appt.pdf
4. Extension for VAR2105-0002	FW_ Extension for #VAR2105-0002.pdf
5. Application	Appliation.pdf
6. Legal Ad	Legal Ad.pdf

Teamont Boba – Variance

The requirements for a variance are as follows:

“Sec. 101-246, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *Granting this variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City. There is ample street and city lot parking available adjacent and nearby. The applicant are willing to enter into a lease for city parking spaces as was required by the previous variance granted in June 2021.*

Staff comments: The requested variance may interfere with the reasonable enjoyment of the adjacent property owners because of the lot size and intensity of the proposed development. The project as designed is proposing development of a 1,320 square foot restaurant with 35 seats including a bar area. The Land Development Code, Section 98-14 requires 0.5 spaces per every four seats and the applicant is proposing 35 seats, which requires a minimum of (5) onsite parking space. The applicant is proposing a variance to allow for public parking as compliance to the requirements of the code. City Staff supports and encourages new development in the Central Business District, but with the existing limited amount of public parking for all businesses located in Downtown Clermont, Staff cannot support a new business that cannot provide any onsite parking for their patrons. Staff finds that other similar development have been able to provide some onsite parking. The Central Business District currently have some existing businesses which have been granted parking credits for their existing uses; and have been able to utilize some shared parking, but those existing sites are permitted as grandfathered non-conforming sites, but all new development is required to conform to the provisions of the code. 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 with the requested lot split. In addition, the applicant is now proposing two residential units that will require an additional (3) three parking spaces onsite.

Negative finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *The proposed building will remain consistent with the character of other buildings in the downtown within mixed uses. As for trash pickup, the tea room generates minimum trash and is consistent with other adjacent and nearby uses which utilize City trash collection.*

Staff comments: *The requested variances will not allow reasonable use of the land, the proposed development is requesting five off-site parking spaces to meet the code requirements for the required parking; the site is very small and not able to accommodate the development intensity required for the restaurant and bar use at this location. Because the proposed development lot size is only 25 foot width x 75 foot depth, the lot size cannot reasonably accommodate the requirements for being a building lot. The definition for a buildable lot means a lot or parcel of land that can comply with the land development regulations for the zoning district, which includes the principle structure or building, access, parking, open space, setbacks and any other development standards that allows the property to become a stand-alone piece of land. The Central Business District zoning allows 100 percent impervious for*

development, which is not permitted in any other zoning district in Clermont, to allow development flexibility and more urban intensity to help foster and revitalize Downtown Clermont. The code intent and purpose is not to allow developer creation of non-conforming development in this zoning district. Section 86-174 requires justification and non-created hardships for granting a Variance. The development as designed will not be able to provide any onsite parking, not, even one ADA parking space to provide reasonable accommodations for patrons and citizens. The proposed site is required to provide five onsite parking spaces for the operation of the business. **Negative finding**

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

Applicant response: In the context presented, strict compliance with the land development regulations will not further any legitimate city objective, or the benefits that would be achieved under the variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied.

Staff comments: The proposed 25' width x 75' depth lot is very small and may not be able to accommodate the proposed intensity of a restaurant and patron bar use at this location.

Negative finding

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

Applicant response: The granting of the variance is consistent with the city's comprehensive plan.

Staff comments: The variance request is not in conflict to the Clermont Comprehensive Plan.

Positive finding

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

Applicant response: This type of mixed use will provide both additional business to the downtown as well as low density housing which will make reasonable use of the land. Due to the small lot size, recognized as a building lot by the City, the variance is the minimum that will make reasonable use of the land.

Staff comments: The requested variance is **not** the minimum variance allowed to make reasonable use of the land, although the Central Business District (CBD) does not require a minimum lot size for commercial developments but the code does require all commercial development must comply with the Land Development Regulations, which includes providing the providing onsite parking and dumpsters for waste collection for commercial development. In addition, the applicant is now requesting two residential units to be located on the site that has no existing parking. The total parking required for the entire development would be 7 spaces.

Negative finding

STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as submitted and finds four of the five criteria provisions does not meet a positive finding. Therefore, staff recommends **denial** of variance request to the Land Development Code.

LOCATION MAP



TEAMONT - 7TH ST

CLERMONT, FL 34711

PROJECT INFORMATION

PROJECT TYPE: COMMERCIAL
THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES.
-2020 FLORIDA BUILDING CODE - 7TH EDITION
-2017 NATIONAL ELECTRIC CODE
-NFPA 1 and NFPA 101 (Seventh Edition)

PROJECT TEAM

GENERAL CONTRACTOR:

ENGINEER:

DESIGNER: HIXARC INDUSTRIES
604 HILL AVE
OCOE, FL 34761

INDEX

P0069-S-001 COVER SHEET
P0069-S-101 FLOOR PLAN
P0069-S-107 ELEVATIONS
P0069-S-108 ELEVATIONS

HIXARC-INDUSTRIES

604 HILL AVE. OCOEE FL 34761

Engineer's Stamp

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY _____ ON THE DATE _____ AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

ENGINEER:

ADDRESS

TEAMONT - 7TH ST
CLERMONT, FL 34711

Rev.	Date	Appr.	Issues and Revisions
	-	-	-
	-	-	-
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	-	-	-
	-	-	-
	-	-	-
	-	-	-

Checked By
SHANE NEIMANN
Drawn By
HIXARC INDUSTRIES
CADD File
P0069-S-001 COVER SHEET.DWG
Project

TEAMONT BOBA
FOR PERMIT

MODEL

####

7TH ST

Drawing Title

COVER SHEET

Scale

AS NOTED

Drawing No.

P0069-S-001

Rev.

00

COUNTY USE

AREA CALCULATIONS	
APARTMENT:	1151 SF
COMMERCIAL:	1135 SF
CIRCULATION:	242 SF
TOTAL:	2528 SF

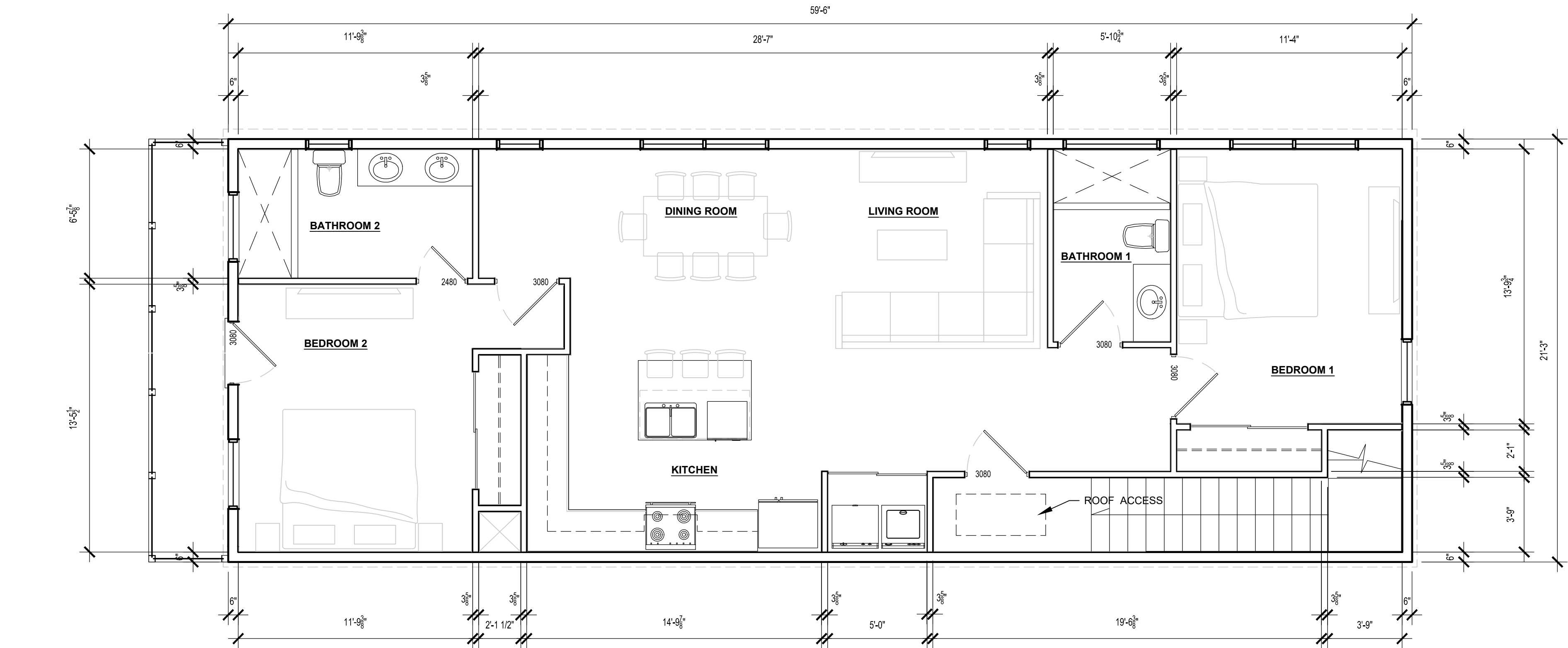
DESIGN CRITERIA	
NOMINAL DESIGN WIND SPEED - 3 SEC. GUST:	140 M.P.H.
BASIC WIND SPEED:	110 M.P.H.
WIND IMPORTANCE FACTOR:	1.0
WIND EXPOSURE CATEGORY:	B
INTERNAL PRESSURE COEFFICIENT:	+/- .18
COMPONENTS AND CLADDING DESIGN PRESSURES:	+24.3 , -32.3 (PSF)
DESIGN PRESSURES:	
WINDOWS	21.2, -22.9 PSF
DOORS	20.2, -26.4 PSF
GARAGE DOOR	17.8, -21.7 PSF
NOTE: PROTECTION OF OPENINGS IS REQUIRED	

FLOOR AND ROOF LIVE LOADS	
ATTIC:	20 PSF W/ STORAGE, 10 PSF W/O STORAGE
HABITABLE ATTICS, BEDROOMS:	30 PSF
ALL OTHER ROOMS:	40 PSF
ROOF:	20 PSF

DOOR SCHEDULE						
DOOR LABEL	HEIGHT	WIDTH	THICKNESS	INSULATION	FIRE RATING	SELF CLOSING
①	8' 0"	3' 0"			20 MIN	YES
②	8' 0"	3' 0"				
③	8' 0"	2' 8"				
④	8' 0"	2' 6"				
⑤	8' 0"	2' 0"				
⑥	8' 0"	8' 0"	SLIDER			
⑦	8' 0"	6' 0"	SLIDER			

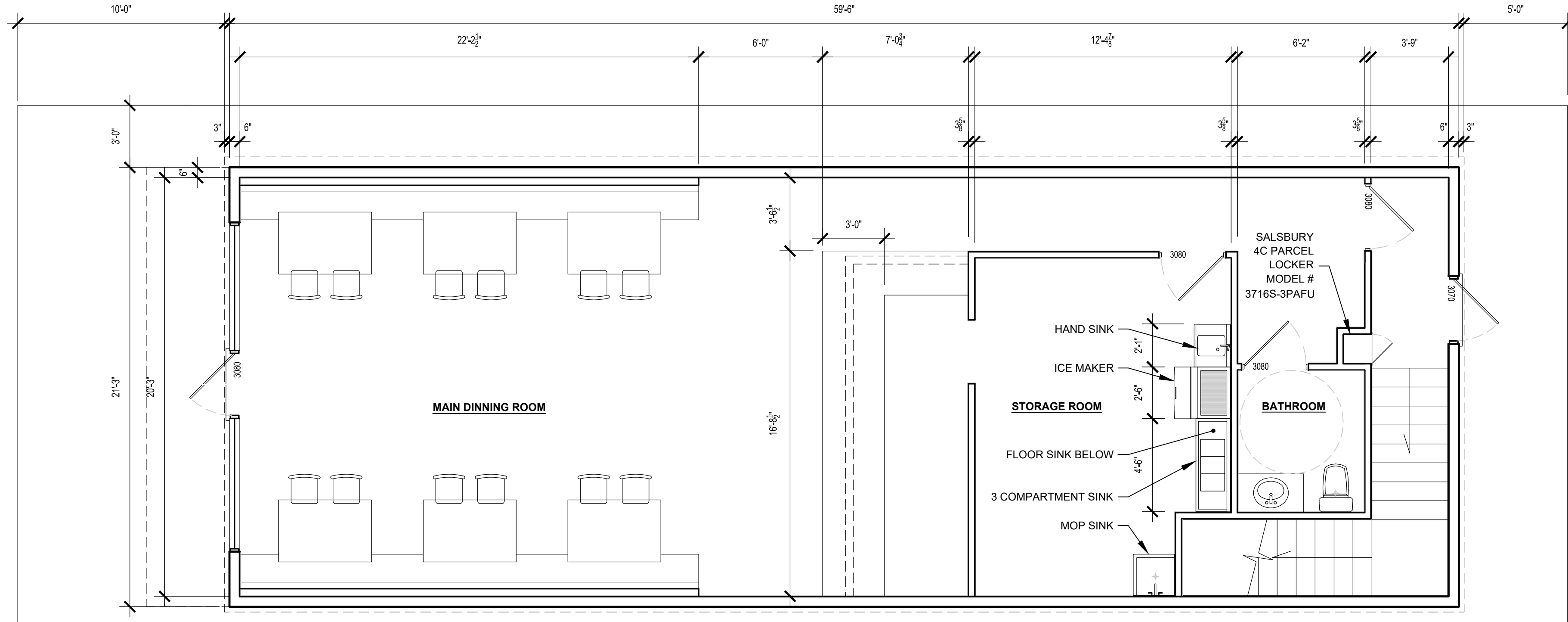
WINDOW SCHEDULE							
WINDOW LABEL	WINDOW CALL SIZE	OPERATION	WIDTH	HEIGHT	ROUGH OPENING	TOE	MEETS EGRESS
①	3' 0" 5' 2"	SH				CLEAR	
②	4' 6" 5' 2"	SH				CLEAR	
③	3' 0" 2' 4"	FIXED				CLEAR	
④	4' 0" 2' 4"	FIXED				CLEAR	

WALL LEGEND/SHEAR WALL DETAILS	
SHEAR WALL NOTE: ALL SHEAR WALLS TO HAVE DOUBLE STUDS AT EACH END. STUDS AT 16" O.C. W/ 1/2" CDX NAILED @ 6" O.C. TO ALL STUDS WITH #8 C.C. SINKERS. PT SHOE BOLTED TO SLAB WITH 1/2" J-BOLTS @ 32" O.C. W/ 2"X 2" WASHERS.	
WALL NOTE: STUD WALLS TO BE FRAMED AT 16" O.C., CONNECT STUDS TO TOP PLATE W/ SP-4/6 AND TO BOTTOM W/ SP-4/6 AT 32" O.C. (THIS PERTAINS TO ALL BEARING AND SHEAR WALLS)	
EXTERIOR BEARING	
INTERIOR PARTITION (2x4 UNLESS OTHERWISE NOTED)	
INTERIOR BEARING	
INTERIOR SHEAR WALLS	



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

HIXARC-INDUSTRIES
604 HILL AVE. OCOEE FL 34761

Engineer's Stamp

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ENGINEER:

TEAMONT - 7TH ST
CLERMONT, FL 34711

ADDRESS

Rev.	Date	Appr.	Issues and Revisions
△	-	-	-
△	-	-	-
△	-	-	-
△	-	-	-
△	-	-	-
△	-	-	-

Checked By
SHANE NEIMANN
Drawn By
HIXARC INDUSTRIES
CADD File
P0069-S-101 FLOOR PLAN.DWG
Project

TEAMONT BOBA
FOR PERMIT

MODEL

7TH ST

Drawing Title

FLOOR PLAN

Scale
AS NOTED
Drawing No.
P0069-S-101
Rev.
00

COUNTY USE

HIXARC-INDUSTRIES

604 HILL AVE. OCOEE FL 34761

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TEAMONT - 7TH ST
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	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

Checked By
SHANE NEIMANN
Drawn By
HIXARC INDUSTRIES
CADD File
P0069-S-106 ROOF PLAN.DWG
Project

Date

10/10/23

TEAMONT BOBA
FOR PERMIT

MODEL

####

7TH ST

Drawing Title

ROOF PLAN

Scale

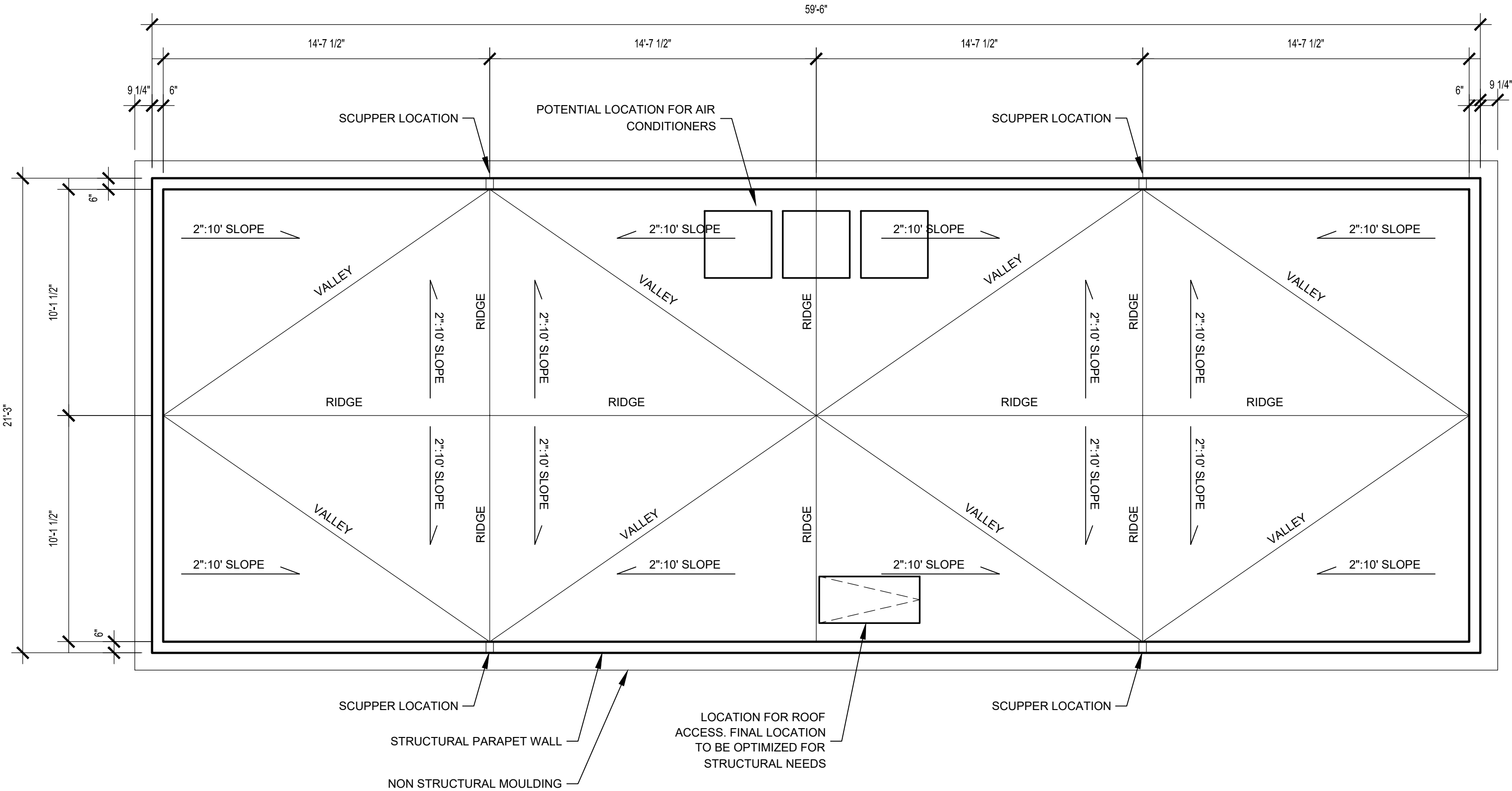
AS NOTED

Drawing No.

P0069-S-106

Rev.

00



ROOF PLAN

SCALE: 1/4" = 1'-0"

03

P0069-S-106

HIXARC-INDUSTRIES

604 HILL AVE. OCOEE FL 34761

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ENGINEER:

ADDRESS

**TEAMONT - 7TH ST
CLERMONT, FL 34711**

Rev.	Date	Appr.	Issues and Revisions
△	-	-	-
△	-	-	-
△	-	-	-
△	-	-	-
△	-	-	-
△	-	-	-

Checked By
SHANE NEIMANN
Drawn By
HIXARC INDUSTRIES
CADD File
P0069-S-107 ELEVATIONS.DWG
Project

TEAMONT BOBA
FOR PERMIT

MODEL

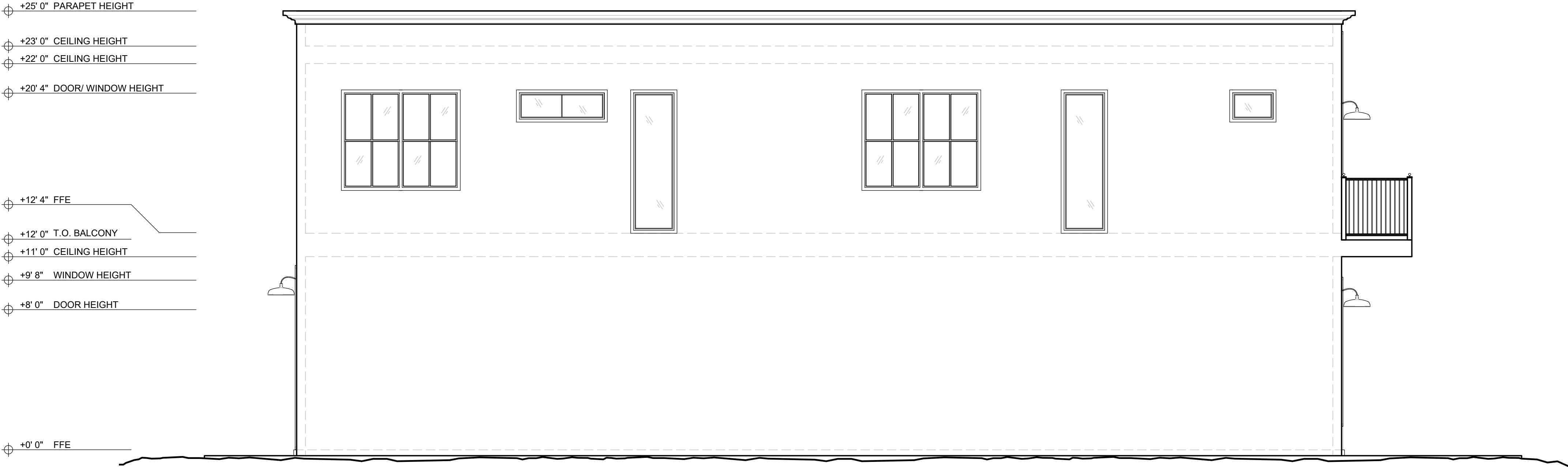
7TH ST

Drawing Title
ELEVATIONS

Scale
AS NOTED
Drawing No.
P0069-S-107

Rev.
△

COUNTY USE



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

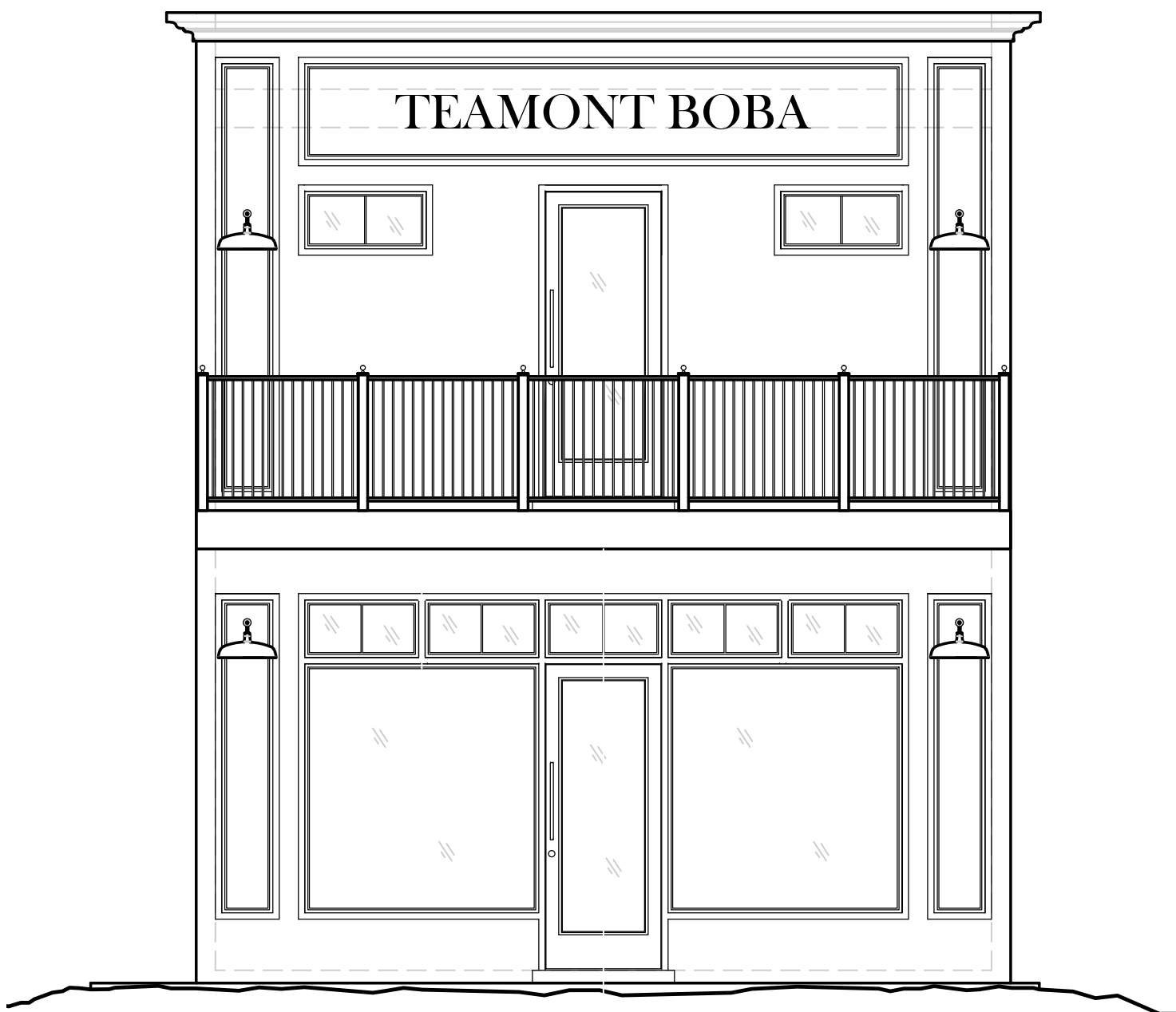
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P0069-S-107

+25' 0" PARAPET HEIGHT
+23' 0" CEILING HEIGHT
+22' 0" CEILING HEIGHT
+20' 4" DOOR/ WINDOW HEIGHT

+12' 4" FFE
+12' 0" T.O. BALCONY
+11' 0" CEILING HEIGHT
+9' 8" WINDOW HEIGHT
+8' 0" DOOR HEIGHT

+0' 0" FFE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

A

P0069-S-107

HIXARC-INDUSTRIES

604 HILL AVE. OCOEE FL 34761

Engineer's Stamp

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ENGINEER:

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TEAMONT - 7TH ST
CLERMONT, FL 34711

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	-	-	-
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	-	-	-
	-	-	-
	-	-	-

Checked By
SHANE NEIMANN
Drawn By
HIXARC INDUSTRIES
CADD File
P0069-S-108 ELEVATIONS.DWG
Project

TEAMONT BOBA
FOR PERMIT

MODEL

7TH ST

Drawing Title
ELEVATIONS

Scale
AS NOTED
Drawing No.
P0069-S-108

Rev.
00

COUNTY USE

+25' 0" PARAPET HEIGHT
+23' 0" CEILING HEIGHT
+22' 0" CEILING HEIGHT
+20' 4" DOOR/ WINDOW HEIGHT

+12' 4" FFE
+12' 0" T.O. BALCONY
+11' 0" CEILING HEIGHT
+9' 8" WINDOW HEIGHT
+8' 0" DOOR HEIGHT

+0' 0" FFE



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

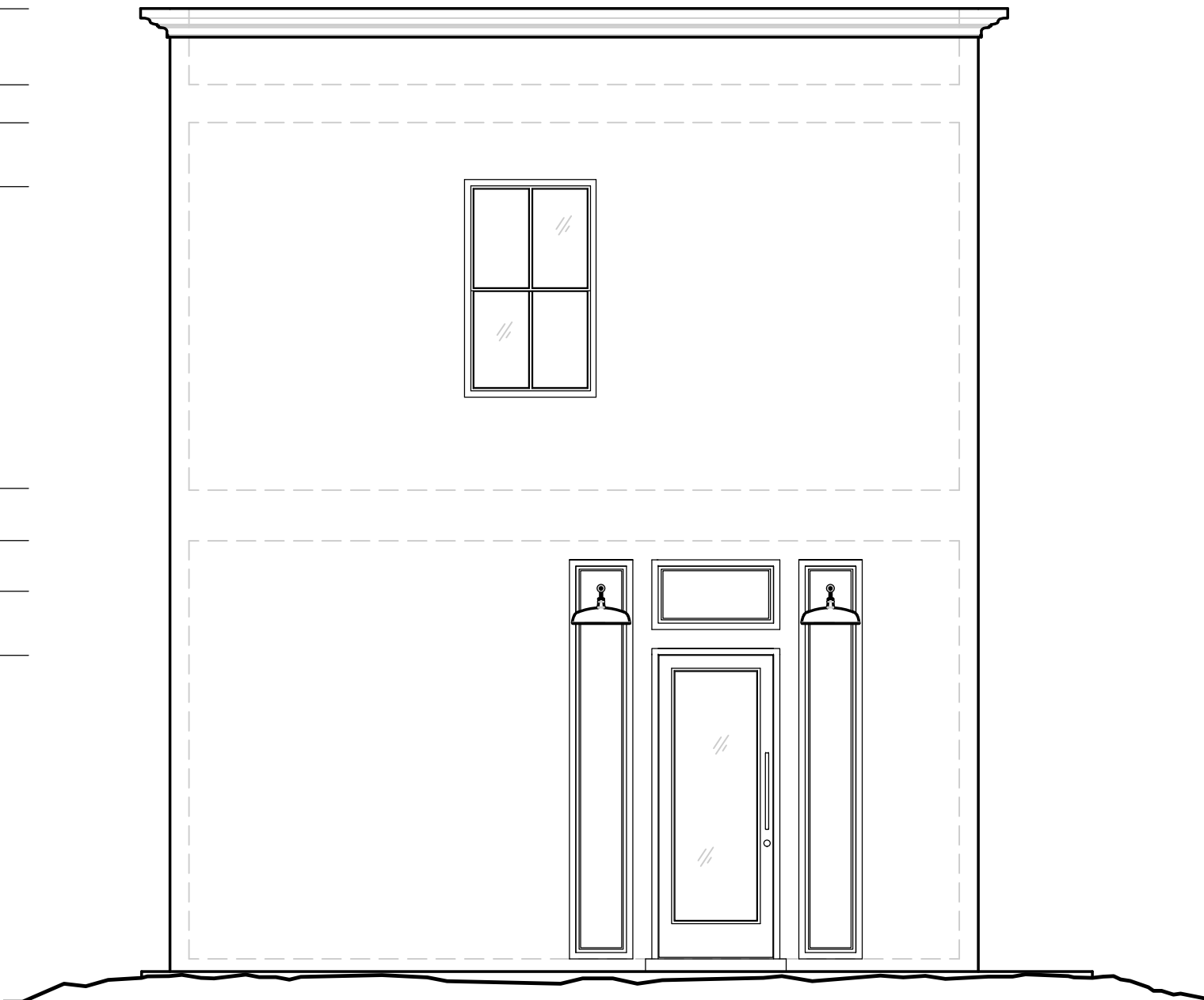
D

P0069-S-108

+25' 0" PARAPET HEIGHT
+23' 0" CEILING HEIGHT
+22' 0" CEILING HEIGHT
+20' 4" DOOR/ WINDOW HEIGHT

+12' 4" FFE
+12' 0" T.O. BALCONY
+11' 0" CEILING HEIGHT
+9' 8" WINDOW HEIGHT
+8' 0" DOOR HEIGHT

+0' 0" FFE



REAR ELEVATION

SCALE: 1/4" = 1'-0"

C

P0069-S-108

From: [Curt Henschel](#)
To: [Rae Chidlow](#)
Subject: FW: Extension for #VAR2105-0002
Date: Thursday, June 16, 2022 5:06:00 PM

Please add to the Teamont file.

Thanks,



Curt Henschel
Planning & Development Services Director
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7308
chenschel@clermontfl.org
www.clermontfl.gov

From: Patrick Bianchi <patrick@vpdevelopmentgroup.com>
Sent: Thursday, June 9, 2022 9:29 AM
To: Curt Henschel <CHenschel@clermontfl.org>
Subject: Extension for #VAR2105-0002

Mr. Curt Henschel
Planning and Development Services Director
City of Clermont Planning and Development Services Division
685 W. Montrose Street Clermont, FL 34711

Re: Notification of Declaration of State of Emergency Written Development Order

Extension for Teamont Bobba #VAR2105-0002

Please allow this email to serve as a notice that pursuant to EXECUTIVE ORDER NUMBER 22-27 and Section 252.363, Florida Statutes, Teamont Bobba's variance #VAR2105-0002 be extended for the duration of the emergency declaration plus an additional six (6) months.

Please let me know if you received this and if you need any additional information.

--

Patrick Bianchi
President, Managing Partner
Cell: (407) 271-7895
Fax: (352) 242-3995
Address: 752 West Montrose St, Clermont Fl 34711





CITY OF CLERMONT
VARIANCE
APPLICATION

DATE 1/16/2024		FEE: \$600.00	
Project Name (if applicable) Teamont Boba-Two Residential Rental Units			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy D. Crawford, Esq.			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrawford@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name Made4Jade LLC (Kevin and Juliana Green)			
Owner Address 136 Colonial Pine Lane	City Minneola	State FL	Zip 34715
Telephone 321-299-8511	Email kgreen2023@cfl.rr.com		
PROPERTY INFORMATION			
Address of Subject Property 7th Street (vacant property)	City Minneola	State FL	Zip 34715
General Location 7th Street / North Side of West Montrose Street			
Legal Description & Alternate Key (include copy of survey) AKN 3922907 Description: The South 25 feet of the North 75 feet of the West ½ of Lot 18 and the South 25 feet of the North 75 feet of Lot 20, Block 77, of THE OFFICIAL MAP OF THE CITY OF CLERMONT, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.			
Land Use (City verification required) Downtown MU			
Zoning (City verification required) Central Business District			



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Sec. 98-14; Sec. 114-8

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

Construct a specialty beverage location that will support the downtown businesses and visitors, and 2 units of residential rentals.

How does the Code create a hardship?

The property is 25' wide by 70' deep. It would be impossible to construct a building to include a size practical to service the Clermont citizens and guests. With a structure that is adequate, it leaves no room to deliver additional parking.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Granting of the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city. There is ample street and city-lot parking available adjacent and nearby. The applicants are willing to enter to a lease for city parking spaces as was required by the previous variance granted in June 2021.
- (2) The variance will allow a reasonable used of the property, which use in not out of character with other properties in the same zoning category;
The proposed building will remain consistent with the character of other buildings in the downtown within mixed use. As for trash pickup, the tea room generates minimum trash, and is consistent with other adjacent and nearby uses which utilize City trash collection.
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
Strict compliance would allow only minimal construction on the lot, which is 25' x 70', resulting in un- or underutilized valuable downtown property. Zero lot line development is allowed by the Code and Comprehensive Plan for this property.



CITY OF CLERMONT VARIANCE APPLICATION

(4) The granting of the variance is consistent with the city's comprehensive plan; and
The granting of the variance is consistent with the city's comprehensive future land use plan. Policy 1.2.4: This proposed building will provide for mixed as specified by the policy by providing a small footprint mixed use building consisting of commercial 1st level, 2 single bedroom apartments 2nd level.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.
This type of mixed use will provide both additional business to the downtown as well as low density housing which will make reasonable use of the land. Due to the small lot size, recognized as a buildable lot by the City, the variance is the minimum that will make reasonable use of the land.

Jimmy Crawford

Applicant Name (print)

x 
Applicant Name (signature)

Kevin Green

Owner Name (print)

x 
Owner Name (signature)

NOTICE

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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



DEVELOPMENT SERVICES
352-394-4083

VAR 2105-0002

June 24, 2021

VP Development Enterprises, LLC
Patrick Bianchi
752 West Montrose Street
Clermont, FL 34711

Re: Variance Request

Dear Mr. Bianchi:

The City Council of the City of Clermont approved the variance request for the vacant property located on 7th Street, on the north side of West Montrose Street., Clermont, FL, (Alternate Key 3922907) at their regular scheduled meeting held on Tuesday, June 22, 2021.

The variance approved is listed below:

1. To allow for offsite public parking in compliance to the requirements for the minimum number of parking spaces as indicated for the Central Business District, Section 98-14. A condition of the variance approval by City Council requires a lease for city parking at your 8th and Minneola Ave. location (821 W. Minneola -- Alternate Key 3793274) with the terms to be 180 day lease with a 60 day termination clause.
2. To allow for the elimination of the dumpster for solid waste collection instead of as required by the Land Development Code; Section 114-8.

Construction must begin within one (1) year of the approval date of the variance request. If you have any questions, please feel free to contact me at 352-241-7335.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rae Chidlow'.

Rae Chidlow
Planning Coordinator

Order Confirmation

Not an Invoice

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
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing 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.

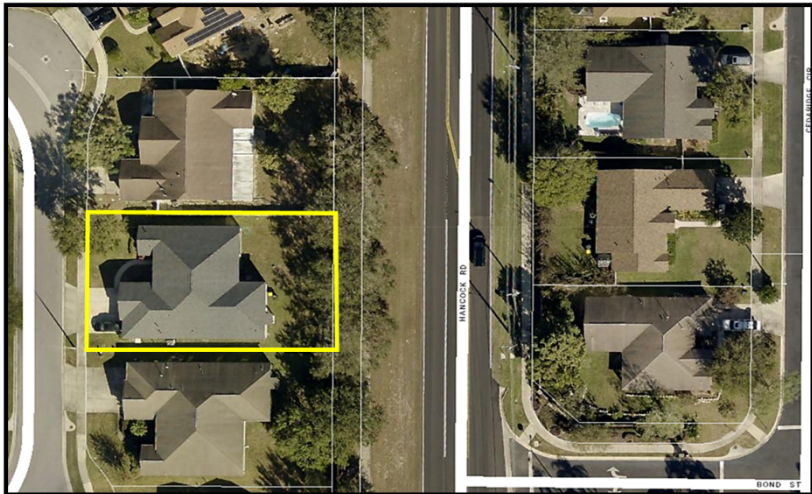
All interested parties will be given an opportunity to express their views on this matter.

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, May 14, 2024	
Agenda Item Name	
Variance Request 2490 Holly Berry Circle	
Requested Action	
Recommend denial of the requested variance.	
Staff Report	
<i>This item was tabled from the March 12, 2024 City Council meeting in order to give the applicant time to consult with a professional engineer that could evaluate the property.</i> The applicant is requesting a variance to allow for a walkway constructed of concrete pavers to remain as existing for a single family residence located at 2490 Holly Berry Circle in the Southridge Subdivision. This case is a result of code enforcement action on the parcel.	
	
The paver walkway has been constructed on both sides of the house within the side yard setback. It has been constructed all the way to the property lines on each side of the house. Per city code, a setback of 5 feet is required for any driveway or walkway for a single family residence, and the house itself is required to maintain a minimum of 7.5 foot side yard setback. The survey of the house indicates a side yard setback of 8 feet. This would allow a 3 foot paved walkway on each side of the house leading back to the rear yard (leaving a 5-foot setback to the property line). In this case, the applicant has filled the entire side yard with pavers, leaving a zero-foot setback. The survey also identifies a utility easement on each side of the single family structure. The purpose of the utility easement is to ensure sufficient water runoff and prevent property flooding. The existing walkways may be considered intrusive and could impede the proper water runoff and drainage for the lot. All utility easements should remain free of this type of improvement or encroachments to ensure proper drainage. The applicant has provided HOA approval documents for the improvements. Since the March hearing, the applicant has obtained a professional engineer to assess the parcel for rainwater runoff. The report concludes there is a minor increase in runoff to the adjoining parcels. Much of this is attributed to the existing pavers being semi-pervious. Also included in the report are mitigation options. These include: 1)	

Routinely pressure washing the pavers and remanding the joints annually, 2) Adding stone aggregate between the fence and pavers, 3) Roof drains could be collected and piped under the pavers to the rear yard., 4) installing a small trench drain parallel to the edge of the pavers to divert runoff to the rear yard.

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

If city council recommends approval of the variance request, staff does recommend including all 4 mitigation options recommended by the engineer to be included in the variance approval. These mitigation options shall be in place within 90 days of the approval. Also, the applicant shall obtain an "after the fact" permit for the work already completed, and also permit any further activities regarding this variance request.

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
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Order Confirmation

Not an Invoice

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:	02/15/2024
Order Number:	9858721
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	02/26/2024 - 02/26/2024	Govt Public Notices
LEE dailycommercial.com	1	02/26/2024 - 02/26/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$81.10
Service Fee 3.99%	\$3.24
Cash/Check/ACH Discount	-\$3.24
Payment Amount by Cash/Check/ACH	\$81.10
Payment Amount by Credit Card	\$84.34

Order Confirmation Amount	\$81.10
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing to be held on Tuesday, March 12, 2024 at 6:30pm for the following variance: To allow for a side yard setback to be less than the minimum requirements for a Planned Unit Development (PUD) zoning district, City Code Section 125-484, at the following location:

LOCATION

South Ridge Subdivision
2490 Holly Berry Circle
(Alternate Key #3827515)

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
City Clerk, MMC
9858721 February 26, 2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Resolution No. 2024-016R <i>Fixed Rate Term Loan</i>		
Requested Action		
Approval of Resolution No. 2024-016R		
Staff Report		
The wastewater treatment plant located at 3335 Hancock Road was constructed in 2002 to treat 2 million gallons a day, then expanded in 2008 to treat 4 million gallons a day. The City was required by the Florida Department of Environmental Protection (FDEP) to start working on a plant expansion design once capacity reached 80%. In 2019, the plant was operating at approximately 76% capacity and expected to reach the permitted capacity of 4 million gallons a day between the years of 2023 and 2024. In November 2019, the City contracted with an engineering firm to assist with expanding the treatment capacity to 6.5 million gallons a day with a build out capacity of 9 million gallons a day. Following the Request for Bid (RFB) #23-002, the City Council approved a \$48.7 million construction contract (contingency included) to provide wastewater treatment plant improvements on February 28, 2023. The funding plan for the project utilized cash reserves from Sewer Fund Impact Fees during the first portion of the project, followed by a debt issuance to cover the remaining costs of the project. To date, the city has paid approximately \$19.6 million towards the project from cash reserves. On April 1, 2024, the city's Municipal Financial Advisor (PFM Financial Advisors LLC) issued a Request for Proposals for Tax Exempt Bank Financing up to \$30M. Nine proposals were received and reviewed by PFM and city staff. A summary of all proposals is attached (individually available upon request). Based on pricing and the flexibility of the proposal, the recommendation is to enter into an agreement with Seacoast Bank (proposal attached). The agreement calls for a borrowing of \$28 million plus issuance costs. The 20-year term is at a rate of 3.4%. The agreement includes the flexibility of early payment without penalty. Bond closing is scheduled for Thursday, May 16.		
Additional Analysis		
Fiscal Impact Summary		
See page 4 of the attached document "Clermont - 2024 W&S Rev Bond FINAL NUMBERS". Water and Sewer revenues are pledged towards repayment of the bond. For cash flow purposes, the repayment schedule has been structured to coincide with the retirement of the Series 2017 bond issuance. 1st Principal Payment = 12/1/2024 - Principal Structure: \$500,000 in years 2024-2030, followed by annual increases in years 2031-2043		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-016R - Fixed Rate Term Loan (5.9.2024)	2024-016R - Fixed Rate Term Loan (5.9.2024).pdf	
2. Clermont - 2024 WS Bank Loan Financing Schedule 4-25-24	Clermont - 2024 WS Bank Loan Financing Schedule 4-25-24.pdf	

3.	Clermont_Proposal Summary_Series 2024 WS Revenue Bond	Clermont_Proposal Summary_Series 2024 WS Revenue Bond.pdf
4.	Seacoast	Seacoast.pdf
5.	Clermont - 2024 W&S Rev Bond FINAL NUMBERS	Clermont - 2024 W&S Rev Bond FINAL NUMBERS.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA SUPPLEMENTING RESOLUTION NO. 1162 ADOPTED BY THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA ON OCTOBER 24, 2000, AS HERETOFORE AMENDED AND SUPPLEMENTED, FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE BY THE CITY ITS WATER AND SEWER REVENUE BOND, SERIES 2024 (THE “SERIES 2024 BOND”), IN A PRINCIPAL AMOUNT NOT TO EXCEED \$28,152,000 FOR THE PURPOSES OF (I) FINANCING OR REFINANCING, INCLUDING THROUGH REIMBURSEMENT, THE ACQUISITION, CONSTRUCTION, INSTALLATION AND EQUIPPING OF IMPROVEMENTS TO THE COMBINED MUNICIPAL WATER AND SEWER SYSTEM OF THE CITY, AND (III) PAYING THE COSTS OF ISSUING THE SERIES 2024 BOND; PLEDGING TO SECURE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE SERIES 2024 BOND THE PLEDGED FUNDS DESCRIBED IN RESOLUTION NO. 1162, AS AMENDED AND SUPPLEMENTED; ESTABLISHING OR PROVIDING FOR THE ESTABLISHMENT OF THE DATED DATE, INTEREST RATE, INTEREST PAYMENT DATES, PROVISIONS FOR REDEMPTION AND MATURITY SCHEDULE OF SAID SERIES 2024 BOND; ACCEPTING THE PROPOSAL OF SEACOAST NATIONAL BANK TO PROVIDE THE CITY WITH A TAX-EXEMPT TERM LOAN FACILITY PURSUANT TO THIS RESOLUTION AND THE SERIES 2024 BOND; PROVIDING THAT THE SERIES 2024 BOND SHALL CONSTITUTE AND BE SECURED AS AN “ADDITIONAL BOND” UNDER RESOLUTION NO. 1162, AS AMENDED AND SUPPLEMENTED; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2024 BOND; MAKING CERTAIN COVENANTS AND AGREEMENTS FOR THE BENEFIT OF THE HOLDER OF THE SERIES 2024 BOND; AND PROVIDING AN EFFECTIVE DATE.



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

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CITY OF CLERMONT
RESOLUTION NO. 2024-016R

BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida as follows:

ARTICLE 1

GENERAL

SECTION 1.1 Definitions.

When used in this Resolution, the terms defined in the Original Instrument (as hereinafter defined) shall have the respective meanings assigned thereto by the Original Instrument and the following terms shall have the following meanings, unless the context clearly otherwise requires:

“Act” shall mean the Constitution and laws of the State of Florida, including Chapter 166, Part II, Florida Statutes, as amended, and other applicable provisions of law.

“Bank” shall mean Seacoast National Bank, its successors and assigns.

“Bond Counsel” shall mean Butler Snow LLP, Jacksonville, Florida, bond counsel to the Issuer with respect to the issuance of the Series 2024 Bond.

“Bondholder” or “Holder” shall mean the Registered Owner of the Series 2024 Bond.

“Clerk” shall mean the City Clerk of the Issuer or such other person as may be duly authorized by the Issuer to act on his or her behalf.

“Financial Advisor” shall mean PFM Financial Advisors LLC.

“Finance Director” shall mean the Finance Director of the Issuer or such other person as may be duly authorized by the Issuer to act on his or her behalf.

“Governing Body” shall mean the City Council of the Issuer or its successor in function.

“Interest Rate” shall mean (i) upon initial issuance of the Series 2024 Bond, through and including May 31, 2034, 3.40% per annum, and (ii) thereafter, commencing on June 1, 2034 through the final maturity date of the Series 2024 Bond, the interest rate per annum equal to the Index Rate in effect on May 31, 2034, subject to adjustment as provided in the Series 2024 Bond. As used herein “Index Rate” means the average yield on U.S. Treasury securities adjusted to a constant maturity of one (1) year as published by Federal Reserve Statistical Release or other comparable Federal Reserve publication on May 31, 2034. If the Index Rate is not published for May 31, 2034, the Index Rate shall be the Index Rate determined as of the date next following such date on which the Index Rate is published.

“Issuer” shall mean the City of Clermont, Florida.

“Loan” shall mean the tax-exempt term loan to be made to the Issuer pursuant to this Resolution and the Series 2024 Bond.



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RESOLUTION NO. 2024-016R

“Mayor” shall mean the Mayor of the Issuer or such other person as may be duly authorized by the Issuer to act on his or her behalf.

“Original Instrument” shall mean Resolution No. 1162 adopted by the Governing Body on October 24, 2000, amending and restating in its entirety Resolution No. 901 adopted by the Governing Body on February 27, 1996, as heretofore amended and supplemented by Resolution No. 1638 adopted by the Governing Body on November 10, 2009, and as heretofore supplemented by Resolution No. 2017-59 adopted by the Governing Body on May 14, 2024.

“Registrar and Paying Agent” shall mean the Issuer or such other person as may be duly authorized by the Issuer to act on his or her behalf.

“Resolution” and “this Resolution” shall mean this instrument, as the same may from time to time be amended, modified or supplemented.

“Series 2024 Bond” shall mean the Water and Sewer Revenue Bond, Series 2024, authorized to be issued by the Issuer pursuant to Section 2.1 hereof.

“Series 2024 Construction Account” shall mean the Series 2024 Construction Account established pursuant to Section 2.3 hereof.

“Series 2024 Project” shall mean the design, acquisition, construction, installation and equipping of the expansion of, and improvements to, the System, as more particularly described in and in accordance with certain plans on file or to be on file with Issuer, with such changes, deletions, additions or modification to the enumerated improvements, equipment and facilities, or such other improvements as shall be designated and approved by Supplemental Resolution in accordance with the Act, financed in whole or in part with proceeds of the Series 2024 Bond.

The terms “herein,” “hereunder,” “hereby,” “hereto,” “hereof,” and any similar terms, shall refer to this Resolution; the term “heretofore” shall mean before the date of adoption of this Resolution; and the term “hereafter” shall mean after the date of adoption of this Resolution.

Words importing the singular number include the plural number, and vice versa.

SECTION 1.2 Issuer for Resolution.

This Resolution is adopted pursuant to the provisions of the Act and other applicable provisions of law.

SECTION 1.3 Resolution to Constitute Contract.

In consideration of the Loan and the purchase and acceptance of the Series 2024 Bond by the Bank, as the initial Holder of the Series 2024 Bond, the provisions of this Resolution shall be deemed to be and shall constitute a contract between the Issuer and the Holder from time to time of the Series 2024 Bond.

SECTION 1.4 Findings.



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RESOLUTION NO. 2024-016R

It is hereby ascertained, determined and declared as follows:

(A) For the benefit of its inhabitants, the Issuer presently owns, operates and maintains the System for the supply and distribution of water for domestic, commercial and industrial use and for the collection, treatment and disposal of sewage.

(B) The Issuer deems it necessary, desirable and in the best interests of the Issuer that the Series 2024 Project be acquired and constructed.

(C) The Issuer has received a proposal for the Loan from the Bank in a principal amount not to exceed \$30,000,000, the proceeds of which to be applied for financing or refinancing, including through reimbursement, the Costs of the Series 2024 Project as provided herein.

(D) The Issuer deems it necessary, desirable and in the best interest of the Issuer that the Pledged Funds be pledged to the payment of the principal of and interest on the Series 2024 Bond in the manner and to the extent described herein. No part of the Pledged Funds shall be pledged or encumbered in any manner, except that the Pledged Funds have been pledged as security for the Series 2017 Bond (as defined in the Resolution).

(E) The Original Instrument, in Section 6.2 thereof, provides for the issuance of Additional Bonds payable from the Pledged Funds under the terms, limitations and conditions provided therein. The Issuer will issue the Series 2024 Bond as an Additional Bond within the authorization contained in Section 6.2 of the Original Instrument. The Issuer shall comply with the provisions of Section 6.2 of the Original Instrument in connection with the issuance of the Series 2024 Bond.

(F) No Bondholder shall ever be entitled to compel the payment of the principal of and interest on the Series 2024 Bond or any other payments provided for in this Resolution from any funds or revenues of the Issuer other than the sources herein provided in accordance with the terms hereof, nor will any Bondholder have the right to compel the exercise of the ad valorem taxing power of the Issuer to pay the principal of or interest on the Series 2024 Bond or to make any other payments provided for in this Resolution, and the Series 2024 Bond shall not constitute a lien upon the System or any other property of the Issuer or any other property situated within its territorial limits, except the Pledged Funds.

(G) The Issuer is advised that, due to the present volatility of the market for municipal debt, it is in the best interest of the Issuer to issue the Series 2024 Bond by negotiated sale, allowing the Issuer to issue the Series 2024 Bond at the most advantageous time, rather than a specified advertised future date, thereby allowing the Issuer to obtain the best possible price, interest rate and other terms for the Series 2024 Bond, and, accordingly, the Issuer finds and determines that it is in the best financial interest of the Issuer that a negotiated sale of the Series 2024 Bond, as provided herein for the purposes of providing the Loan, be authorized.

(H) Prior to the sale of the Series 2024 Bond, the initial Holder will provide the Issuer with a truth-in-bonding statement regarding the Series 2024 Bond containing the information required by Section 218.358(2), Florida Statutes.



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

SECTION 1.5 Acceptance of Proposal.

The Issuer accepts the proposal of the Bank to provide the Issuer with the Loan.

ARTICLE 2

**AUTHORIZATION, TERMS, EXECUTION
AND REGISTRATION OF SERIES 2024 BOND**

SECTION 2.1 Authorization of Series 2024 Bond.

The Issuer hereby authorizes the issuance of a Bond of the Issuer to be designated as “City of Clermont, Florida, Water and Sewer Revenue Bond, Series 2024,” in a principal amount not to exceed \$28,152,000, to evidence the Loan to be made by the Bank to the Issuer pursuant to this Resolution, for the principal purposes of financing or refinancing, including through reimbursement, Costs of the Series 2024 Project and paying related costs of issuing the Series 2024 Bond. In the event such Bond is not issued during calendar year 2024, the Series designation for such Bond shall be changed to the calendar year in which such Bond is issued.

SECTION 2.2 Description of Series 2024 Bond.

The Series 2024 Bond shall be issued as a single fully-registered Bond and shall be in denominations of \$1,000 and integral multiples of \$1,000. The Series 2024 Bond shall be dated their date of delivery or such other date as determined by the Finance Director.

The Series 2024 Bond shall bear interest from its date at the applicable Interest Rate, payable semiannually on the first day of June and the first day of December of each year, commencing December 1, 2024, or such other date as determined by the Finance Director, and shall have a final maturity date of December 1, 2043. Interest on the Series 2024 Bond shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

The Series 2024 Bond shall be subject to redemption prior to their maturity as set forth in the form of Bond set forth in Section 2.5 hereof. Notice of redemption shall be given as provided in Article 3 of the Original Instrument. Notwithstanding the foregoing or any other provision hereof, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the Issuer if expressly set forth in such notice.

So long as the Series 2024 Bond is held by the initial Holder, the final payment of the principal of or Redemption Price, if applicable, on the Series 2024 Bond is payable to such initial Holder without any presentation and surrender of the Series 2024 Bond at the office of the Paying Agent. Otherwise, the final payment of the principal of or Redemption Price, if applicable, on the Series 2024 Bond is payable only upon presentation and surrender of the Series 2024 Bond at the office of the Paying Agent. Interest payable on any Series 2024 Bond on any Interest Date will be paid by check or draft of the Paying Agent to the Holder in whose name such Bond shall be registered at the close of business on the date which shall be the fifteenth day (whether or not a business day) of the calendar month next preceding such Interest Date, or, unless otherwise



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provided by Supplemental Resolution, at the option of the Paying Agent, and at the request and expense of such Holder, by bank wire transfer for the account of such Holder. In the event the interest payable on any Series 2024 Bond is not punctually paid or duly provided for by the Issuer on such Interest Date, such defaulted interest will be paid to the Holder in whose name such Bond shall be registered at the close of business on a special record date for the payment of such defaulted interest as established by notice to such Holder, not less than ten (10) days preceding such special record date. All payments of principal of and Redemption Price, if applicable, and interest on the Series 2024 Bond shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

From and after the maturity date of the Series 2024 Bond, whether at fixed maturity, or otherwise and payment to the initial Holder if then the holder of the Bond of the principal and interest owing on the Series 2024 Bond or in all other cases the deposit of moneys and/or Securities for the payment of the principal and interest on such Series 2024 Bond by the Issuer with the Paying Agent, then, notwithstanding that the Series 2024 Bond shall not have been surrendered for cancellation, no further interest shall accrue upon the principal or upon the interest which shall have accrued and shall then be due on such date, and such Series 2024 Bond shall cease to be entitled to any lien, benefit or security under this Resolution, and the Holder shall have no rights in respect of such Series 2024 Bond except to receive payment of such principal and unpaid interest accrued to the maturity date.

Redemption of the Series 2024 Bond shall be in accordance with and governed by the Series 2024 Bond.

SECTION 2.3 Application of Loan Proceeds.

The proceeds of the Loan (in the amount of \$28,056,620.00, representing the par amount of the Series 2024 Bond in the amount of \$28,152,000.00 less Bank origination and counsel fees in the amount of \$95,380.00) shall, simultaneously with the delivery of the Series 2024 Bond to the Bank, be applied by the Issuer as follows:

(A) Pursuant to Section 4.3 of the Resolution, the Issuer hereby creates and establishes within the Construction Fund (as defined in the Resolution) an account to be designated the “Series 2024 Construction Account” (the “Series 2024 Construction Account”). The Series 2024 Construction Account shall be kept separate and apart from all other funds and accounts of the Issuer. Proceeds of the Series 2024 Bond shall be deposited into the Series 2024 Construction Account on the date of issuance of the Series 2024 Bond and as set forth in the closing memorandum signed by the Issuer.

The moneys on deposit in the Series 2024 Construction Account shall be withdrawn, used and applied by the Issuer solely for the payment of interest on the Series 2024 Bond and Costs of the Project in the manner provided in the Resolution. Until the proceeds of the Series 2024 Bond are needed to pay costs of the Project, such proceeds shall be retained in the Series 2024 Construction Account to be invested and reinvested in Authorized Investments pursuant to Section 4.7 of the Resolution.



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

Upon completion of the Series 2024 Project any amounts then remaining in the Series 2024 Construction Account and not reserved by the Issuer for the payment of any remaining parts of the Costs of the Series 2024 Project shall be used to pay debt service on the Series 2024 Bond or to redeem the Series 2024 Bond in the manner that the Series 2024 Bond is permitted to be redeemed under the terms of the Resolution, or may be used for any other lawful purpose. Amounts on deposit in the 2024 Construction Account are hereby pledged to secure the payment of the Series 2024 Bond.

(B) The Issuer covenants and agrees to establish a separate account with an Authorized Depository selected by the Issuer, to be known as the “City of Clermont Water and Sewer Revenue Bond, Series 2024, Costs of Issuance Account,” which shall be used only for payment of the costs and expenses described in this subsection. An amount sufficient to pay all costs and expenses relating to the issuance of the Series 2024 Bond set forth on the closing memorandum shall be deposited by the Issuer in the Costs of Issuance Account. Such moneys shall be in an amount sufficient to pay all of the costs and expenses in connection with the preparation, issuance and sale of the Series 2024 Bond, including fees of financial advisors, engineering and other consulting fees, legal fees, and all other similar costs and all such costs and expenses shall be promptly paid by the Issuer from said account to the Persons respectively entitled to receive the same. When all moneys on deposit to the credit of said account shall have been disbursed by the Issuer for the payment of such costs and expenses, said account shall be closed; provided, however, that if any balance shall remain in said account six months after issuance of the Series 2024 Bond, such moneys shall be used to pay debt service on the Series 2024 Bond or to redeem the Series 2024 Bond in the manner that the Series 2024 Bond is permitted to be redeemed under the terms of the Resolution, or may be used for any other lawful purpose.

SECTION 2.4 Execution and Authentication of Series 2024 Bond.

The Series 2024 Bond shall be executed and authenticated in the manner provided in the Original Instrument.

SECTION 2.5 Form of Bond.

The Series 2024 Bond shall be in substantially the following form with such omissions, insertions and variations as may be necessary and/or desirable and approved by the officers of the Issuer executing the Series 2024 Bond prior to the issuance thereof (which necessity and/or desirability and approval shall be evidenced conclusively by the Issuer’s delivery of the Series 2024 Bond to the Bank):

[FORM OF SERIES 2024 BOND]

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF LAKE
CITY OF CLERMONT**



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

WATER AND SEWER REVENUE BOND, SERIES 2024

<u>Date of Issuance</u>	<u>Interest Rate</u>	<u>Final Maturity Date</u>
May 16, 2024	Defined Below	December 1, 2043

Registered Holder: SEACOAST NATIONAL BANK

Principal Amount: TWENTY-EIGHT MILLION ONE HUNDRED FIFTY-TWO THOUSAND DOLLARS (\$28,152,000)

KNOW ALL MEN BY THESE PRESENTS, that the City of Clermont, a municipality created and existing under and by virtue of the laws of the State of Florida (the “Issuer”), for value received, hereby promises to pay, solely from the sources of payment hereinafter described, to the Registered Holder identified above, or registered assigns as hereinafter provided, the Principal Amount identified above in installments in accordance with Schedule I hereto with the final installment being payable on the Final Maturity Date identified above and interest (calculated on the basis of a 360-day year comprised of twelve 30-day months) on the unpaid Principal Amount outstanding from the Date of Issuance identified above or from the most recent interest payment date to which interest has been paid, at the Interest Rate defined below, subject to adjustment as provided herein, on June 1 and December 1 of each year commencing December 1, 2024, or if date is not a business day, on or before the next succeeding business day, until such Principal Amount shall have been paid in full or provided for, except as the provisions hereinafter set forth with respect to prepayment prior to maturity may be or become applicable hereto.

“Interest Rate” shall mean (i) upon initial issuance of the Series 2024 Bond, through and including May 31, 2034, 3.40% per annum, and (ii) thereafter, commencing on June 1, 2034 through the final maturity date of the Series 2024 Bond, the interest rate per annum equal to the Index Rate in effect on May 31, 2034, subject to adjustment as provided in the Series 2024 Bond. As used herein “Index Rate” means the average yield on U.S. Treasury securities adjusted to a constant maturity of one (1) year as published by Federal Reserve Statistical Release or other comparable Federal Reserve publication on May 31, 2034. If the Index Rate is not published for May 31, 2034, the Index Rate shall be the Index Rate determined as of the date next following such date on which the Index Rate is published.

If the Holder determines that no adequate basis exists for determining the Index Rate, the Index Rate is no longer available, reliable or representative (whether by the issuance of a public statement by the administrator of the Index Rate or any relevant governmental bond or otherwise), or that applicable law or regulation or compliance therewith by the Holder prohibits or restricts or makes impossible the charging of interest based on the Index Rate, whether temporary, permanently, or indefinitely (a “Replacement Event”), then the Holder may, in its sole discretion, establish a new index to replace the Index Rate. Upon a Replacement Event, this Series 2024 Bond shall be amended such that the Index Rate shall be replaced with a replacement benchmark rate or index as determined by the Holder, in the Holders’ sole discretion, which may be adjusted by the



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Holder to include an additional spread or margin (which may be a positive or negative value, or zero) (as so adjusted, the “Replacement Index”), such that when the original spread or margin (over the Index Rate) used in determining the original rate of interest under this Series 2024 Bond is added to the Replacement Index, the new rate of interest pursuant to this Series 2024 Bond will be substantially equivalent to the original rate of interest pursuant to this Series 2024 Bond in effect for periods prior to the Replacement Event, all as determined by the Holder. In determining the Replacement Index, the Holder may take into consideration any then-prevailing market convention for selecting a replacement benchmark rate and accompanying spread or margin for the Replacement Index. The replacement of the Index Rate with the Replacement Index shall be operative immediately upon the Replacement Event without any action or consent of Borrower. The Holder will notify Borrower in writing (a “Transition Notice”) setting forth the Replacement Index, the new applicable rate, the date of the Replacement Event, and the manner in which the applicable rate will be periodically reset (based on such time periods as Holder determines in Holder’s discretion) based upon changes in the Replacement Index.

Such Principal Amount and interest and the premium, if any, on this bond are payable in any coin or currency of the United States of America which, on the respective dates of payment thereof, shall be legal tender for the payment of public and private debts. The final payment of the Principal Amount and the premium, if any, on this bond, are payable, upon presentation and surrender hereof, at the offices of the Issuer, Clermont, Florida, as paying agent, or such other paying agent as the Issuer shall hereafter duly appoint (the “Paying Agent”). Payment of each installment of interest shall be made to the person in whose name this bond shall be registered on the registration books of the Issuer maintained by the Issuer, Clermont, Florida, as registrar, or such other registrar as the Issuer shall hereafter duly appoint (the “Registrar”), as provided in the Resolution (hereinafter defined).

This bond (the “Bond”) has been issued for the purpose of financing or refinancing, including through reimbursement, Costs of the Series 2024 Project (defined in the hereinafter described Resolution) and paying the costs of issuing the Series 2024 Bond, under the authority of and in full compliance with the Constitution and laws of the State of Florida, particularly Chapter 166, Part II, Florida Statutes, as amended, and other applicable provisions of law (the “Act”), and Resolution No. 1162 duly adopted by the City Council of the Issuer on October 24, 2000, as amended and supplemented from time to time, particularly as supplemented by the resolution duly adopted by the City Council of the Issuer on May 14, 2024 (collectively, the “Resolution”), and is subject to all the terms and conditions of the Resolution.

The principal of, premium, if any, and interest on this bond are payable solely from and secured by a lien upon and a pledge of the Pledged Revenues (as defined in the Resolution), including the Net Revenues (as defined in the Resolution) to be derived from the operation of the Issuer’s water and sewer system (the “System”), and, until applied in accordance with the provisions of the Resolution, the proceeds of the Bond and all moneys, including investments thereof, in certain of the funds and accounts established pursuant to the Resolution, all in the manner and to the extent described in the Resolution (collectively, the “Pledged Funds”). This Bond is not secured by the Reserve Fund (as defined in the Resolution) or any account therein. It is expressly agreed by the Registered Holder of this bond that the full faith and credit of neither the Issuer, the State of Florida, nor any political subdivision thereof, is pledged to the payment of



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RESOLUTION NO. 2024-016R

the principal of or premium, if any, or interest on this Bond and that the Registered Holder shall never have the right to require or compel the exercise of any taxing power of the Issuer, the State of Florida, or any political subdivision thereof, to the payment of such principal, premium, if any, and interest. This Bond and the obligation evidenced hereby shall not constitute a lien upon the System or any other property of the Issuer, except the Pledged Funds, and shall be payable solely from the Pledged Funds in accordance with the terms of the Resolution.

Upon the occurrence of a Determination of Taxability (defined below), this Bond or the affected portions thereof will bear interest at a rate of interest per annum from the date of the Event of Taxability (defined below) relating thereto equal to the Interest Rate divided by (i) 1 minus (ii) the maximum rate of income taxation imposed on corporations for federal tax purposes as of the first day as of which interest on this Bond is included in the gross income of the Holder for federal income tax purposes (the “Taxable Rate”). “Determination of Taxability” means receipt by the Issuer of a final judgment by a court of competent jurisdiction or a final official action of the Internal Revenue Service determining that an Event of Taxability has occurred, “Event of Taxability” means the circumstance of any interest payable with respect to this Bond becoming includable in the gross income of the Bondholder for federal income tax purposes as a result of conditions arising from any action or inaction of the Issuer.

In the event any principal of or interest on this Bond is not paid within ten (10) days after due, interest shall accrue on the sum of the principal balance and accrued interest then outstanding under the Default Rate until such principal and interest have been paid in full. “Default Rate” shall mean the lesser of (i) the then stated interest rate on the Series 2024 Bond plus 6.0% per annum or (ii) the maximum lawful rate.

The Issuer may, subject to the provisions of the Resolution and not less than thirty (30) days’ prior written notice directly to the Bondholder, prepay the principal of this Bond in a minimum denomination of \$1,000,000 and additional increments of \$1,000 in excess thereof, in whole or in part, at any time or times, at a prepayment price of 100% of the principal amount being prepaid, plus accrued interest to the prepayment date on such prepaid principal, without premium or penalty.

Notwithstanding any provision contained herein to the contrary, in no event shall the interest contracted for, charged or received in connection with the Bond (including any other costs or considerations that constitute interest under the laws of the State of Florida which are contracted for, charged or received) exceed the maximum rate of interest allowed under the laws of the State of Florida. In the event this Bond is prepaid in accordance with the provisions hereof, then such amounts that constitute payments of interest, together with any costs or considerations which constitute interest under the laws of the State of Florida, may never exceed an amount which would result in payment of interest at a rate in excess of the non-usurious interest allowed by the laws of the State of Florida.

THE ISSUER AND, BY ACCEPTANCE OF THIS BOND, THE BONDHOLDER EACH HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON THIS BOND OR ARISING OUT OF, UNDER OR IN CONJUNCTION



CITY OF CLERMONT
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WITH THIS BOND OR THE OTHER LOAN DOCUMENTS OR ARISING OUT OF ANY COURSE OF CONDUCT, COURSE OF DEALING, ACTS OR OMISSIONS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY.

Notice of prepayment shall be given in the manner required by the Resolution.

This Bond is and has all the qualities and incidents of a negotiable instrument under the laws of the State of Florida, but may be transferred only in accordance with the terms of the Resolution only upon the books of the Issuer kept for that purpose at the office of the Registrar by the Registered Holder in person or by such Holder's attorney duly authorized in writing, upon the surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the Registered Holder or such Holder's attorney duly authorized in writing, and thereupon a new Bond in the same principal amount shall be issued to the transferee in exchange therefor, and upon the payment of the charges, if any, prescribed in the Resolution. This Bond is issuable only as a single fully-registered Bond. The Issuer, the Registrar and any Paying Agent may treat the Registered Holder of this Bond as the absolute owner hereof for all purposes, whether or not this Bond shall be overdue, and shall not be affected by any notice to the contrary. The Issuer and the Registrar shall not be obligated to make any exchange or transfer of this Bond during the fifteen (15) days next preceding an interest payment date or, in the case of any proposed prepayment of this Bond, during the fifteen (15) days next preceding the prepayment date established for this Bond.

Neither the members of the City Council of the Issuer nor any person executing this bond shall be liable personally hereon or be subject to any personal liability or accountability by reason of the issuance hereof.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen and to be performed precedent to and in connection with the issuance of this Bond, exist, have happened and have been performed, in regular and due form and time as required by the Constitution and laws of the State of Florida applicable thereto, and that the issuance of this Bond does not violate any constitutional or statutory limitations or provisions.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been manually signed by the Registrar.

IN WITNESS WHEREOF, the City of Clermont, Florida, has issued this Bond and has caused the same to be executed by the manual or facsimile signature of its Mayor and attested and countersigned by the manual or facsimile signature of its City Clerk and its official seal or a facsimile thereof to be affixed or reproduced hereon, all as of the 16th day of May, 2024.



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

CITY OF CLERMONT, FLORIDA

(OFFICIAL SEAL)

By: _____
Tim Murry, Mayor

ATTESTED AND COUNTERSIGNED:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form:

By: Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

CERTIFICATE OF AUTHENTICATION

This Bond is of the issue described in the within-mentioned Resolution.

Date of Authentication: May 16, 2024

CITY OF CLERMONT, FLORIDA,
as Registrar and Paying Agent

By: _____
Scott Borrer, Finance Director



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

SCHEDULE I

BOND PRINCIPAL PAYMENTS

<u>December 1</u>	<u>Principal Amounts</u>
2024	\$ 500,000
2025	500,000
2026	500,000
2027	500,000
2028	500,000
2029	500,000
2030	500,000
2031	1,539,000
2032	1,592,000
2033	1,646,000
2034	1,702,000
2035	1,760,000
2036	1,820,000
2037	1,882,000
2038	1,945,000
2039	2,012,000
2040	2,080,000
2041	2,151,000
2042	2,224,000
2043	2,299,000



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Insert Social Security or Other
Identifying Number of Assignee

(Name and Address of Assignee)

the within bond and does hereby irrevocably constitute and appoint _____,
as attorneys to register the transfer of the said bond on the books kept for registration thereof with
full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed
by an institution which is a participant in the
Securities Transfer Agent Medallion Program
(STAMP) or similar program.

NOTICE: The signature to this assignment
must correspond with the name of the
Registered Holder as it appears upon the face
of the within bond in every particular,
without alteration or enlargement or any
change whatever and the Social Security or
other identifying number of such assignee
must be supplied.



CITY OF CLERMONT
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ARTICLE 3

**SECURITY, PLEDGED FUNDS AND
APPLICATION THEREOF**

SECTION 3.1 Series 2024 Bond not to be Indebtedness of Issuer.

The Series 2024 Bond shall not be or constitute a general obligation or indebtedness of the Issuer as a “bond” within the meaning of any constitutional or statutory provision, but shall be special obligations of the Issuer, payable solely from and secured by a lien upon and pledge of the Pledged Funds in accordance with the terms of this Resolution and the Original Instrument. No Holder of any Series 2024 Bond shall ever have the right to compel the exercise of the ad valorem taxing power of the Issuer to pay such Series 2024 Bond or be entitled to payment of such Series 2024 Bond from any moneys or property of the Issuer except the Pledged Funds in the manner provided herein and in the Original Instrument.

SECTION 3.2 Security for Series 2024 Bond.

The payment of the principal of or Redemption Price, if applicable, and interest on the Series 2024 Bond shall be secured forthwith equally and ratably by a pledge of and prior lien upon the Pledged Funds in the manner and to the extent described herein. The Pledged Funds shall be subject to the lien of this pledge immediately upon the issuance and delivery of the Series 2024 Bond, without any physical delivery by the Issuer of the Pledged Funds or further act, and the lien of this pledge shall be valid and binding as against all parties having claims of any kind against the Issuer, in tort, contract or otherwise. The Issuer does hereby irrevocably pledge the Pledged Funds to the payment of the principal of or Redemption Price, if any, and interest on the Series 2024 Bond in the manner and to the extent provided in this Resolution and the Original Instrument.

The Series 2024 Bond shall not be secured by the Reserve Fund or any account therein.

SECTION 3.3 Application of Provisions of Original Instrument.

The Series 2024 Bond shall for all purposes be considered to be an Additional Bond issued under the Issuer of Section 6.2 of the Original Instrument and shall be entitled to all the protection and security provided in and by the Original Instrument for Bonds as provided therein.

ARTICLE 4

MISCELLANEOUS

SECTION 4.1 Audit, Budget and Other Information.

The Issuer will furnish to the Holder (i) within 5 days of receipt, but in no event later than 270 days of each fiscal year-end, annual audited financial statements of the Issuer prepared in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by



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Comptroller, General of the United States, (ii) within 30 days of the beginning of each fiscal year, annual Issuer-prepared budget which shall include at a minimum: income statement, balance sheet, and details related to capital expenditures and financing plans, and (iii) such other additional information that the Holder may from time to time reasonably request.

SECTION 4.2 General Issuer.

The members of the Governing Body and the Issuer's officers, attorneys and other agents and employees are hereby authorized to do all acts and things required of them by this Resolution or desirable or consistent with the requirements hereof for the full, punctual and complete performance of all of the terms, covenants and agreements contained in the Series 2024 Bond and this Resolution, and they are hereby authorized to execute and deliver all documents which shall be reasonably required by Bond Counsel or the Bank to effectuate the sale and delivery of the Series 2024 Bond.

SECTION 4.3 Authorization of Execution of Certificates and Other Instruments.

The Mayor, the Clerk and the Finance Director are each hereby authorized and directed, under the official seal of the Issuer, to execute and deliver certificates of the Issuer certifying such facts as the Issuer's attorney or Bond Counsel shall require in connection with the issuance, sale and delivery of the Series 2024 Bond, and to execute and deliver such other instruments as shall be necessary or desirable to perform the Issuer's obligations under the Original Instrument and this Resolution to consummate the transactions contemplated hereby and thereby.

SECTION 4.4 No Personal Liability.

No representation, statement, covenant, warranty, stipulation, obligation or agreement herein contained, or contained in the Series 2024 Bond, or in any certificate or other instrument to be executed on behalf of the Issuer in connection with the issuance of the Series 2024 Bond, shall be deemed to be a representation, statement, covenant, warranty, stipulation, obligation or agreement of any member of the Governing Body, officer, employee or agent of the Issuer in his or her individual capacity, and none of the foregoing persons nor any officer of the Issuer executing the Series 2024 Bond, or any certificate or other instrument to be executed in connection with the issuance of the Series 2024 Bond, shall be liable personally thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

SECTION 4.5 No Third Party Beneficiaries.

Except such other Persons as may be expressly described herein or in the Series 2024 Bond, nothing in this Resolution, or in the Series 2024 Bond, expressed or implied, is intended or shall be construed to confer upon any Person other than the Issuer, the Insurer and the Holder any right, remedy or claim, legal or equitable, under and by reason of this Resolution or any provision hereof, or of the Series 2024 Bond, all provisions hereof and thereof being intended to be and being for the sole and exclusive benefit of the Issuer, the Insurer and the Persons who shall from time to time be the Holder.

SECTION 4.6 Severability of Invalid Provisions.



CITY OF CLERMONT
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If any one or more of the covenants, agreements or provisions of this Resolution shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements and provisions of this Resolution and shall in no way affect the validity of any of the other covenants, agreements or provisions hereof or of the Series 2024 Bond.

SECTION 4.7 Repeal of Inconsistent Resolutions.

All other resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

SECTION 4.8 Original Instrument in Full Force and Effect.

Except as hereby supplemented, the Original Instrument shall remain in full force and effect.

SECTION 4.9 Table of Contents and Headings not Part Hereof.

The Table of Contents preceding the body of this Resolution and the headings preceding the several articles and sections hereof shall be solely for convenience of reference and shall not constitute a part of this Resolution or affect its meaning, construction or effect.

[Remainder of Page Intentionally Left Blank]



CITY OF CLERMONT
RESOLUTION NO. 2024-016R

SECTION 4.10 Effective Date.

This Resolution shall become effective immediately upon its passage.

PASSED, APPROVED AND ADOPTED this 14th day of May, 2024.

**CITY COUNCIL OF THE CITY OF
CLERMONT**

By: _____
Tim Murry, Mayor

(OFFICIAL SEAL)

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form:

Daniel F. Mantzaris, City Attorney

I, Tracy Ackroyd Howe, Clerk of the City of Clermont, Florida, hereby certify that the foregoing is a true and correct copy of Resolution No. 2024-16R of said City passed and adopted on May 14, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 14th day of May, 2024.

Tracy Ackroyd Howe, MMC
City Clerk

(OFFICIAL SEAL)

City of Clermont, Florida
Water and Sewer Revenue Bond, Series 2024
Financing Schedule

March						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

<u>Date</u>	<u>Action</u>	<u>Responsibility</u>
Mar 18	Circulate Draft of Bank Loan Solicitation for comment	FA
Mar 25	Comments due on Bank Loan Solicitation	City, BC
Apr 1	Distribute Bank Loan Solicitation to potential Lenders	FA
Apr 11	Questions related to Bank Loan Solicitation Due	FA
Apr 19	Bank Loan Solicitation Responses Due (2:00 P.M. ET)	City, FA, BANK
Apr 24	Review and Recommendation of Bank Loan Provider	City, FA
May 1	Circulate Initial Drafts of Financing Documents	BC
May 3	Submit comments on Financing Documents	ALL
May 6	Circulate revised Financing Documents	BC
May 8	Submit final comments on Financing Documents	ALL
May 9	<i>Submit Documents for May 14th Agenda Package</i>	<i>City, BC</i>
May 14	City Commission Reading of Financing Documents & Pre-Closing	City
May 16	Bond Closing	ALL

Legend

City	<i>City of Clermont, Florida</i>
BC	<i>Bond Counsel – Butler Snow LLP</i>
FA	<i>Financial Advisor – PFM Financial Advisors LLC</i>
BANK	<i>Bank Loan Provider – Seacoast National Bank</i>



City of Clermont, Florida
Water and Sewer Revenue Bond, Series 2024
 Bank Loan Proposal Summary

	Bank of America	Capital One	Fifth Third Bank
Contact Information	Holly Kuhlman (239) 598-8805 Holly.kuhlman@bofa.com	Jaci Bretz (631) 457-9582 jaci.bretz@capitalone.com	Dave Batey (419) 259-7138 David.Batey@53.com
Not to Exceed Amount	\$30,000,000	\$30,000,000	\$30,000,000
Funding Structure(s)	Level Annual Debt Service; Wrapped Structure would be considered but could impact pricing	Amortization consistent with Preliminary Loan Amortization Schedule provided in RFP	10-Year term, based on 20-Year amortization
Tax-Exempt Interest Rates			
(20-Year Term)	4.63% (Indicative)	4.79% (Indicative)	4.99% (Fixed)
Pricing Formula	104-Month daily SOFR + 34 basis points	Final interest rate shall be determined by observing the USOSFR10 and comparing it to its current yield of 4.22% on 4/19/2024	-
Rate to be Set/Locked	Rate will be determined 2 days prior to closing	Rate shall lock when final debt service schedule and firm closing date are provided	Rate held to assumed closing date of 5/16/2024
Prepayment Options	Prepayable in whole, or in part, anytime with 5 days prior written notice plus Make Whole Prepayment Fee	Non-Callable until 12/1/2034, thereafter at par in whole on any date; 30 days notice of prepayment required	A make whole provision will be applicable for any prepayment
Bank Fees	Administrative Fees: \$2,500 plus reasonable attorney's fees and expenses	None	None
Lender's Legal Counsel Fee	\$20,000	None	\$7,500
Notes & Other Conditions	(i) Term sheet expires on 4/23/2024 (ii) Default Rate: 12% (iii) Audit due within 270 days of fiscal year end	(i) Term sheet expires on 4/26/2024	(i) Taxability gross up if due to action/inaction of Borrower (ii) Default Rate: Interest Rate + 3.00% (iii) Audit due within 270 days of fiscal year end



City of Clermont, Florida
Water and Sewer Revenue Bond, Series 2024
 Bank Loan Proposal Summary

	JP Morgan	RBC	Regions Bank
Contact Information	Dominic D'Amato (407) 236-5440 dominic.damato@jpmorgan.com	Alex Bugallo (407) 867-6372 alex.bugallo@rbccm.com	Rebecca Reynolds-Russell (407) 310-6074 Rebecca.Reynolds@regions.com
Not to Exceed Amount	\$30,000,000	\$30,000,000	\$30,000,000
Funding Structure(s)	20-Year maturity with 12/1/2039 Mandatory Tender Date	Amortization consistent with Preliminary Loan Amortization Schedule provided in RFP; Mandatory Put on 12/1/2029; Hybrid between Loan and Public Bond Issuance	Amortization consistent with Preliminary Loan Amortization Schedule provided in RFP
Tax-Exempt Interest Rates			
(20-Year Term)	Option 1: 4.55% (Fixed) Option 2: 4.87% (Fixed) Option 3: 4.73% (Fixed)	Option 1: 3.75% (Fixed) Option 2: 3.63% (Indicative) Structured with 5.00% Coupon, similar to Public Bond Issuance	Option 1: 4.70% (Fixed) Option 2: 4.94% (Fixed)
Pricing Formula	-	Option 1: N/A Option 2: 5-Year MMD + 85 bps	-
Rate to be Set/Locked	-	Option 1: Yield locked until closing date Option 2: Yield locked on 5/15/2024 (after Council approval) if awarded by 4/23/2024	-
Prepayment Options	Option 1: Standard Make Whole Call Provision Option 2: 12/1/2031 Par Call Date Option 3: 12/1/2034 Par Call Date	Beginning 6/1/2029 at par with no prepayment penalty (6-months prior to Mandatory Put Date)	Option 1: Callable in whole or in part anytime after 6/1/2034 Option 2: Callable in whole or in part anytime after 6/1/2029
Bank Fees	None	RBCCM Structuring Fee: \$75,000 (includes DTC and CUSIP fee)	None
Lender's Legal Counsel Fee	\$9,000	Purchaser's Counsel Fee: Not to exceed: \$30,000	\$15,000
Notes & Other Conditions	(i) Term sheet expires on 5/17/2024 (ii) Default Rate: Interest Rate + 4.00% (iii) Audit due within 240 days of fiscal year end (iv) Taxability gross up if due to action/inaction of Borrower	(i) Audit due within 270 days of fiscal year end (ii) Financing to be placed with Investor not RBC (iii) Will require CUSIP and close through DTC	(i) Term Sheet expires on 5/18/2024 (ii) Covenants consistent with Series 2017 Bonds (iii) Default Rate: Interest Rate + 6.00% (iv) Taxability gross up (not specified if limited to fault of Borrower) (v) Audit due within 240 days of fiscal year end



City of Clermont, Florida
Water and Sewer Revenue Bond, Series 2024
 Bank Loan Proposal Summary

	Seacoast Bank	Truist	Webster
Contact Information	Rob Berens (352) 408-2209 Rob.Berens@Seacoastbank.com	Brian Orth (407) 237-6764 Brian.Orth@truist.com	Mark A. Cargo (704) 287-4493 mcargo@websterbank.com
Not to Exceed Amount	\$30,000,000	\$30,000,000	\$30,000,000
Funding Structure(s)	Amortization consistent with Preliminary Loan Amortization Schedule provided in RFP; Option to Draw Down funds over 24-months	Option 1: Fully Funded at Closing Option 2: Drawn Down Structure with Escrow Account held at Truist	Amortization consistent with Preliminary Loan Amortization Schedule provided in RFP
Tax-Exempt Interest Rates			
(20-Year Term)	Option 1: 3.40% (Fixed for first 10-Year term then resets) Option 2: 4.15% (Fixed full 20-Year term)	Option 1: 4.81% (Fixed) Option 2: 4.61% (Fixed)	4.725% (Fixed)
Pricing Formula	Option 1: After 10-years adjusts to prevailing 1-Year Treasury Bill Rate for remainder of term	-	-
Rate to be Set/Locked	-	Rates available through 5/16/2024	Rate valid through 5/17/2024
Prepayment Options	Prepayable with no penalty in increments of no less than \$1,000,000	Make-Whole Call unless select to pay for Par Call Option detailed below: 'Option 1: Prepayable in whole or in part after 8 years for additional 11 bps Option 2: Prepayable in whole or in part after 9 years for additional 4 bps	No Call: Closing-11/30/2028 101%: 12/1/2028-11/30/2032 No Penalty: 12/1/2032 or thereafter
Bank Fees	Upfront Origination Fee: 0.25% of committed Loan amount (approx \$75,000)	None	None
Lender's Legal Counsel Fee	\$25,000	\$15,000	\$15,000
Notes & Other Conditions	(i) Term sheet expires on 4/30/2024 unless accepted (ii) Taxability gross up if due to action/inaction of Borrower (iii) Covenants consistent with Series 2017 Bonds (iv) Borrower shall provide opportunity to bid on depository relationship	(i) Term sheet expires on 5/16/2024 (ii) Default rate: Up to 18% (iii) Covenants consistent with Series 2017 Bonds (iv) Audit due within 270 days of fiscal year end (v) Taxability gross up (not specified if limited to fault of Borrower)	(i) Term sheet expires on 4/24/2024



**THE CITY OF CLERMONT
REQUEST FOR PROPOSALS
FOR
TAX EXEMPT BANK FINANCING FACILITY
FOR
UP TO \$30,000,000.00
WATER AND SEWER REVENUE BOND, SERIES 2024
(CITY OF CLERMONT)**

Response Provided By:



April 17th, 2024

ROBERT E BERENS
(cell) 352.408.2209

Clermont Office
Phone: 407.877.3241

Corporate Headquarters
815 Colorado Ave
Stuart, FL 34994

Clermont Commercial Headquarters
1000 E Hwy 50
Clermont, FL 34711

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- II. Meet the Team**
- III. Seacoast Bank Overview**
- IV. Plan of Finance Overview**
- V. Loan Term Sheet**

Letter of interest

April 17th, 2024

On behalf of Seacoast Bank, I would like to thank you for the opportunity to bid for the banking services required by The City of Clermont. Seacoast Bank is a Florida financial services company and continues to grow within the Florida market. We are proud to share our history as an established Florida bank, with the technology and expertise The City is seeking in an ongoing banking partner.

Seacoast Banking Corporation of Florida ("Seacoast") (NASDAQ: SBCF) is one of the largest Florida-based community banks. The bank presently has 76 locations around the state and is strategically expanding into key markets across Florida. Recent expansions include the establishment of a full-service commercial team in North Florida, primarily based in Jacksonville. Additionally, Seacoast Bank expanded into Gainesville, Ocala, and the Treasure Coast with the acquisition of Drummond Bank, and Miami Dade County with the acquisition of Professional Bank and of the Apollo Bancshares, Inc. As of December 31, 2023, the bank had \$14.3 billion in assets operating in the nation's third-most populous state.

Founded in 1926, Seacoast is a community bank in every sense of the term, and we're committed to supporting our neighbors throughout Florida. We are constantly looking for new ways to make a meaningful impact in the communities we serve, and this is a great opportunity to do just that. At Seacoast Bank, everything we do is based upon core beliefs summarized in the Four Promises we make to you. When you entrust your banking to us, we promise to:

- Get you comfortable with the right products and the right team to serve you.
- Make your day-to-day banking simple.
- Resolve out-of-the-ordinary items responsively.
- Invest in you and your community.

Seacoast offers an array of financial services for the businesses, organizations, and households in each market. Our relationship approach enables us to support all of the retail and commercial banking needs for our clients, including depository and transactional services, treasury management, consumer and commercial lending, residential mortgage programs, Small Business Lending and a host of unique services such as marine and aircraft lending, letters of credit, credit card services, asset based financing and factoring. The Bank also provides wealth, investment management and trust services to support retirement plans, businesses and individuals with assets under management of \$2.26 billion.

We are headquartered at 815 Colorado Ave in Stuart Florida. The Central Florida market has 13 full-service branches located throughout the Orlando metro area. Seacoast takes a team approach for ensuring we are delivering the highest level of customer service to our clients. Your relationship team coordinator is Robert "Rob" Berens and he can be contacted via phone at 352.408.2209 or by email at Rob.Berens@Seacoastbank.com.

Thank you again for allowing us to bid for your business. We would welcome the opportunity to discuss our proposal in more detail and look forward to the possibility of building a long-lasting relationship with The City of Clermont.



ROBERT E. BERENS, Jr.

MEET THE TEAM

Robert E. Berens, Jr., SVP, Commercial Relationship Manager, Seacoast Bank

Day to Day Contact



Robert “Rob” Berens is a Senior Vice President in the Commercial Banking division of Seacoast Bank where he plays an integral role in building relationships with the business and community in Central Florida. Robert has a strong background in commercial and retail banking, community involvement and leadership.

Rob has been a Commercial Banker in Clermont, on the same corner no less, since 1997. He has since established a reputation in the market for his knowledge of large commercial business, commercial lending, and community service and involvement. Rob joined Seacoast in 2014 by way of a bank acquisition with almost 30 years of combined service with the company. Rob has been recognized and garnered distinguished accolades throughout his career by having a genuine passion & commitment to providing outstanding service to his clients. He is well respected for his work ethic, resolve to finding unique opportunities or solutions, and collaboration with partners to provide a concierge level of service to his clients.

After completing his education at the University of South Florida, Rob relocated to Clermont, Florida. Rob continues to make Clermont his home with his family and are active members in the community. In his free time, you can find Rob enjoying the water on his boat, travelling the State to admire the different beaches, playing one of his many guitars, or admiring exotic and classic cars.

Scott Bogan, VP, Treasury Relationship Manager, Seacoast Bank

Day to Day Treasury Management



Scott Bogan is a seasoned Treasury Sales Officer, Vice President, for the Central Florida Regional Market at Seacoast Bank. In this role, he provides a deep knowledge of treasury management, cash flow cycles, and risk mitigation strategies. Throughout his career, Scott has successfully built and maintained strong relationships with commercial clients in the Central Florida market helping them optimize their treasury solutions.

With almost 20 years of banking experience, Scott is known for his ability to provide tailored solutions which drive operational efficiency and enhance liquidity management. He has a thorough understanding of market trends, industry regulations, and risk management practices which enable him to provide valuable insights and guidance to clients.

Scott’s education includes a bachelor’s degree in management from Millsaps College in Jackson, Mississippi. Outside of work, Scott enjoys traveling with his family, golfing, and volunteering in the community.

Veronique Bufkin, Treasury Management Premier Services Coordinator, Seacoast Bank

Day to Day Treasury Management



Veronique Bufkin serves as Treasury Management Premier Service Coordinator for Seacoast Bank. In her role, Veronique is the point of contact for any servicing or training needs for online banking. For training, Veronique is available to meet in person or virtually.

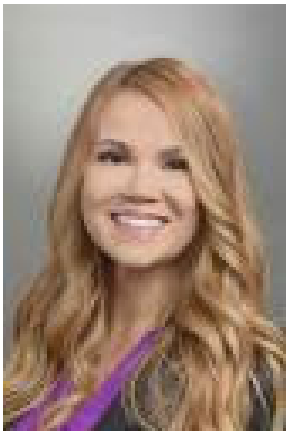
Veronique joined Seacoast 3 and half years ago to fill a newly created role in our Treasury Services group. Prior to joining Seacoast, spent 16 years with Wells Fargo holding various roles within the retail commercial division. Veronique earned her Bachelor and Master of Business Administration at the University of Central Florida.

Veronique enjoys traveling and boating with her family. She is a new soccer mom to her 4-year-old toddler.

In serving the community, Veronique enjoys volunteering at the “Homeless Coalition of Central Florida” and “Second Harvest Food Bank”. Both organizations assist with hunger relief in the Orlando community.

Katy Kielty AVP, Treasury Management Portfolio Manager, Seacoast Bank

Day to Day Treasury Management



Katie Kielty is Assistant Vice President and Treasury Portfolio Manager at Seacoast Bank. Katie has 9 years of banking experience. Katie serves as a consultant to business clients through in-depth conversation of providing information and tools to optimize and protect cash flow.

Katie has lived in Florida for 35 years and in Central Florida for the last 5 years. She obtained a Bachelor of Science degree in Public Health at the University of South Florida in Tampa.

Katie started her banking career in 2014 and has spent most of her time helping individuals and business clients streamline their accounting processes with the right tools and products.

John Schnell, SVP, CFL Commercial Banking Director, Seacoast Bank

Commercial Banking Leadership Team



John Schnell, SVP Commercial Banking Director of Central Florida, has been with Seacoast Bank since 2012. He currently oversees a high performing commercial banking team covering the Central Florida Market primarily serving commercial and business clients in Orange, Seminole, and Lake County.

Over John's 20+ years in banking and financial services industry, he has held leadership roles in commercial and business banking while at Seacoast. John also has worked in the retail and wealth management segments of the industry prior to joining Seacoast.

John proudly holds a BA/BS in Finance from the University of Central Florida. John has been married to his wife, Leslie, for 14 years and they have an amazing 13-year-old son, Jackson. When they are not at AAU basketball tournaments, they have a passion for international travel and immersing themselves in other cultures.

John has a passion for building relationships and helping customers reach their financial goals. He greatly enjoys development and education of his team members, customers and those in our community and frequently holds workshops and development sessions to support those who seek to learn.

Dan Hilken, EVP, Central Florida Market President, Seacoast Bank

Commercial Banking Executive Leadership Team



Dan Hilken, Executive Vice President, serves as the Central Florida Regional Market President for Seacoast Bank and leads a team of 30 banking professionals supporting a \$1.1 billion loan portfolio and thousands of commercial clients in the Dynamic Central Florida market.

A 32-year veteran of banking, Dan is an experienced executive with more than 12 years in the Central Florida market and 20 years prior to that serving in the Jacksonville, Florida market.

Dan's education includes a bachelor's degree in finance from Iowa State University of Science and Technology and an MBA from the University of North Florida in Jacksonville.

Dan is passionate about serving the communities in which he lives, and his current and past community involvement includes services on the Board of Directors of: National Entrepreneurial Center; Orlando, Inc.; March of Dimes; Athena; Habitat for Humanity; Essential Capital, CDC

Dan has been happily married to his wife Angie for 37 years.

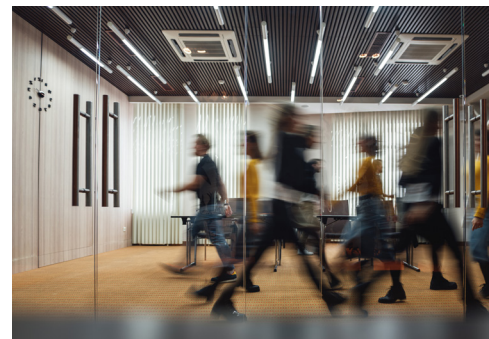
Michelle Michnoff, SVP, Central Florida Region Community Banking Director
Retail Banking Executive Leadership Team



Michelle began her career at BankFIRST in April 2003 as a part time teller. Since then, she has held multiple positions within the bank that has led her to current role as Senior Vice President/Central Region Community Banking Director of Seacoast Bank. Michelle has been responsible for multiple retail branches across the state of Florida, small business lending, business development, customer service, many corporate initiatives, community relations, and event planning functions for the regions she has served.

A recognized Leader in the greater South Lake County Community and beyond, her commitment to non-profit and charitable organizations is vast, as current President of Charity Across South Lake, Board Chair of Lake Sumter State College Foundation, past President for the Boys & Girls Clubs of Lake and Sumter Counties, past Chair of the South Lake Chamber of Commerce, and Treasurer of Leadership Lake County in 2011. Michelle was named Citizen of the Year by the South Lake Chamber of Commerce in February of 2022.

Michelle and her daughter Evie, reside in Clermont. In her free time, she enjoys traveling, concerts, UF football games, theme parks, and spending time on the lakes in beautiful South Lake County!



Since 1926, Seacoast Bank has maintained a reputation for integrity and stability with a commitment to relationship banking, community outreach and added value service.

Seacoast Vision:

To be the trusted advisor of choice to the customers, businesses and communities we serve.

OUR SOLUTIONS

We're experts in a full range of financial solutions customized to fit your specific needs.

Business & Commercial Banking

We offer solutions for all stages of your business to help you manage, grow and transform – from checking and financing to liquidity management, Treasury Services and more.

Wealth Management¹

We offer diverse strategies backed by local decision making, convenience, technology and distinctive personal service.

Personal Banking

We offer a variety of banking products and solutions – from checking and savings accounts to auto loans, lines of credit, home loans and more.

Our Four Promises:

- 1 Get you comfortable with the right products and the right team to serve you.
- 2 Make your day-to-day banking simple.
- 3 Resolve out-of-the-ordinary items responsively.
- 4 Invest in you and your community.

Today, Seacoast is among the largest publicly traded community banks headquartered in Florida with a strong presence in the state's most vibrant markets. We make banking easy and convenient with solutions that allow you to bank anywhere, anytime.

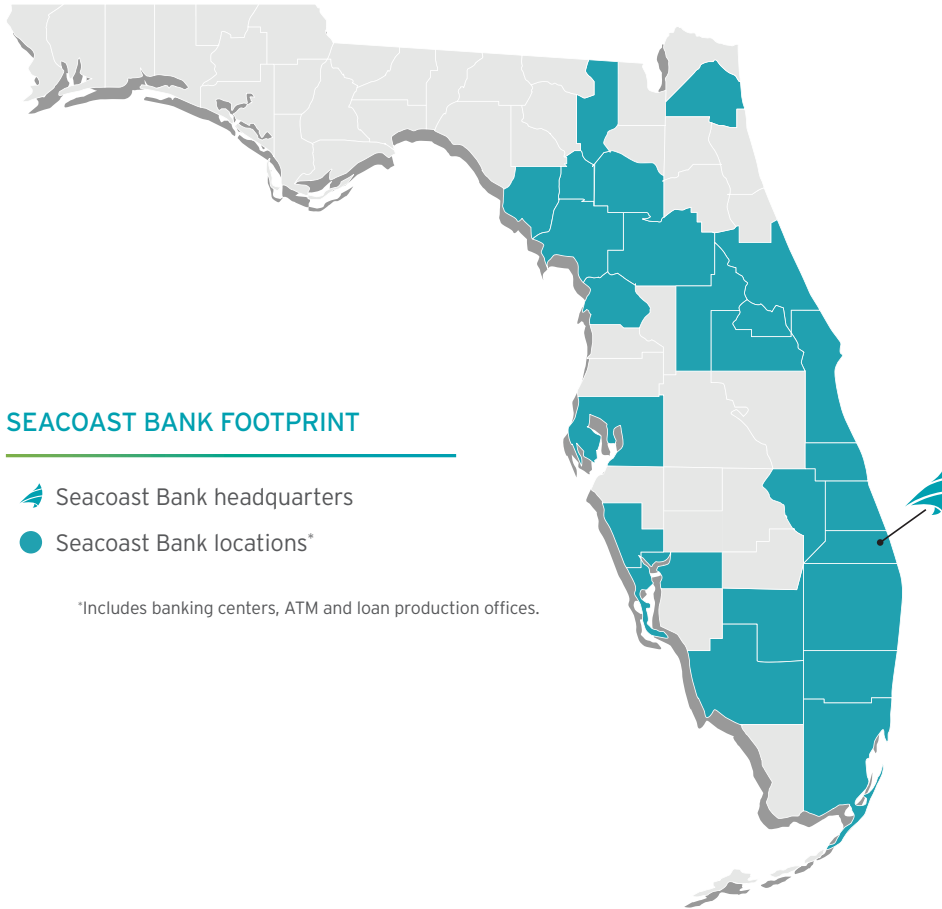
For more information, visit SeacoastBank.com.

RECENT NEWS & EARNINGS RELEASE



Contact:
Robert E. Berens, Jr.
Rob.Berens@SeacoastBank.com

C: 352.408.2209



SEACOAST BANK FOOTPRINT

-  Seacoast Bank headquarters
-  Seacoast Bank locations*

*Includes banking centers, ATM and loan production offices.

MACROECONOMIC UPDATE AND PEER COMPARISON

Given the rapid pace of change and economic uncertainty, we believe it's important for customers to understand the strength of their banking partner. While many banks have lower capital and liquidity ratios, which could expose their clients to greater risk during a downturn, Seacoast has focused on maintaining a fortress balance sheet. This allows us to support our customers through all economic cycles – and has kept us consistently doing so since 1926.

Compared to the 54-bank peer group:

- + Seacoast has the highest Leverage Ratio amongst its 35 bank peer set over the prior 4 years, indicating greater capital reserves and an ability to better withstand economic turmoil than many of its peers.
- + Seacoast ranks in the top three when using the Tangible Common Equity (TCE) Ratio (an average of 10.14% over the last 20 quarters).
- + Seacoast ranks among the top three when using the Total Capital Ratio (an average ratio of 16.88% over the last 20 quarters).

AT A GLANCE

\$14.6B
IN ASSETS

\$11.7B
IN DEPOSITS

OVER
1,500
EMPLOYEES

\$2.4B
IN MARKET
CAPITALIZATION

OVER
75
BRANCHES

as of December 31, 2023

1. Purpose: The Series 2024 Bond proceeds will be used to finance and/or reimburse a portion of the costs related to the City's Wastewater Treatment Plant ("WWTP") expansion, and pay the costs related to the issuance of the Series 2024 Bond. Additional details regarding the project being financed are included in **Appendix B**.
 - Seacoast will provide funding up to \$30,000,000.00 for the purpose outlined associated with the City's Waste Water Treatment Plant ("WWTP") and costs related to the issuance of the Series 2024 Bond. The Loan will be used to finance and/or reimburse a portion of the costs related to the City's Wastewater Treatment Plant expansion and pay costs of issuance. The Borrower will have the option of either (I) a full funding of the Loan at closing or (II) a draw down structure under which the Borrower may draw down the proceeds of the Loan to pay project costs over a period not to exceed the earlier of 24 months from closing or the construction period for project. The Lender will be provided an opportunity to provide investments for any unspent bond proceeds.
2. Term: The Series 2024 Bond shall have a stated amortization of no greater than 20 years. The City is requesting proposals based on approximately 20-years of repayment, as shown in the Preliminary Loan Amortization Schedules (**Appendix A**). The City will consider offers that include a shorter put feature (based on a 20-year amortization) if you are unable to offer a full 20-year fixed rate term loan. The City will review all financing options proposed and select the offer it decides, at its sole discretion, is the best option for the City.
 - Seacoast Bank is prepared to offer a Fully Amortized 20 Year (240 Month) lending facility with terms described in Section 4 below, OR a 10 Year (120 Month) Term with repricing event at term end, also described below in Section 4.
3. Principal Payments: The principal related to the Series 2024 Bond shall be structured as set forth in Preliminary Loan Amortization Schedules (**Appendix A**) to create approximately level aggregate debt service when structured to wrap around its outstanding Water and Sewer Revenue Refunding Bond, Series 2017 (the "Series 2017 Bond").
 - Option 1: Accrued interest payable semi-annually on each June 1 and December 1, commencing December 1, 2024. Principal payable on each December 1, commencing on December 1, 2025, in amounts consistent with the Amortization Schedule attached hereto as Annex A to create level aggregate debt service in conjunction with the City's outstanding Water and Sewer Revenue Refunding Bond, Series 2017.
 - Option 2: Accrued interest payable semi-annually on each June 1 and December 1, commencing December 1, 2024. Principal payable on each December 1, commencing on December 1, 2026, in amounts necessary to create level aggregate debt service in conjunction with the City's outstanding Water and Sewer Revenue Refunding Bond, Series 2017.
4. Interest Rate: Interest on the Series 2024 Bond shall be calculated on the basis of a 360-day year comprised of twelve 30-day months, payable semiannually on June 1 and December 1,2 commencing on December 1, 2024. It is the City's preference for the proposed fixed rate to be held until closing, but proposals that provide an indicative rate that will be set closer to closing will be considered.
 - Option 1: 3.40% Annual Percentage Rate for Non-Bank qualified Tax-Exempt for the first 10 Years (120 Months) with repricing event occurring at the end of the 10 Year Term. The repricing at the end of the initial 10 year term will be consistent with the 1 Year Treasury Bill Rate as repricing index at that time.
 - OR
 - Option 2: 4.15% Fixed Rate for full amortized 20 Year (240 Month) Term, origination fee remains a reduced fee of 25 basis points.
5. Prepayment Options: The City's preference is to have prepayment flexibility in reference to the Series 2024 Bond. Please detail in your response any optional prepayment provisions your firm is willing to provide.
 - Prepayments will be allowed in increments of no less than \$1,000,000 and integral multiples thereof. No prepayment penalty will be applicable to such prepayments.
6. Security: The Series 2024 Bond will be secured by net revenues of the Water and Sewer System and related impact fees (collectively, the "Pledged Revenues"). The Series 2024 Bond will be payable from the Pledged Revenues on parity with the Series 2017 Bond, the City's only outstanding debt issuance secured by Pledged Revenues. The Series 2024 Bond will not feature a debt service reserve account, in accordance with Resolution 1638. Please also reference Article 4 of Resolution No. 1162, a copy of both Resolutions will be included with the disbursement of this RFP.
 - First Lien on net water and sewer revenues and related impact fees on parity with the Series 2017 Water and Sewer Revenue Bonds and any other outstanding water and sewer revenue bonds.

7. Additional Bonds Test: The Series 2024 Bond will feature an Additional Bonds Test as detailed in Section 6.2 of Resolution No. 1162.
 - Additional Bonds Test: An Additional Bonds Test will be consistent with Section 6.2 of Resolution No. 1162
8. Rate Covenant: The City shall fix, establish, maintain and collect such Rates and revise the same from time to time, whenever necessary, to provide sufficient Net Revenues as detailed in Section 5.4 of Resolution No. 1162.
 - Rate Covenant: The Rate Covenant will be consistent with Section 5.4 of Resolution No. 1162.
9. Interest To Be Tax-Exempt (Non-Bank Qualified): The City will enter into such covenants as necessary in the opinion of Bond Counsel to ensure compliance by the City with the Internal Revenue Code of 1986, as amended ("Code"), and to qualify interest on the Series 2024 Bond for exclusion from gross income for federal income tax purposes as set forth in the opinion of Bond Counsel. The City will not accept any offer with capital adequacy or other interest-rate adjustment language with respect to changes to tax law. The only interest-rate-adjustment provision the City will consider is one imposed by final judgment of the IRS related to taxability and due from the holder which results solely from the City's actions or inactions.
 - The interest rate will be subject to increase in the event of a Determination of Taxability if the loss of tax-exemption is due to action or inaction of the Borrower. As requested in the Request For Proposal, the interest rate will NOT be subject to adjustment (upward or downward) in the event of a change in the maximum statutory marginal federal corporate income tax rate or changes in law. The interest rate for the Loan will be computed on the basis of a 360-day year for the actual number of days elapsed.
10. Loan Documents: All loan documents shall be prepared by Butler Snow LLP, Bond Counsel for the City, who shall provide the Lender and its Counsel with drafts thereof for review and comment at least one week prior to loan closing. PFM will serve in the sole capacity as financial advisor to the City and not as a placement agent for the Series 2024 Bond.
 - Bank Counsel will be represented by Moore & VanAllen, P.A.
11. Closing Documents: As a condition of closing, the City shall deliver to the Lender the following:
 - A. An Opinion of Bond Counsel and/or City Attorney, substantially to the effect that:**
 - 1) the City is duly authorized and empowered under the laws of Florida to adopt the Resolution;
 - 2) the Resolution is a valid and enforceable instrument of the City;
 - 3) interest on the Series 2024 Bond is excludable from gross income for federal income tax purposes under the Code; and**
 - 4) the Series 2024 Bond is a valid and binding obligation of the City and is enforceable in accordance with terms thereof;**

B. Such other documents, certificates, and instruments as required by Bond Counsel to comply or evidence compliance with the Code provisions and applicable regulations thereunder, with respect to the exclusion of interest payable on the Series 2024 Bond from gross income for federal income tax purposes.

 - Documents in form and substance satisfactory to the Lender must be executed and delivered containing representations, warranties, covenants, conditions to lending, events of default and other provisions as are appropriate in the Lender's opinion for transactions similar to the Loan and specified by the Lender. Usual and customary covenants to maintain the tax-exempt status of the Loan will be contained in the documentation.
12. Closing: It is anticipated that closing for the Series 2024 Bond shall occur on or around May 16, 2024. Closing shall occur at a time and place mutually acceptable to the City and the Lender.
 - Closing occurring on or around May 16th, 2024 is acceptable as outlined by Seacoast Bank
13. Costs and Fees: Please specify in your response any and all fees. The City shall pay all reasonable costs relating to the financing. The City shall also pay the Lender's Bank Counsel fees.
 - Seacoast Bank will assess a reduced loan origination fee equivalent to 25 basis points of the total loan amount. All other third party and internal standard fees will be applicable.

14. Continuing Compliance: The City shall remit to the Lender annual audited financial statements when available, and any other Lender-requested information which the City deems reasonable.
- Consistent with those currently required under the legal documents pertaining to the City's outstanding Water and Sewer Revenue Bonds including the following:
 - Additional Bonds Test: An Additional Bonds Test will be consistent with Section 6.2 of Resolution No. 1162.
 - Rate Covenant: The Rate Covenant will be consistent with Section 5.4 of Resolution No. 1162.
 - Reporting: Annual audited financial statements to be delivered in form and substance satisfactory to the Lender on a to be determined schedule
15. Rejection of Proposals/Negotiations: The City expressly reserves the right to reject any and all proposals received in connection with this Request for Proposals and thereafter to negotiate with any proposer or other lender. As permitted by law, the City reserves the right to waive any irregularity or informality in any proposal. The basis for acceptance of any proposal shall be that which is in the best interest of the City as determined solely by the City. There is no obligation for the City to make an award to the lowest cost proposal. The City also reserves the right to negotiate terms and conditions with any proposers. During the proposal evaluation process, the City reserves the right to request additional information or seek clarifications from one or more proposers. The City reserves the right to cancel this RFP at any time prior to closing on a loan with any proposer selected. In no event shall the City be responsible for any proposal preparation costs or other expenses incurred by the proposers in responding to this RFP.
- Seacoast Bank acknowledges and accepts that the RFP can be cancelled or redacted if needed out of best interest of The City
16. Amendment: The City reserves the right to amend or modify this Request for Proposals via email or other written addendum. Proposers are responsible for complying with any addendum issued to this RFP.
- Seacoast Bank acknowledges and accepts the RFP can be modified or amended through electronic communication or other written addendum.
17. MSRB Rule G-34: The Lender will acknowledge it has a present intent to hold the Series 2024 Bond subject to this transaction to maturity, earlier redemption, mandatory tender, or for its loan portfolio, and has no present intention of reselling or otherwise disposing of all or a part of such Series 2024 Bond. The Lender will also acknowledge that PFM is relying on the foregoing representation and based on this representation this transaction meets the requirements for being a qualifying exception for purposes of MSRB Rule G-34, and that PFM is excepted and released from the requirement to request a CUSIP assignment on behalf of the City pursuant to MSRB Rule G-34 for the Series 2024 Bond.
- Seacoast Bank acknowledges our intent to hold and purpose of the Series 2024 Bond.



THE CITY OF CLERMONT

April 18, 2024

Seacoast National Bank (“Lender”) is pleased to submit the following summary of terms and conditions for the proposed financing described herein. This term sheet contains a summary of certain material terms of the proposed financing and does not purport to summarize all of the conditions, covenants, representations, warranties and other provisions that would be contained in any definitive documentation for the proposed financing.

BORROWER: The City of Clermont (“Borrower” or “City”)

GUARANTOR: None.

TYPE/AMOUNT: \$30,000,000 tax exempt bond term loan (the “Loan”).

PURPOSE: The Loan will be used to finance and/or reimburse a portion of the costs related to the City’s Wastewater Treatment Plant expansion and pay costs of issuance. The Borrower will have the option of either (i) a full funding of the Loan at closing or (ii) a draw down structure under which the Borrower may draw down the proceeds of the Loan to pay project costs over a period not to exceed the earlier of 24 months from closing or the construction period for project. The Lender will be provided an opportunity to provide investments for any unspent bond proceeds.

MATURITY: 20-year maturity.

REPAYMENT: *Option 1:* Accrued interest payable semi-annually on each June 1 and December 1, commencing December 1, 2024. Principal payable on each December 1, commencing on December 1, 2025, in amounts consistent with the Amortization Schedule attached hereto as Annex A to create level aggregate debt service in conjunction with the City’s outstanding Water and Sewer Revenue Refunding Bond, Series 2017.

Option 2: Accrued interest payable semi-annually on each June 1 and December 1, commencing December 1, 2024. Principal payable on each December 1, commencing on December 1, 2026, in amounts necessary to create level aggregate debt service in conjunction with the City’s outstanding Water and Sewer Revenue Refunding Bond, Series 2017.

PREPAYMENT: Prepayments will be allowed in increments of no less than \$1,000,000 and integral multiples thereof. No prepayment penalty will be applicable to such prepayments.

PRICING/FEES:	<i>Option 1:</i> Annual percentage rate of 3.40% for the first 10-year term, thereafter the interest rate will adjust to the then prevailing 10-Year Treasury Bill Rate for the remainder of the term. <i>Option 2:</i> Fixed tax-exempt interest rate of 4.15% for the 20-year maturity. An upfront origination fee of 0.25% (25 basis points) of the committed amount of the Loan will be payable at closing. The default rate will be 6% over the stated rate. The interest rate will be subject to increase in the event of a Determination of Taxability if the loss of tax-exemption is due to action or inaction of the Borrower. As requested in the Request For Proposal, the interest rate will NOT be subject to adjustment (upward or downward) in the event of a change in the maximum statutory marginal federal corporate income tax rate or changes in law. The interest rate for the Loan will be computed on the basis of a 360-day year for the actual number of days elapsed.
COLLATERAL:	First Lien on net water and sewer revenues and related impact fees on parity with the Series 2017 Water and Sewer Revenue Bonds and any other outstanding water and sewer revenue bonds.
DOCUMENTATION:	Documents in form and substance satisfactory to the Lender must be executed and delivered containing representations, warranties, covenants, conditions to lending, events of default and other provisions as are appropriate in the Lender's opinion for transactions similar to the Loan and specified by the Lender. Usual and customary covenants to maintain the tax-exempt status of the Loan will be contained in the documentation.
COVENANTS:	Consistent with those currently required under the legal documents pertaining to the City's outstanding Water and Sewer Revenue Bonds including the following: <u>Additional Bonds Test:</u> An Additional Bonds Test will be consistent with Section 6.2 of Resolution No. 1162. <u>Rate Covenant:</u> The Rate Covenant will be consistent with Section 5.4 of Resolution No. 1162. <u>Reporting:</u> Annual audited financial statements to be delivered in form and substance satisfactory to the Lender on a to be determined schedule.
REPORTING:	Consistent with those currently required under the legal documents pertaining to the City's outstanding Water and Sewer Revenue Bonds.
CONDITIONS PRECEDENT	

AND OTHER TERMS:

1. Borrower's Counsel Opinion: An opinion of Borrower's counsel covering matters customary to transactions such as this and in all respects acceptable to the Lender and its counsel.
2. Bond Counsel Opinion: An approving opinion of bond counsel related to the Loan in form and substance satisfactory to the Lender, including a parity lien opinion.
3. Corporate Authorization: The Borrower must furnish the Lender with properly executed resolutions authorizing the borrowing under the Loan, the granting of collateral, and such other authorizations as are customary for financings of this type.
4. Insurance: The Borrower will deliver evidence of current insurance coverage (including worker's compensation insurance, liability insurance and casualty insurance) with financially sound and reputable insurance companies, in such amounts, with such deductibles and covering such risks as are customarily carried by companies engaged in similar businesses and owning similar properties in localities where the Borrower operates.
5. UCC Search: The Lender will receive a UCC search on the Borrower showing no liens which are unacceptable to the Lender.
6. Governmental Approvals. The Lender will receive evidence of approval by all applicable local, state and federal authorities of the bond documents, to the extent any such approvals are required for the closing of the Loan and/or the delivery of the approving opinion of bond counsel.
7. Banking Relationship: The Borrower shall provide the Lender the opportunity to bid on its primary depository and treasury services banking relationship if the Borrower requests proposals for such banking services.
8. Other Items: The Lender shall have received such other documents, instruments, approvals or opinions as may be reasonably requested.

OTHER COSTS:

Borrower shall be responsible for all fees and costs associated with the documentation and closing of the Loan including, and as applicable, but not limited to, due diligence, legal fees and costs, and others whether or not the Loan closes. Lender will be represented by Moore & Van Allen and that firm has provided a legal fee estimate of \$25,000 to close the financing.

GOVERNING LAW AND
JURISDICTION:

State of Florida.

CONFIDENTIALITY:

The terms of this Term Sheet are confidential and, except for disclosure on a confidential basis to Borrower's financial advisors, attorneys and other professional advisors retained by Borrower in connection with the proposed financing or as may be required by law, may not be disclosed in

whole or in part by the Borrower or any such financial advisors, attorneys or other professional advisors to any other person or entity without Lender's prior written consent. Receipt of this Term Sheet by any financial advisor or person other than the Borrower shall be deemed agreement by such advisor or other person to be bound by the confidentiality terms set forth above.

PATRIOT ACT:

Pursuant to the requirements of the Patriot Act, the Lender and its affiliates are required to obtain, verify and record information that identifies loan obligors, which information includes the name, address, tax identification number and other information regarding obligors that will allow Lender to identify obligors in accordance with the Patriot Act, and Lender is hereby so authorized. This notice is given in accordance with the requirements of the Patriot Act and is effective for the Lender and its affiliates.

EXPIRATION DATE:

This Term Sheet shall expire on April 30, 2024 unless accepted by the Borrower prior to such date and a commitment letter is entered into with the Borrower by such date. The Loan must close by May 31, 2024.

This Term Sheet is limited to an expression of interest by the Lender in the proposed financing and is not a commitment, an offer, an agreement in principle, or an agreement by the Lender to make any loan. The terms are subject to standard credit underwriting and approval by the Lender. This Term Sheet should not be shared with anyone other than the Borrower and its advisor(s).

ANNEX A

**Outstanding Series 2017 Bond Debt Service &
Preliminary Series 2024 Bond Principal Amortization Schedule***

Period Ending	<u>Series 2017 Bond</u>			<u>Series 2024 Bond</u> Preliminary Principal Amortization*
	Principal	Interest	Debt Service	
12/1/2024	\$943,000	\$168,504	\$1,111,504	-
12/1/2025	965,000	146,061	1,111,061	\$277,000
12/1/2026	986,000	123,094	1,109,094	292,000
12/1/2027	1,009,000	99,627	1,108,627	306,000
12/1/2028	1,036,000	75,613	1,111,613	317,000
12/1/2029	1,060,000	50,956	1,110,956	332,000
12/1/2030	1,081,000	25,728	1,106,728	352,000
12/1/2031	-	-	-	1,475,000
12/1/2032	-	-	-	1,543,000
12/1/2033	-	-	-	1,615,000
12/1/2034	-	-	-	1,690,000
12/1/2035	-	-	-	1,769,000
12/1/2036	-	-	-	1,851,000
12/1/2037	-	-	-	1,937,000
12/1/2038	-	-	-	2,027,000
12/1/2039	-	-	-	2,122,000
12/1/2040	-	-	-	2,220,000
12/1/2041	-	-	-	2,323,000
12/1/2042	-	-	-	2,432,000
12/1/2043	-	-	-	2,545,000
	\$7,080,000	\$689,581	\$7,769,581	\$27,425,000

*Final amortization for the Series 2024 Bond shall be set when the actual interest rate has been determined. The City reserves the right to amend the amortization schedule and size of the Series 2024 Bond (within the not to exceed amount of \$30,000,000). Final maturity of the Series 2024 Bond shall not be later than December 1, 2043.

SOURCES AND USES OF FUNDS

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Dated Date	05/16/2024
Delivery Date	05/16/2024

Sources:

Bond Proceeds:

Par Amount	28,152,000.00
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	28,152,000.00
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Uses:

Project Fund Deposits:

Project Fund	28,000,000.00
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Delivery Date Expenses:

Cost of Issuance	152,000.00
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	28,152,000.00
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BOND SUMMARY STATISTICS

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Dated Date	05/16/2024
Delivery Date	05/16/2024
First Coupon	12/01/2024
Last Maturity	12/01/2043
Arbitrage Yield	3.399872%
True Interest Cost (TIC)	3.399872%
Net Interest Cost (NIC)	3.400000%
All-In TIC	3.454215%
Average Coupon	3.400000%
Average Life (years)	12.707
Weighted Average Maturity (years)	12.707
Duration of Issue (years)	10.141
Par Amount	28,152,000.00
Bond Proceeds	28,152,000.00
Total Interest	12,162,752.00
Net Interest	12,162,752.00
Total Debt Service	40,314,752.00
Maximum Annual Debt Service	2,378,162.00
Average Annual Debt Service	2,063,015.03
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Bond Component	28,152,000.00	100.000	3.400%	12.707	27,919.42
	28,152,000.00			12.707	27,919.42

	TIC	All-In TIC	Arbitrage Yield
Par Value	28,152,000.00	28,152,000.00	28,152,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		(152,000.00)	
- Other Amounts			
Target Value	28,152,000.00	28,000,000.00	28,152,000.00
Target Date	05/16/2024	05/16/2024	05/16/2024
Yield	3.399872%	3.454215%	3.399872%

BOND PRICING

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component:					
	12/01/2024	500,000	3.400%	3.400%	100.000
	12/01/2025	500,000	3.400%	3.400%	100.000
	12/01/2026	500,000	3.400%	3.400%	100.000
	12/01/2027	500,000	3.400%	3.400%	100.000
	12/01/2028	500,000	3.400%	3.400%	100.000
	12/01/2029	500,000	3.400%	3.400%	100.000
	12/01/2030	500,000	3.400%	3.400%	100.000
	12/01/2031	1,539,000	3.400%	3.400%	100.000
	12/01/2032	1,592,000	3.400%	3.400%	100.000
	12/01/2033	1,646,000	3.400%	3.400%	100.000
	12/01/2034	1,702,000	3.400%	3.400%	100.000
	12/01/2035	1,760,000	3.400%	3.400%	100.000
	12/01/2036	1,820,000	3.400%	3.400%	100.000
	12/01/2037	1,882,000	3.400%	3.400%	100.000
	12/01/2038	1,945,000	3.400%	3.400%	100.000
	12/01/2039	2,012,000	3.400%	3.400%	100.000
	12/01/2040	2,080,000	3.400%	3.400%	100.000
	12/01/2041	2,151,000	3.400%	3.400%	100.000
	12/01/2042	2,224,000	3.400%	3.400%	100.000
	12/01/2043	2,299,000	3.400%	3.400%	100.000
		28,152,000			

Dated Date	05/16/2024	
Delivery Date	05/16/2024	
First Coupon	12/01/2024	
Par Amount	28,152,000.00	
Original Issue Discount		
Production	28,152,000.00	100.000000%
Underwriter's Discount		
Purchase Price	28,152,000.00	100.000000%
Accrued Interest		
Net Proceeds	28,152,000.00	

Note: *Amortization and debt service schedule based off an assumed 3.40% rate through maturity.

BOND DEBT SERVICE

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2024	500,000	3.400%	518,466	1,018,466
12/01/2025	500,000	3.400%	940,168	1,440,168
12/01/2026	500,000	3.400%	923,168	1,423,168
12/01/2027	500,000	3.400%	906,168	1,406,168
12/01/2028	500,000	3.400%	889,168	1,389,168
12/01/2029	500,000	3.400%	872,168	1,372,168
12/01/2030	500,000	3.400%	855,168	1,355,168
12/01/2031	1,539,000	3.400%	838,168	2,377,168
12/01/2032	1,592,000	3.400%	785,842	2,377,842
12/01/2033	1,646,000	3.400%	731,714	2,377,714
12/01/2034	1,702,000	3.400%	675,750	2,377,750
12/01/2035	1,760,000	3.400%	617,882	2,377,882
12/01/2036	1,820,000	3.400%	558,042	2,378,042
12/01/2037	1,882,000	3.400%	496,162	2,378,162
12/01/2038	1,945,000	3.400%	432,174	2,377,174
12/01/2039	2,012,000	3.400%	366,044	2,378,044
12/01/2040	2,080,000	3.400%	297,636	2,377,636
12/01/2041	2,151,000	3.400%	226,916	2,377,916
12/01/2042	2,224,000	3.400%	153,782	2,377,782
12/01/2043	2,299,000	3.400%	78,166	2,377,166
	28,152,000		12,162,752	40,314,752

Note: *Amortization and debt service schedule based off an assumed 3.40% rate through maturity.

BOND DEBT SERVICE

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2024	500,000	3.400%	518,466	1,018,466	1,018,466
06/01/2025			470,084	470,084	
12/01/2025	500,000	3.400%	470,084	970,084	1,440,168
06/01/2026			461,584	461,584	
12/01/2026	500,000	3.400%	461,584	961,584	1,423,168
06/01/2027			453,084	453,084	
12/01/2027	500,000	3.400%	453,084	953,084	1,406,168
06/01/2028			444,584	444,584	
12/01/2028	500,000	3.400%	444,584	944,584	1,389,168
06/01/2029			436,084	436,084	
12/01/2029	500,000	3.400%	436,084	936,084	1,372,168
06/01/2030			427,584	427,584	
12/01/2030	500,000	3.400%	427,584	927,584	1,355,168
06/01/2031			419,084	419,084	
12/01/2031	1,539,000	3.400%	419,084	1,958,084	2,377,168
06/01/2032			392,921	392,921	
12/01/2032	1,592,000	3.400%	392,921	1,984,921	2,377,842
06/01/2033			365,857	365,857	
12/01/2033	1,646,000	3.400%	365,857	2,011,857	2,377,714
06/01/2034			337,875	337,875	
12/01/2034	1,702,000	3.400%	337,875	2,039,875	2,377,750
06/01/2035			308,941	308,941	
12/01/2035	1,760,000	3.400%	308,941	2,068,941	2,377,882
06/01/2036			279,021	279,021	
12/01/2036	1,820,000	3.400%	279,021	2,099,021	2,378,042
06/01/2037			248,081	248,081	
12/01/2037	1,882,000	3.400%	248,081	2,130,081	2,378,162
06/01/2038			216,087	216,087	
12/01/2038	1,945,000	3.400%	216,087	2,161,087	2,377,174
06/01/2039			183,022	183,022	
12/01/2039	2,012,000	3.400%	183,022	2,195,022	2,378,044
06/01/2040			148,818	148,818	
12/01/2040	2,080,000	3.400%	148,818	2,228,818	2,377,636
06/01/2041			113,458	113,458	
12/01/2041	2,151,000	3.400%	113,458	2,264,458	2,377,916
06/01/2042			76,891	76,891	
12/01/2042	2,224,000	3.400%	76,891	2,300,891	2,377,782
06/01/2043			39,083	39,083	
12/01/2043	2,299,000	3.400%	39,083	2,338,083	2,377,166
	28,152,000		12,162,752	40,314,752	40,314,752

Note: *Amortization and debt service schedule based off an assumed 3.40% rate through maturity.

AGGREGATE DEBT SERVICE

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Period Ending	Water and Sewer Revenue Bond, Series 2024	W&S Rev Ref Bond, Series 2017	Aggregate Debt Service
12/01/2024	1,018,466	1,111,504.00	2,129,970.00
12/01/2025	1,440,168	1,111,060.60	2,551,228.60
12/01/2026	1,423,168	1,109,093.60	2,532,261.60
12/01/2027	1,406,168	1,108,626.80	2,514,794.80
12/01/2028	1,389,168	1,111,612.60	2,500,780.60
12/01/2029	1,372,168	1,110,955.80	2,483,123.80
12/01/2030	1,355,168	1,106,727.80	2,461,895.80
12/01/2031	2,377,168		2,377,168.00
12/01/2032	2,377,842		2,377,842.00
12/01/2033	2,377,714		2,377,714.00
12/01/2034	2,377,750		2,377,750.00
12/01/2035	2,377,882		2,377,882.00
12/01/2036	2,378,042		2,378,042.00
12/01/2037	2,378,162		2,378,162.00
12/01/2038	2,377,174		2,377,174.00
12/01/2039	2,378,044		2,378,044.00
12/01/2040	2,377,636		2,377,636.00
12/01/2041	2,377,916		2,377,916.00
12/01/2042	2,377,782		2,377,782.00
12/01/2043	2,377,166		2,377,166.00
	40,314,752	7,769,581.20	48,084,333.20

Note: *Amortization and debt service schedule based off an assumed 3.40% rate through maturity.

COST OF ISSUANCE

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Cost of Issuance	\$/1000	Amount
Bond Counsel Fee & Expenses	1.24325	35,000.00
Financial Advisor Fee	0.71043	20,000.00
Financial Advisor Expenses	0.04440	1,250.00
Bank Counsel Fee	0.88804	25,000.00
Bank Origination Fee	2.50000	70,380.00
Miscellaneous	0.01314	370.00
	5.39926	152,000.00

FORM 8038 STATISTICS

Clermont, Florida Water and Sewer System
Water and Sewer Revenue Bond, Series 2024

FINAL NUMBERS

Lender: Seacoast National Bank

(3.40% Rate Locked through 5/31/2034; Rate to be updated for remaining term on 6/1/2034)

Dated Date 05/16/2024
Delivery Date 05/16/2024

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Bond Component:						
	12/01/2024	500,000.00	3.400%	100.000	500,000.00	500,000.00
	12/01/2025	500,000.00	3.400%	100.000	500,000.00	500,000.00
	12/01/2026	500,000.00	3.400%	100.000	500,000.00	500,000.00
	12/01/2027	500,000.00	3.400%	100.000	500,000.00	500,000.00
	12/01/2028	500,000.00	3.400%	100.000	500,000.00	500,000.00
	12/01/2029	500,000.00	3.400%	100.000	500,000.00	500,000.00
	12/01/2030	500,000.00	3.400%	100.000	500,000.00	500,000.00
	12/01/2031	1,539,000.00	3.400%	100.000	1,539,000.00	1,539,000.00
	12/01/2032	1,592,000.00	3.400%	100.000	1,592,000.00	1,592,000.00
	12/01/2033	1,646,000.00	3.400%	100.000	1,646,000.00	1,646,000.00
	12/01/2034	1,702,000.00	3.400%	100.000	1,702,000.00	1,702,000.00
	12/01/2035	1,760,000.00	3.400%	100.000	1,760,000.00	1,760,000.00
	12/01/2036	1,820,000.00	3.400%	100.000	1,820,000.00	1,820,000.00
	12/01/2037	1,882,000.00	3.400%	100.000	1,882,000.00	1,882,000.00
	12/01/2038	1,945,000.00	3.400%	100.000	1,945,000.00	1,945,000.00
	12/01/2039	2,012,000.00	3.400%	100.000	2,012,000.00	2,012,000.00
	12/01/2040	2,080,000.00	3.400%	100.000	2,080,000.00	2,080,000.00
	12/01/2041	2,151,000.00	3.400%	100.000	2,151,000.00	2,151,000.00
	12/01/2042	2,224,000.00	3.400%	100.000	2,224,000.00	2,224,000.00
	12/01/2043	2,299,000.00	3.400%	100.000	2,299,000.00	2,299,000.00
		28,152,000.00			28,152,000.00	28,152,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	12/01/2043	3.400%	2,299,000.00	2,299,000.00		
Entire Issue			28,152,000.00	28,152,000.00	12.7070	3.3999%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	152,000.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Variance Request <i>The Harvest Market</i>		
Requested Action		
Staff Report		
The applicant is requesting a variance to allow additional signage located at 511 Highway 50. The subject parcel is currently being improved with a single commercial building being used as a produce market. The property fronts Highway 50 and is zoned C-1 Light Commercial. The applicant recently installed this additional signage, which is not in conformance with Section 102-15, Signs. The applicant is seeking this variance request in order to keep the sign in place. Under Signs, Chapter 102-15 (a)(1)(b)(2), the side wall sign is limited to a maximum of 74 square feet in total area. The current size of the wall sign is approximately 490 square feet, which is approximately 14 feet wide and 35 feet high. This exceeds the code allotment by 419 square feet. The applicant has indicated on the variance application that this is a mural. Staff have also reviewed this application under the City's sign code section for murals, Section 102-26. The main issue is that the property is not located in the Central Business District, and murals are not permitted outside the Central Business District. If the parcel was located within the CBD district, the sign would be considered a mural and would comply with city code. Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as presented and finds the application does not meet a positive finding on the review criteria. Therefore, staff recommends denial of the variance request to the Land Development Code.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 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:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	

Date:	04/22/2024
Order Number:	10083181
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	49.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/29/2024 - 04/29/2024	Govt Public Notices
LEE dailycommercial.com	1	04/29/2024 - 04/29/2024	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	\$79.42
Tax Amount	\$0.00
Service Fee 3.99%	\$3.17
Cash/Check/ACH Discount	-\$3.17
Payment Amount by Cash/Check/ACH	\$79.42
Payment Amount by Credit Card	\$82.59

Order Confirmation Amount	\$79.42
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public meeting on Tuesday, May 14, 2024 at 6:30 PM for the following Variance: (1) To allow for wall signage to exceed the maximum square footage instead of the code requirements in Section 117-15 Permitted Signs for the following property:

LOCATION

The Harvest Market
511 West Highway 50
(Alternate Key 1613558)

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

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

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

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

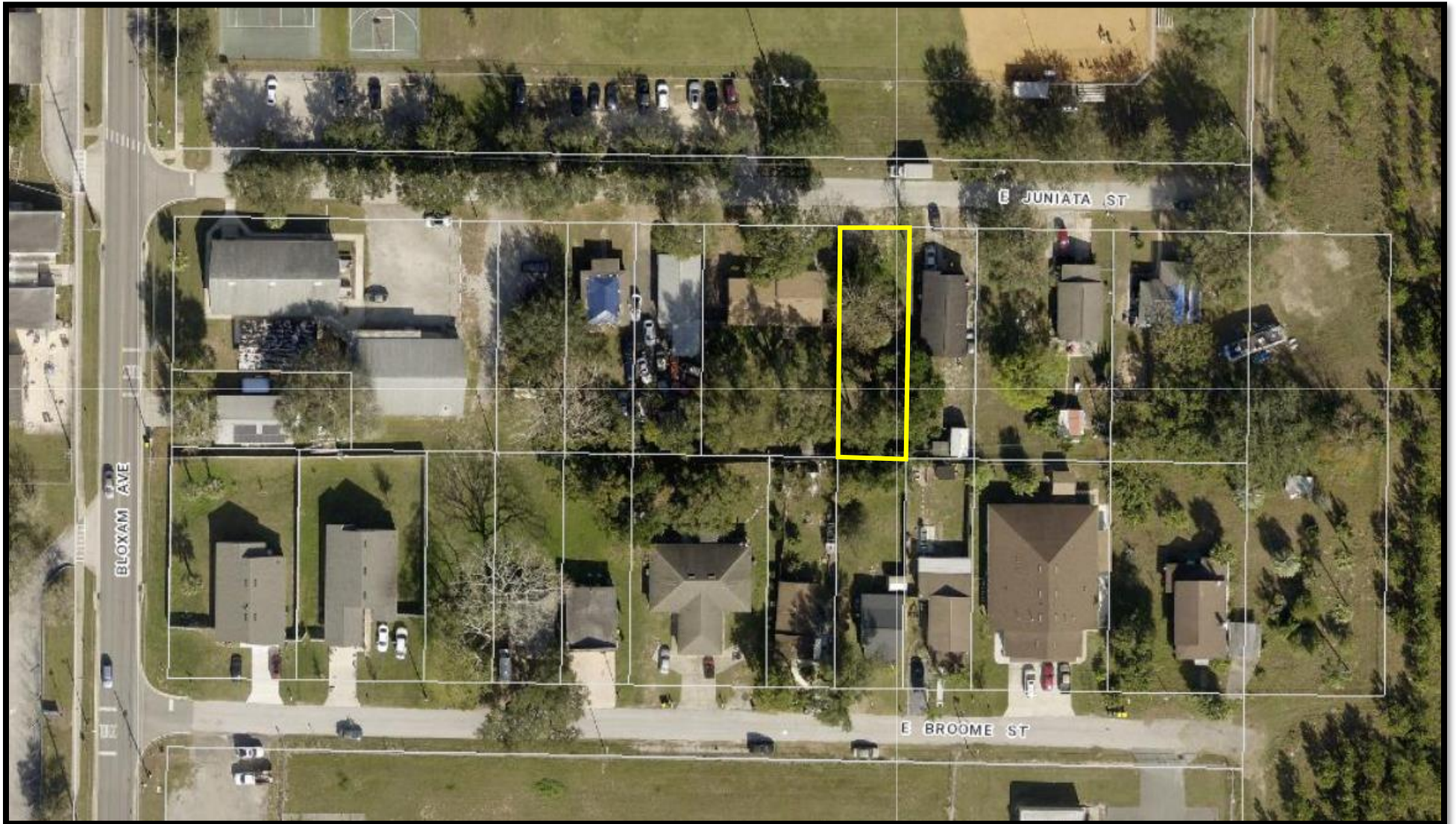
Tracy Ackroyd Howe, MMC
City Clerk
Daily Commercial
April 29, 2024 L10083181

AGENDA ITEM

Meeting Date	
Tuesday, May 14, 2024	
Agenda Item Name	
Variance Request 775 E. Juniata Street	
Requested Action	
Recommend approval of the variance request.	
Staff Report	
The applicant, Gian Franco Balsamo LLC, is requesting a variance to the Land Development Code (LDC) for vacant property located at 775 East Juniata Street. The property is zoned R-2, Medium Density Residential. The variance request is to allow for a side yard setback of 5 feet instead of 7.5 feet, as required by the Land Development Code, Section 125-195. The applicant desires to construct a single family home, and the home is designed at 30 feet in width. The proposed home is a 3 bedroom, 2 bath, single-car garage home with approximately 1,350 square feet of living space. This property is a lot of record, which is a legally nonconforming lot. The dimensions are 40 feet wide by 135 feet deep. The lots were platted in 1926, which at that time was suitable for development and no zoning code existed. Several lots in this area are lots of record, with dimensions 40 feet by 135 feet and are improved. The adjacent properties are also improved with residential structures and this would be an infill lot.	
	
The applicant has provided information indicating if the home was placed 5 feet from the side property lines, the distance between the existing structures would be 17.4 feet from the home on the right and 12.8 feet from the home on the left. This would exceed the minimum placement between structures for building and fire code separation without requiring any additional fire or building construction improvements. In order to accommodate parking on-site, the applicant has agreed to a 40-foot front building setback along with an additional parking pad off of the driveway. This was accomplished due to the fact the lot is a long, narrow lot. The home will be placed almost centrally within the lot. The applicant has been willing to work with City staff in order to make the highest and best use of the property. The proposed home is not out of character with the other home sizes in the area.	
Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does meet a positive finding on all of the five criteria. Therefore, staff recommends approval of the variance request.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Location Map	Location Map.pdf
2.	HiRes Site Plan	HiRes Site Plan.pdf
3.	Setback layout	Setback layout.pdf
4.	3_Boundary Survey	3_Boundary Survey.pdf
5.	101-246 Review Criteria 775 E Juniata St	101-246 Review Criteria 775 E Juniata St.pdf
6.	1_Application	1_Application.pdf
7.	4_Written Justification	4_Written Justification.pdf
8.	5_Property Record Card	5_Property Record Card.pdf
9.	Legal Ad	Legal Ad.pdf

775 East Juniata Street – Location Map



775 East Juniata Street



SITE PLAN

SCALE:
1" = 20'

1

SCOPE OF WORK

CONSTRUCT ONE STORY CONCRETE BLOCK HOME
WITH 3 BEDROOM, 2 BATH, 1 CAR GARAGE PER PLANS
AND SPECIFICATIONS

OWNER:

GIAN BALSAMO

DESIGNER:

NATHAN WILLIAMS
8507 FOREST CITY ROAD
ORLANDO, FLORIDA 32810
natedesigner@ymail.com

ENGINEER

JOSEPH SIMMONS, III, P.E.
P.E. #52101
7619 GRAMERCY DRIVE
ORLANDO, FLORIDA 32818
joesimmons3@gmail.com

BUILDER:

T.B.D.

SITE INDEX:

[illegible]

VICINITY MAP

GENERAL NOTES

1. All workmanship and materials shall conform to the requirements of the 2023, 8TH Edition of the FLORIDA BUILDING CODE RESIDENTIAL.
2. Before any work has begun, the contractor shall make a thorough inspection of the building and site to check and verify all dimensions and conditions noting existing work to remain and notifying the owner and drafter in writing of any discrepancies between existing conditions and those shown on the construction documents.
3. Any omissions, conflicts, or discrepancies between the various elements of the construction documents and or specifications shall be brought to the attention of the owner and designer. All work is to be coordinated so that cooperation between the trades where required is accomplished.
4. Verify all openings throughout construction with all participants trades such as heating, plumbing, electrical trades for size and location. Notify owner and Drafter in writing of any deviations from the construction documents.
5. Follow dimensions explicitly, do not scale drawings. Confirm with Designer before proceeding if conflict arise.
6. Pool, spas, walls, fences, patio covers, and other free standing structures require separate permit and review.
7. Hvac contractor must review the FLORIDA ENERGY CODE calculations attached to the plans. The calculations specify the ac tonnage(s), heat(hspf) & cool(seer) ratings, ductwork sizing, r values etc. compliance is mandatory.
8. Verify & coordinate exterior hardscape, landscape & irrigation systems with owner and landscape drafter/architect (if applicable).

PROJECT DATA

OCCUPANCY:

CONSTRUCTION TYPE V-B

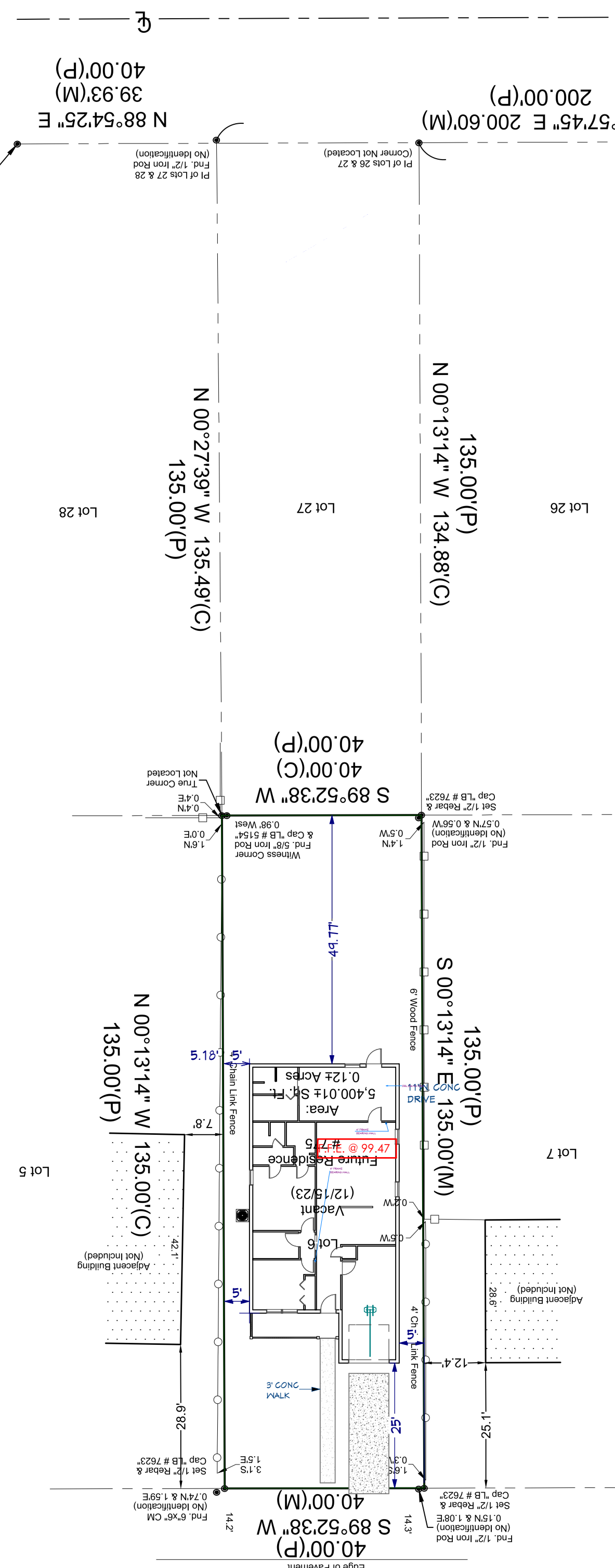
LIVING AREA = 1,353 SQ. FT.

GARAGE AREA=266 SQ. FT.
PORCHES AREA=89 SQ. FT.

(T) STRUCTURE = 1,708 SQ. FT.

LOT SIZE: 5,387 SQ FT

(N) STRUCTURE = 33% LOT COVERAGE



KNOWN AS EAST JUNIATA STREET
PLATTED AS JUNIATA STREET

BOUNDARY NOTE:
THIS BOUNDARY SURVEY IS BASED UPON THE FOREMOST FIELD MONUMENTATION AND OCCUPATION DISCOVERED ON THE DATE OF 12/19/23, AND DELINEATED HEREON THE FACE OF THIS SURVEY. PROPERTY BOUNDARIES ARE SUBJECT TO CHANGE, IF OR WHEN, ANY OTHER PREEMINENT INFORMATION IS DISCOVERED AND DETERMINED TO AFFECT SUBJECT PROPERTY. SAID CHANGE IS WITHOUT HESITATION, CONSULTATION OR NOTIFICATION.

REVISIONS

1
2

 CLIENT:

GIAN BALSAMO

DESIGNER:

Nathan Williams
8507 Forest City RD
Orlando, FL 32810
natedesigner@ymail.com

 ENGINEER:

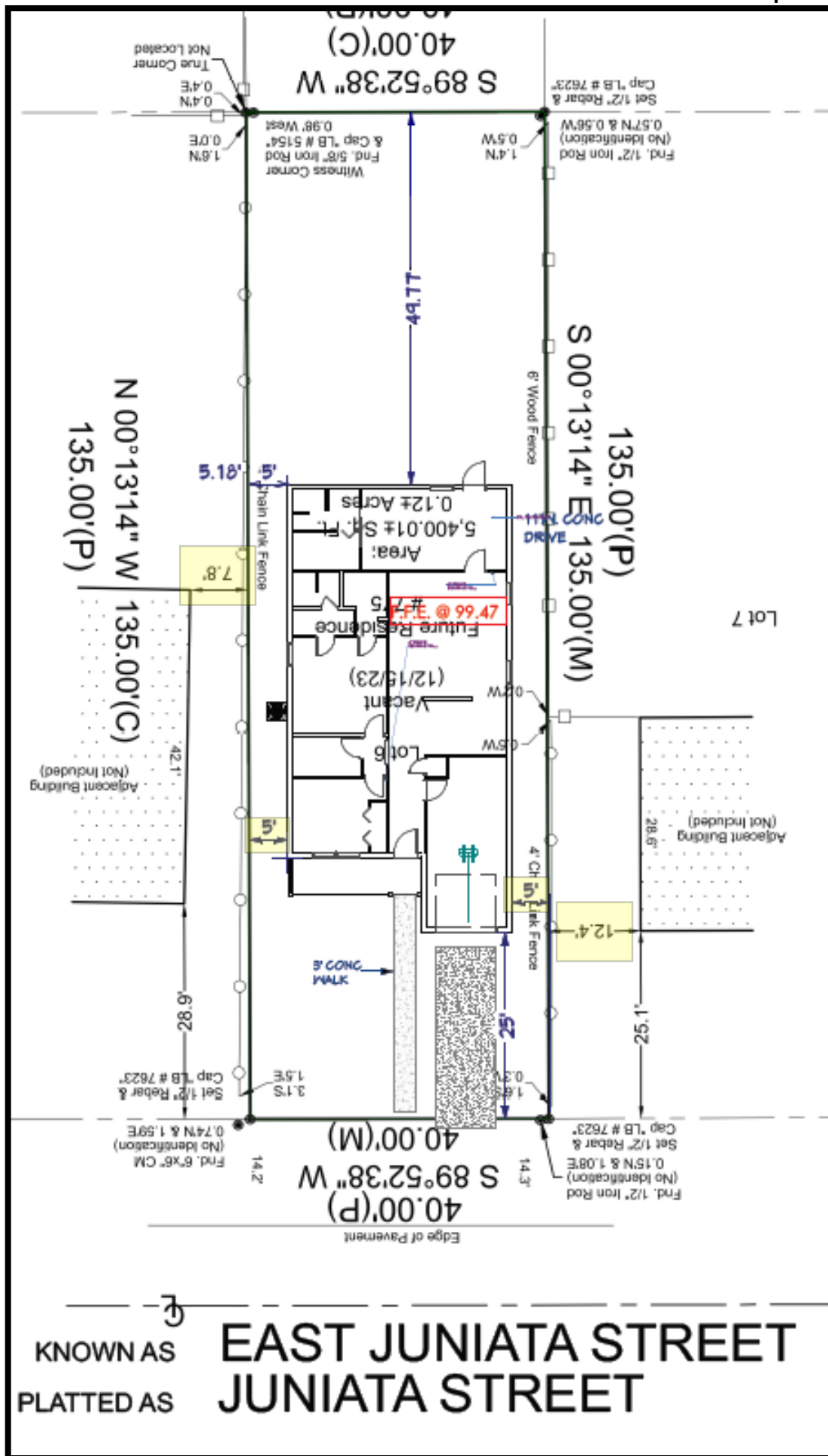
Joseph Simmons, III
P.E. #52101
7619 Gramercy Drive
Orlando, Florida 33818
joesimmons3@gmail.com

1	
TITLE	
DATE	3/25/2024
SCALE	

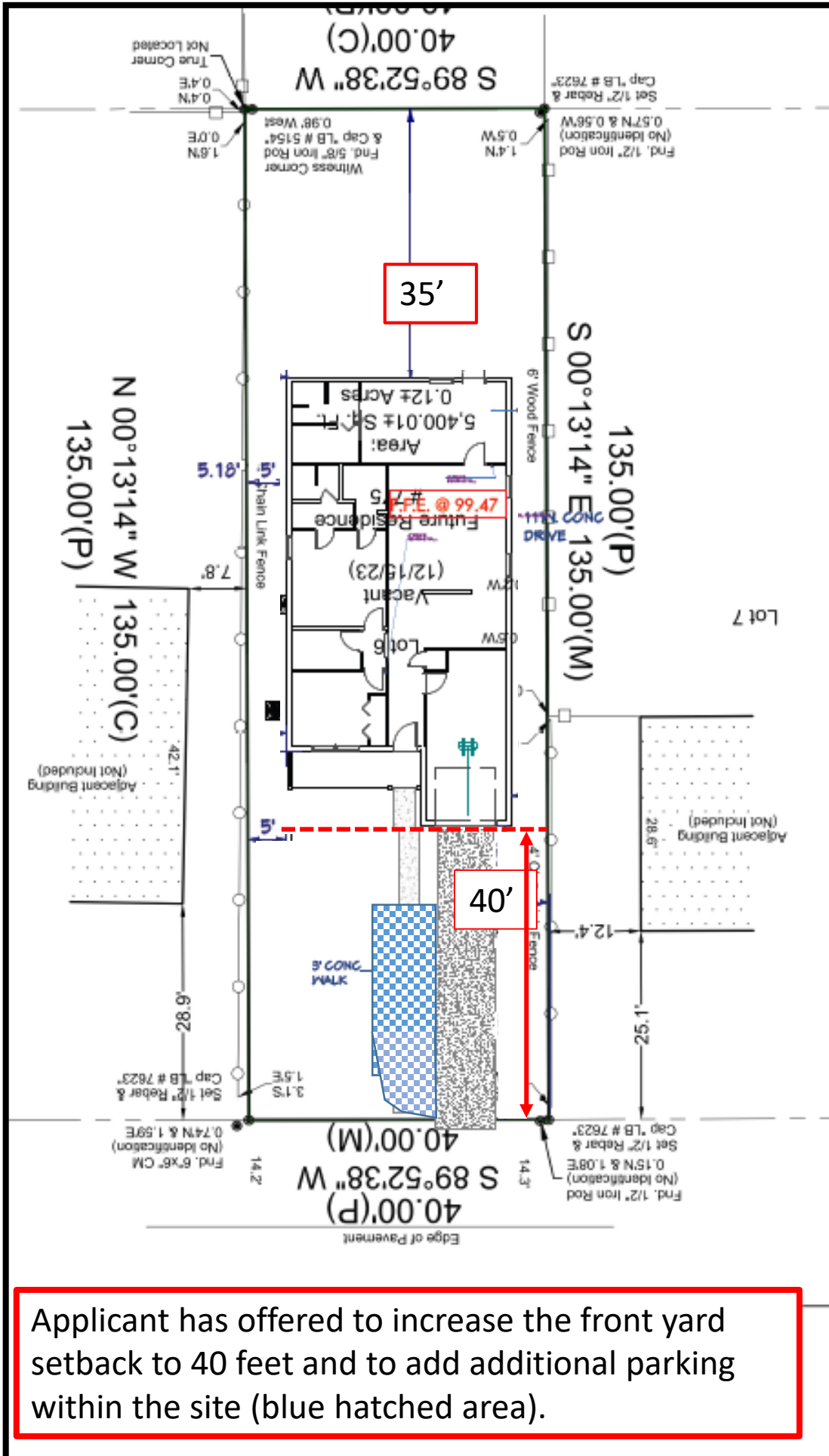
 SHEET

A-1

775 E. Juniata Street Side Yard Setback Variance Request



775 E. Juniata Street Side Yard Setback Variance Request



775 East Juniata Street - Variance

The requirements for a variance are as follows:

“Sec. 101-246, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *No, it will enhance it for the neighborhood.*

Staff comments: *The variance request does not appear to interfere with the reasonable enjoyment of adjacent or nearby property owners. The property has historically been under code enforcement action for overgrowth of grass and weeds. The improvement of the property would be a benefit.*

Positive finding

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

Staff comments: *The variance request would allow reasonable use of the property. The reduction in side yard setback will still allow the existing buildings and the proposed home to be greater than 10 feet apart. The home will be 17.4 feet from the house on the right and 12.8 feet from the house on the left. The R-2 zoning would require a 75 foot lot width, and the proposed home would easily meet the side yard setbacks. However, the lot was platted in 1926 with a lot width of 40 feet, and the lot is a lot of record that can be built on.*

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *The property construction will not conform to current homes in the area as this is to align the home with the affordable housing initiative.*

Staff comments: *The variance request would allow development of the lot. Historically, the lot has been under code enforcement action for overgrowth of grass and weeds. The improvement of the property would be a benefit not only to the applicant, but also to the adjacent property owners and the City. Strict compliance with the land development regulation will not further any legitimate City objective.*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: *Yes, as it is in line with all current and future plans. There are already houses with these measurements or variances in the neighborhood.*

Staff comments: *The variance request is consistent with the comprehensive plan goals, objectives and policies.*

Positive finding

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

Applicant response: Yes, by granting use, this will enhance the community and present value and pride in homeownership in the area.

Staff comments: The variance request is the minimum variance to develop a reasonably designed home. The applicant is proposing a home consisting of 1,350 square foot of living space with 3 bedrooms, 2 baths, and one car garage. The applicant could design the home to be 25 feet wide, but then the depth of the home would be greater. In order to ensure adequate parking within the site, the applicant has agreed to a front yard setback of 40 feet and an additional parking pad area off of the driveway. This should accommodate the parking needs of 4 vehicles.

Positive finding

STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on all Review Criteria and Findings requirements for granting a variance. Staff has reviewed the application as presented and finds the application meets all of the five criteria on a positive finding. Therefore, staff recommends approval of the variance request to the Land Development Code.



CITY OF CLERMONT
VARIANCE
APPLICATION



VAR2404-0001

DATE 04/2/2024		FEE: \$300	
Project Name (if applicable) Hurston II			
Applicant Gian Franco Balsamo LLC			
Contact Person Gian Balsamo			
Address 1315 azalea way		City winter garden	State FL Zip 34787
Telephone 407-844-4563		Fax	
Email REALTORGIAN@GMAIL.COM			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name GIAN BALSAMO			
Owner Address 1315 AZALEA WAY		City WINTER GARDEN	State FL Zip 34787
Telephone 407-844-4563		Email REALTORGIAN@GMAIL.COM	
PROPERTY INFORMATION			
Address of Subject Property 775 E JUANIATA ST		City CLERMONT	State FL Zip 34711
General Location AK 1624487			
Legal Description & Alternate Key (include copy of survey) CLERMONT, LINCOLN PARK LOT 6 PB 8 PG 61 ORB 6266 PG 957			
Land Use (City verification required) VACANT RESIDENTIAL			
Zoning (City verification required) R2			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

R2

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

I WANT TO EXTEND THE SIZE OF THE HOME TO 30 FEET WIDE.

How does the Code create a hardship?

DO TO LOT SIZE 5 FEET PER SIDE ON LOT TO ALLOW FOR THE PLACING OF THIS AMAZING HOME.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
NO IT WILL ENHANCE IT FOR THE NEIGHBORHOOD.

(2) The variance will allow a reasonable used of the property, which use in not out of character with other properties in the same zoning category;
SAME USE AS PROPERTIES IN THE AREA.

(3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
THE PROPERTY CONTRUCTION WILL NOT CONFORM TO CURRENT HOMES IN THE AREA AS THIS IS TO ALIGN THE HOME WITH THE AFFORDABLE HOUSING INITIATIVE.



CITY OF CLERMONT
VARIANCE
APPLICATION

(4) The granting of the variance is consistent with the city's comprehensive plan; and
YES AS IT IS INLINE WITH ALL CURRENT AND FUTURE PLANS.
THERE ARE ALREADY HOUSES WITH THESE MEASUREMENTS OR VARIANCES IN THE NEIGHBORHOOD SUCH AS
419 ROYAL ST, MINNEOLA, FL 34715
776 E BROOME ST, CLERMONT, FL 34711

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or
structure or the benefits that would be achieved under the other variance criteria by the granting of
the variance outweigh the benefits under this criteria if the variance was denied.
YES, BY GRANTING USE THIS WILL ENHANCE THE COMMUNITY AND PRESENT VALUE AND PRIDE
OF HOMEOWNERSHIP IN THE AREA

Gian Franco Balsamo

Applicant Name (print)


Applicant Name (signature)

Gian Franco Balsamo

Owner Name (print)


Owner Name (signature)

NOTICE

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

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

VARIANCE REQUEST

**THIS VARIANCE REQUEST WILL NOT AFFECT THE
AREA OR THE NEIGHBORHOOD, SINCE THERE
ALREADY EXIST SOME PROPERTIES WITH THESE
CRITERIA IN THE NEIGHBORHOOD.**

Example :

**419 ROYAL ST, MINNEOLA, FL 34715
776 E BROOME ST, CLERMONT, FL 34711**

**IT IS ALSO AN OPTION TO IMPROVE THE AREA WITH
A NEW PROPERTY WHICH IS ALIGNED TO HELP
PEOPLE WITH AN AFFORDABLE HOUSE INITIATIVE**

Fran Balsa mo
Union Camp

PROPERTY RECORD CARD

General Information

Name:	GIAN FRANCO BALSAMO LLC	Alternate Key:	1624487
Mailing Address:	1315 AZALEA WAY WINTER GARDEN, FL 34787 Update Mailing Address	Parcel Number: ⓘ	19-22-26-0800- 000-00600
		Millage Group and City:	000C Clermont
		2023 Total Certified Millage Rate:	17.3304
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	775 E JUNIATA ST CLERMONT FL, 34711	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	CLERMONT, LINCOLN PARK LOT 6 PB 8 PG 61 ORB 6266 PG 957		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.000	Lot	\$24,534.00	\$24,534.00
Click here for Zoning Info 📍 FEMA Flood Map								

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6266 / 957	12/2023	Warranty Deed	Qualified	Vacant	\$50,000.00
5970 / 2069	06/2022	Tax Deed	Unqualified	Vacant	\$22,600.00
1538 / 2220	08/1997	Quit Claim Deed	Unqualified	Improved	\$0.00
Click here to search for mortgages, liens, and other legal documents. 📍					

Values and Estimated Ad Valorem Taxes [📍](#)

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$24,534	\$24,534	\$24,534	5.0364	\$123.56

SCHOOL BOARD STATE	\$24,534	\$24,534	\$24,534	3.2080	\$78.71
SCHOOL BOARD LOCAL	\$24,534	\$24,534	\$24,534	2.9980	\$73.55
LAKE COUNTY WATER AUTHORITY	\$24,534	\$24,534	\$24,534	0.2940	\$7.21
ST JOHNS RIVER FL WATER MGMT DIST	\$24,534	\$24,534	\$24,534	0.1793	\$4.40
CITY OF CLERMONT	\$24,534	\$24,534	\$24,534	5.0600	\$124.14
LAKE COUNTY MSTU AMBULANCE	\$24,534	\$24,534	\$24,534	0.4629	\$11.36
LAKE COUNTY VOTED DEBT SERVICE	\$24,534	\$24,534	\$24,534	0.0918	\$2.25
				Total: 17.3304	Total: \$425.18

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.

[Site Notice](#)

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	

Date:	04/10/2024
Order Number:	10061837
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/29/2024 - 04/29/2024	Govt Public Notices
LEE dailycommercial.com	1	04/29/2024 - 04/29/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$73.10
Tax Amount	\$0.00
Service Fee 3.99%	\$2.92
Cash/Check/ACH Discount	-\$2.92
Payment Amount by Cash/Check/ACH	\$73.10
Payment Amount by Credit Card	\$76.02

Order Confirmation Amount	\$73.10
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing to be held on Tuesday, May 14, 2024 at 6:30pm for the following variance: To allow for a side yard setback to be less than the minimum requirements for the R-2 Medium Density Residential zoning district, City Code Section 125-195, at the following location:

LOCATION

Clermont, Lincoln Park
775 E. Juniata Street
(Alternate Key #1624487)

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

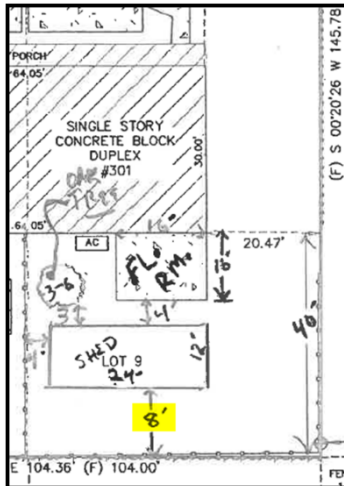
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

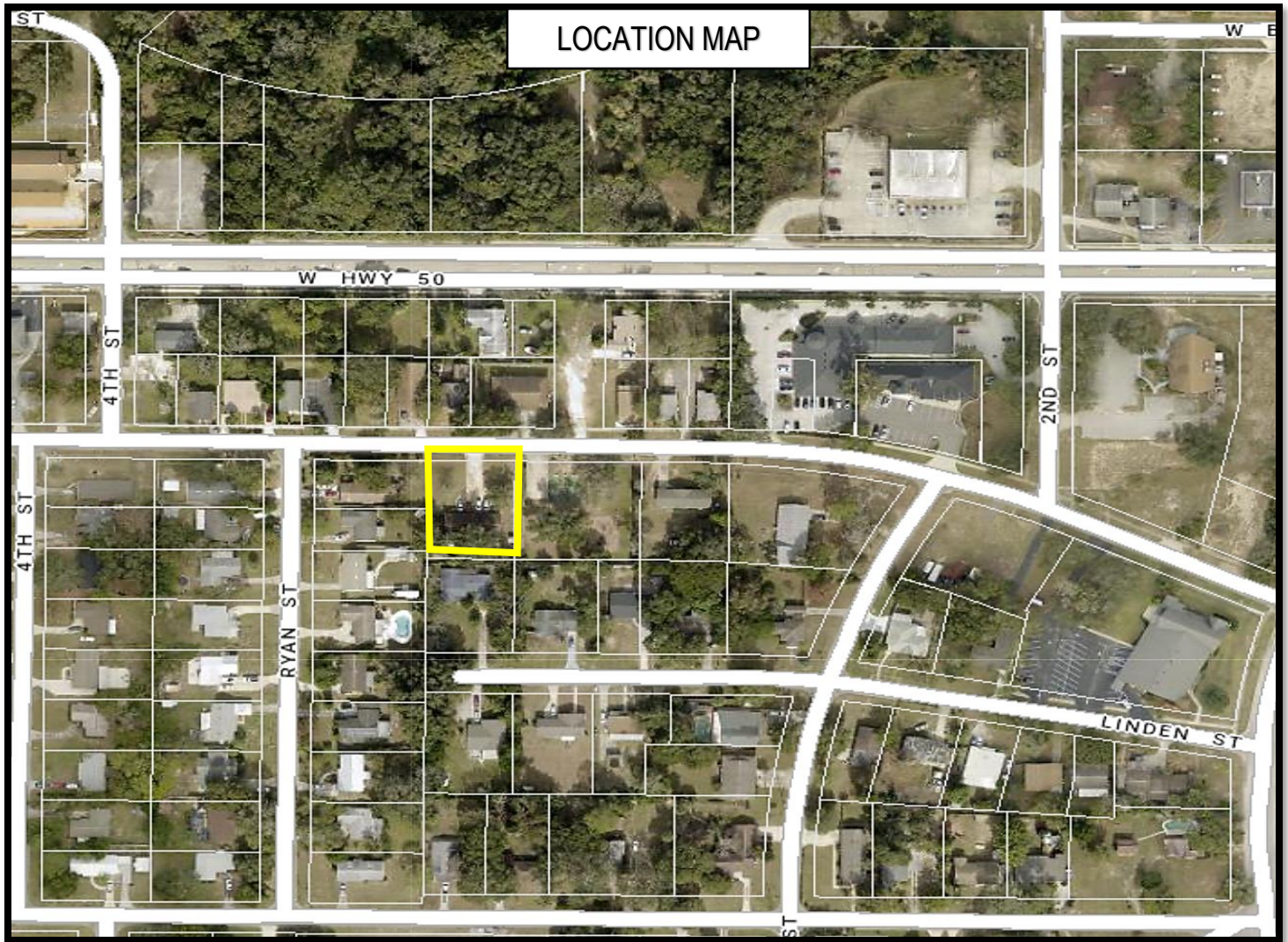
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd Howe
City Clerk, MMC
10061837 4/29/2024

AGENDA ITEM

Meeting Date	
Tuesday, May 14, 2024	
Agenda Item Name	
Variance Request 301 Chestnut Street	
Requested Action	
Recommend denial of the variance request.	
Staff Report	
The applicant is requesting to allow for a rear yard setback less than the 25 foot minimum requirement for the placement of a 12' x 24' storage shed. The subject property is a duplex located at 301 Chestnut Street which has a zoning of R-2 Medium Density Residential and the future land use designation of Medium Density Residential. This variance application is a result of a pending code enforcement case for a shed placed without a permit. The Land Development Code, Section 125-520 Special Setbacks, requires storage buildings greater than 150 square feet to meet the rear yard setback for the primary structure (25 feet). The existing shed is 288 square feet and is currently in violation with a 4 foot rear yard setback. In March of 2024 the applicant was before council asking for a 4 foot rear yard setback for the shed. At that time, city council denied the request. After that meeting the applicant reconsidered options for the placement of the shed. To achieve the greatest setback, the applicant has considered moving the shed toward the house as far as possible, now creating an 8 foot rear yard setback. This will double the previously requested 4 foot rear yard setback. If the variance is approved, the applicant will be required to obtain an after-the-fact building permit and relocate the shed a minimum of 8 feet from the rear property line.	
 	
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.	
Additional Analysis	

Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. LOCATION MAP	LOCATION MAP .pdf	
2. 2_Survey	2_Survey.pdf	
3. 101-246 Review Criteria 301 Chestnut Street	101-246 Review Criteria 301 Chestnut Street.pdf	
4. 1_Application	1_Application.pdf	
5. Legal Ad	Legal Ad.pdf	





1. BEARINGS BASED ON THE ASSUMED BEARING OF S 89°28'06 E. ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CHESTNUT STREET.
2. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN IF SAID SURVEY IS A BOUNDARY SURVEY.
3. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, SETBACKS OR RESTRICTIONS.
5. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FENCE LINES, DEPICTED HEREON, MEANDER ALONG SHOWN PATH.
8. THERE HAS BEEN NO ATTEMPT TO LOCATE ANIMAL OR PLANT SPECIES THAT MAY BE ENDANGERED, THREATENED, OR PROTECTED.
9. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" PER GIS MAP 2012 DATUM.



301 Chestnut Street – Variance – May 2024 request

The requirements for a variance are as follows:

“Sec. 101-246, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

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

Staff comments: The variance request to allow for the placement of a shed to be located 8 feet from the rear lot line may negatively impact the adjacent property owner because the 12' x 24' square foot shed placement would be 8 foot from the rear property line. The applicant has increased the shed setback request from the original 4 foot request to the maximum of 8 feet due to existing site conditions.

Negative finding

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

Staff comments: The variance request would allow for the shed to be located 8 foot from the rear property line. The placement of the shed could be considered as intrusive and out of character with other storage units in this area. The applicant has increased the requested setback from 4 feet to 8 feet.

Negative finding

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

Staff comments: The requested variances to the Land Development Code will not further any legitimate city objective, and granting the variance would not outweigh the benefits over if it was denied.

Positive finding

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

Applicant response

Staff comments: The variance request is consistent with the comprehensive plan goals, objectives and policies for single family residential lots.

Positive finding

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

Applicant response:

Staff comments: The requested variance is the minimum allowed for reasonable use of the land and the placement of the shed on the lot. The applicant has demonstrated that the shed can be placed 8 foot from the rear property line based upon the existing site conditions.

Positive finding

STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on all Review Criteria and Findings requirements for granting a variance. Staff has reviewed the application as presented and finds the application does not meet the criteria for a positive finding on all five of the review criterion. Therefore, staff recommends denial of the variance request to the Land Development Code.



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE <u>3-28-24</u>		FEE: <u>300.00</u>	
Project Name (if applicable) <u>SHED</u>			
Applicant <u>ROY BARTON</u>			
Contact Person <u>SAME</u>			
Address <u>301 CHESTNUT ST</u>		City <u>CLERMONT</u>	State <u>FL</u> Zip <u>34711</u>
Telephone <u>352 727 1343</u>		Fax	
Email <u>BO.BARTON13@GMAIL.COM</u>			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property <u>301 CHESTNUT ST</u>		City <u>CLERMONT</u>	State <u>FL</u> Zip <u>34711</u>
General Location			
Legal Description & Alternate Key (include copy of survey) <u>162 7711</u>			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

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

REQUESTING A SETBACK OF 8 FEET IN LIEU OF 25 FEET

How does the Code create a hardship?

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

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



CITY OF CLERMONT
VARIANCE
APPLICATION

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

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

ROY BARTON
Applicant Name (print)

x Roy Barton
Applicant Name (signature)

ROY BARTON
Owner Name (print)

x Roy Barton
Owner Name (signature)

NOTICE

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

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

Sec. 125-195. - Yards.

Minimum yard requirements for the R-2 district are as follows:

- (1) *Front yard.* Property adjacent to Hartwood Marsh Road, SR 50 and U.S. Highway 27 shall maintain a 50-foot setback. The setback on all other streets shall be 25 feet.
- (2) *Side yard.* The minimum side yard setback is 7.5 feet. On corner lots the setback shall be 50 feet on Hartwood Marsh Road, SR 50 and U.S. Highway 27 and 25 feet on any side adjacent to any other street and 7.5 feet on the interior side yard.
- (3) *Rear yard.* The minimum rear yard setback is 25 feet except where a rear yard abuts Hartwood Marsh Road, SR 50 or U.S. Highway 27, a setback of 50 feet shall be maintained. The rear building line on lakefront property shall be measured from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.
- (4) *Buffer strip.* When a conditional use or multifamily use abuts a residential use, the conditional use or the multifamily use shall provide a buffer strip along the abutting property line.
- (5) *Other setbacks.* All yard setbacks for principal buildings shall be a minimum of 25 feet from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.

(Code 1998, § 122-146; Code 2008, § 122-146; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 298-C, § 2, 6-27-2000)

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	

Date:	04/15/2024
Order Number:	10076421
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/29/2024 - 04/29/2024	Govt Public Notices
LEE dailycommercial.com	1	04/29/2024 - 04/29/2024	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	\$66.78
Tax Amount	\$0.00
Service Fee 3.99%	\$2.66
Cash/Check/ACH Discount	-\$2.66
Payment Amount by Cash/Check/ACH	\$66.78
Payment Amount by Credit Card	\$69.44

Order Confirmation Amount	\$66.78
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LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing to be held on Tuesday, May 14, 2024 at 6:30pm for the following variance: To allow for a storage building rear yard setback to be less than the minimum requirements for special setbacks in the R-2 Medium Density Residential zoning district, City Code Section 125-520, at the following location:

LOCATION

Clermont Sunnyside
301 Chestnut Street
(Alternate Key #1627711)

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

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe
City Clerk, MMC

Daily Commercial
April 29, 2024
10076421



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Ordinance No. 2024-022 <i>Intro</i> <i>ISBA Amendment</i>		
Requested Action		
Staff Report		
This is a request between the City of Clermont, Town of Montverde, City of Minneola, Bella Collina Community, and Lake County to extend the existing 2010 Interlocal Service Boundary Agreement (ISBA) an additional 13 years.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	ISBA Amendment 11-29-23	ISBA Amendment 11-29-23.docx
2.	Ordinance 2024-022 ISBA amendment	Ordinance 2024-022 ISBA amendment.docx
3.	Conservation Areas2	Conservation Areas2.pdf
4.	20240508100449469	20240508100449469.pdf

**AMENDMENT TO INTERLOCAL
SERVICE BOUNDARY AGREEMENT
BETWEEN**

**The Town of Montverde,
The City of Clermont,
The City of Minneola, Bella Collina
Community Development District f/k/a
Pine Island Community Development District
and
Lake County**

**AMENDMENT TO INTERLOCAL SERVICE BOUNDARY AGREEMENT
BETWEEN THE TOWN OF MONTVERDE, THE CITY OF CLERMONT,
THE CITY OF MINNEOLA, BELLA COLLINA COMMUNITY
DEVELOPMENT DISTRICT F/K/A PINE ISLAND COMMUNITY
DEVELOPMENT DISTRICT AND LAKE COUNTY**

This Amendment to the Interlocal Service Boundary Agreement is made by and between the TOWN OF MONTVERDE, the cities of CLERMONT and MINNEOLA, all of which are Florida municipalities (collectively referred to as “Cities” and individually as “Montverde”, “Clermont”, “Minneola”), BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT F/K/A PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT, an independent special district created by Chapter 190, Florida Statutes (“BELLA COLLINA”) and LAKE COUNTY, a political subdivision of the State of Florida (the “County”).

WITNESSETH

WHEREAS, Florida municipalities possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes*.

WHEREAS, the County possesses Home Rule powers pursuant to Article VIII, Section 1(b), of the Florida Constitution and Section 125.01, *Florida Statutes*.

WHEREAS, the stated purpose of the Florida Interlocal Cooperation Act of 1969, Section 163.01, *Florida Statutes*, is to “permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.”

WHEREAS, the principal goal of the Interlocal Service Boundary Agreement Act Section 171.20, *Florida Statutes* is to “encourage local governments to jointly determine how to provide services to residents and property in the most efficient and effective manner while balancing the needs and desires of the community.” It is also intended to provide “a more flexible process for adjusting municipal boundaries and to address a wider range of the effects of annexation” . . . “to encourage intergovernmental coordination in planning, service delivery, and boundary adjustments and to reduce intergovernmental conflicts and litigation between local governments” . . . “to promote sensible boundaries that reduce the costs of local governments, avoid duplicating local services, and increase political transparency and accountability” . . . and “to prevent inefficient service delivery and an insufficient tax base to support the delivery of those services.”

WHEREAS, in 2010, Cities, Pine Island and County entered into an Interlocal Service Boundary Agreement (the “Agreement”), in order to specifically identify lands deemed logical for future annexations into Cities and land to remain unincorporated (“Unincorporated Service Area”), for Montverde, County and Minneola to provide for the adoption of the Goals, Objectives, and Strategies of the Green Mountain Scenic Bylaw, as well as to provide for the exclusion of utilities in the Ferndale Special Area unless approved in advance by County.

WHEREAS, Cities, Bella Collina and County wish to amend the Agreement to extend the Term of Agreement and to preserve the density of development in the Ferndale Special Area to those provided for in the 2030 Lake County Comprehensive Plan in effect as of the Effective Date of this Amendment as hereinafter defined.

WHEREAS, Cities, Bella Collina and County find that the benefits of intergovernmental communications and coordination will accrue to all Parties.

WHEREAS, this Amendment to the Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Chapters 125.01, 163.3177, 166.021 and 171.203, 190.011, *Florida Statutes* (2021).

NOW THEREFORE, in consideration of the mutual covenants set forth herein and in the Agreement, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement as follows:

1. **RECITALS.** The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this Amendment to the Agreement.

2. **FERNDALE SPECIAL RURAL PROTECTION AREA.** Properties within the Ferndale Special Area as depicted in Exhibit F of the Agreement are designed as Rural and Conservation on the future land use map of Lake County, Florida. The 2030 Lake County Comprehensive Plan limits density for properties designated as Rural to a maximum of 1 dwelling unit for 5 net acres. The Parties agree that during the Term of Agreement, properties within the Ferndale Special Area shall not be developed at a density greater than 1 dwelling unit for 5 net acres.

3. **TERM OF AGREEMENT.** Paragraph 9. Term of Agreement of the Agreement is hereby amended to read as follows:

9. **TERM OF AGREEMENT.** The term shall be extended an additional thirteen (13) years from the effective date of the Agreement, unless otherwise extended or terminated by the Parties in writing.

4. **SEVERABILITY.** If any portion of this Amendment to the Agreement is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this Amendment to the Agreement, the portion deemed invalid or unenforceable shall be severed here from and the remainder of this Amendment to the Agreement shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

5. **FULL FORCE AND EFFECT OF OTHER PROVISIONS.** All provisions of the Agreement not specifically amended herein shall remain in full force and effect.

The Effective Date of this Amendment to Interlocal Service Boundary Agreement shall be the date of final adoption by the last party.

SIGNATURE PAGES TO FOLLOW

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

Kirby Smith, Chairman

This _____ day of _____, 202__.

ATTEST:

Gary J. Cooney, Clerk of the
Board of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Melanie Marsh
County Attorney

TOWN OF MONTVERDE

Joe Wynkoop
Mayor

This ____ day of _____, 202__.

ATTEST:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

CITY OF CLERMONT, FLORIDA

Tim Murry, Mayor

This ____ day of _____, 202__.

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF MINNEOLA

Pat Kelley
Mayor

This ____ day of _____, 202__.

ATTEST:

Kristine Thompson, City Clerk

Approved as to form and legality:

Scott Gerken, City Attorney

**BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT F/K/A PINE ISLAND
COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA**

This ____ day of _____, 202__.

ATTEST:

Approved as to form and legality:

_____, District Attorney



CITY OF CLERMONT
ORDINANCE NO. 2024-022

AN ORDINANCE OF THE CITY OF CLERMONT ADOPTING AN AMENDMENT TO THE 2010 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN LAKE COUNTY, THE TOWN OF MONTVERDE, THE CITY OF MINNEOLA, THE CITY OF CLERMONT AND THE PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR SEVERABILITY, CONFLICT, AND EFFECTIVE DATE.

WHEREAS, in 2010 the Town of Montverde, City of Clermont, City of Minneola, Pine Island Community Development District, an independent special district created by §190, *Florida Statutes*, and Lake County, entered into an Interlocal Service Boundary Agreement (“ISBA”) pursuant to §171.203, *Florida Statutes*; and

WHEREAS, the City Council of the City of Clermont agrees to the amendment to the ISBA extending the Term of Agreement as therein defined, and provide for the Ferndale Special Area not develop at a density greater than its current entitlement which is one (1) dwelling unit for five (5) net acres; and

WHEREAS, Florida municipalities possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes*; and

WHEREAS, the City Council of the City of Clermont finds that the benefits of intergovernmental communications and coordination will accrue to all parties of the ISBA; and

WHEREAS, the City Council of the City Council agrees and has determined that the best interests of the citizens of Lake County would be served by adopting the Amendment to ISBA; and

WHEREAS, the City of Clermont may enter into the Amendment to the 2010 ISBA pursuant to the authority of Article VIII of the Florida Constitution and Chapters 163.3177, 166.021 and 171.203, *Florida Statutes* (2023).

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

SECTION 1: RECITALS. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this ordinance.

SECTION 2: ADOPTION OF AMENDMENT TO ISBA. The City Council hereby adopts, and the and the Mayor is authorized to and shall execute, the Amendment to the Interlocal Service Boundary Agreement between The City of Clermont, The Town of Montverde, The City of Minneola, Pine Island Community Development District and Lake County attached hereto and incorporated herein as **Exhibit “A”** which shall be kept on file in the office of the City Clerk.



CITY OF CLERMONT
ORDINANCE NO. 2024-022

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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.

First Reading on 9th day of April, 2024.

Second Reading on 23rd day of April, 2024.

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of April, 2024.

CITY OF CLERMONT

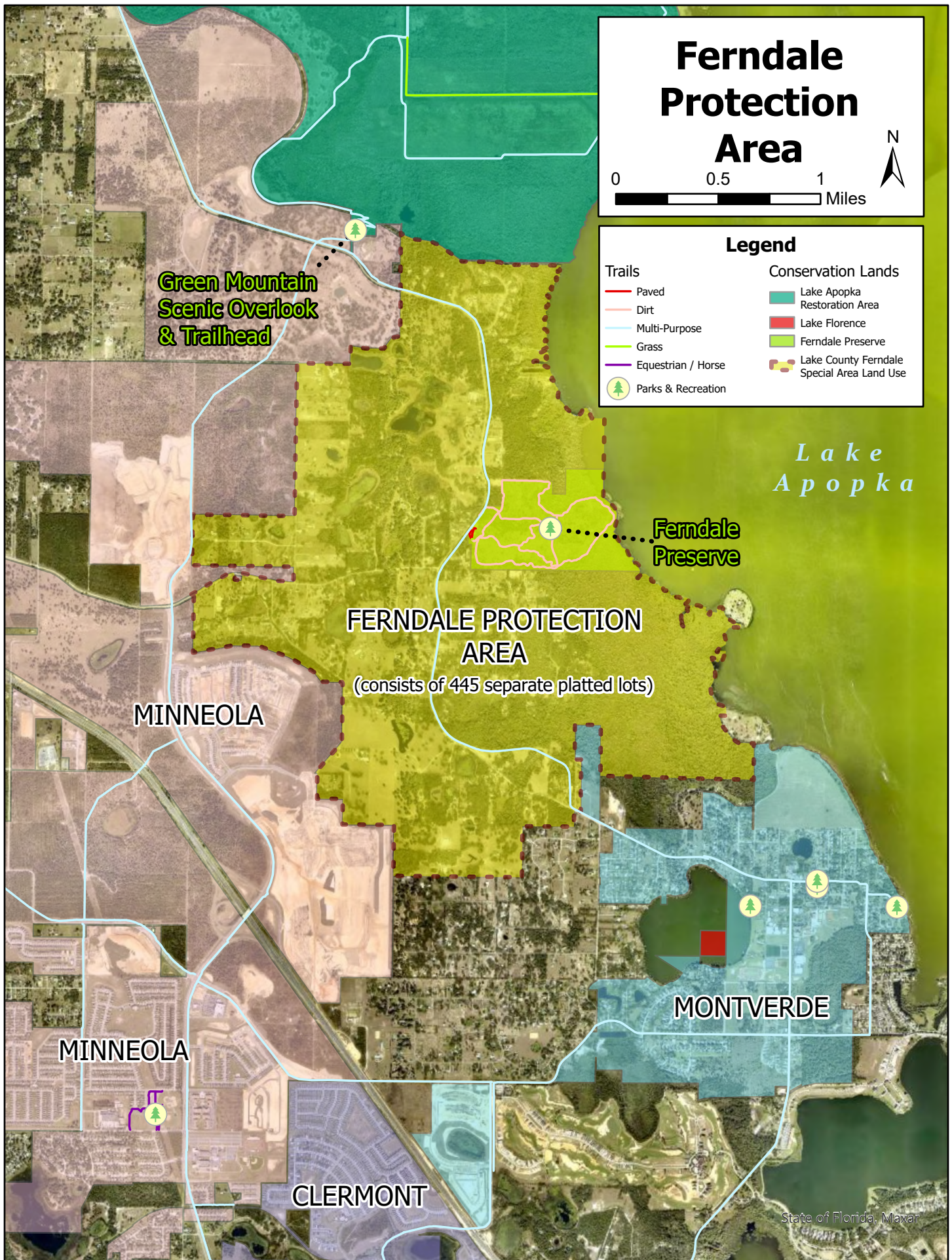
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney





Paul Larino
Town Manager
17404 Sixth Street
Montverde, FL 34756
407-469-2681

May 7, 2024

Scott Davidoff, CPRP
Deputy City Manager
City of Clermont
685 W. Montrose St., Clermont, FL 34711

RE: Extension of the Interlocal Service Boundary Agreement

Mr. Davidoff,

On behalf of the citizens of Montverde and the Montverde Town Council, I want to thank the Clermont City Council for considering extending the Interlocal Service Boundary Agreement (ISBA) to continue our ongoing efforts to protect the Ferndale Special Protection Area.

The Ferndale Special Protection area, near Mineola, Clermont, Bella Collina CDD, and Monteverde, is a crucial part of the unincorporated Lake County. The Special Protection Area and ISBA limit housing density to one unit per 5 acres, a bulwark against high-intensity development. The original ISBA, a 20-year agreement signed in 2010, is now in its final six years. Given that developers are already expressing interest in this area, it is imperative that we extend the ISBA now, providing an additional 14 years of protection from high-intensity growth.

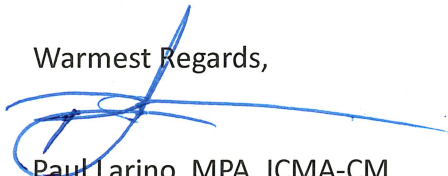
The Ferndale protection area comprises 445 parcels of property and provides numerous benefits to all the cities participating in the ISBA. The area consists of several large tracts of wetlands and waterways essential to filtering water before it enters our aquifer and surrounding lakes. The area is also home to the Ferndale Preserve, which provides open space and wildlife habitat. As development in all the surrounding cities continues to expand, the Ferndale Protection Area has evolved into a crucial habitat for displaced wildlife. The area is home to over 180 species of birds and more than 50 butterfly species. Various other animals, such as the

rough green snake, bear, bobcat, gopher tortoise, Florida softshell turtle, box turtle, eastern coachwhip snake, coyote, otter, and American alligator, may be found in the area, enriching the biodiversity of our region.

As South Lake County continues to grow and expand, it is crucial that community leaders and cities collaborate to set aside open space, wildlife habitat, and areas designated for lower-intensity development. This collaborative effort will not only improve our citizens' quality of life but also preserve some of the area's natural beauty for future generations, a shared responsibility that we must uphold.

Don't hesitate to contact me if you have any questions or want to discuss this further. I look forward to your City Council's support in extending the ISBA for Lake County.

Warmest Regards,



Paul Larino, MPA, ICMA-CM
Town Manager



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, May 14, 2024	
Agenda Item Name	
Ordinance No. 2024-023 <i>Intro</i> <i>Family Entertainment Center</i>	
Requested Action	
Recommend approval of Ordinance 2024-023.	
Staff Report	
The applicant, Victory Coast Land Co. LLC, is requesting an amendment to an existing Planned Unit Development, Ordinance 2021-003. This project, known as Victory Village and Market, is located on the northwest corner of West Avenue and Minneola Avenue. The non-residential component, the Market, has been constructed and was operational. The Market has since closed and a new operator/tenant wants the space. The applicant is requesting the removal of Condition 11 under Section 3 within the current ordinance that states “Any market operating on site shall be continuously operated by one single operator.” The applicant would like the ability to offer a variety of uses within the Central Business District (CBD), and this condition has placed a burden on doing so. This condition is not applicable in a majority of existing PUDs, and the condition was made as part of the motion for approval by a former Council member. The staff is in support of the removal of this condition. The applicant is also requesting clarification of non-residential uses on the site. A condition under Section 3, Item 3 has been added stating “The permitted non-residential uses will be in accordance with Section 125-369 Permitted Uses within the Central Business District along with indoor recreational facilities.” The property is located in the Central Business District. The condition allows the building to be used for indoor recreational uses. The proposed operator offers indoor recreational opportunities with the goal of bringing it to downtown Clermont. Another clarification that was made is that the existing shade structure is not included in the total square footage of the commercial uses. The shade structure is an accessory used by businesses on the site. The applicant also received a variance from City Council on May 23, 2023, for signage affixed to the lower roof edge of the building. The City Council approved this variance with specific conditions such as only two roof signs, specific locations and wording of the signs. A requirement was if any of these items were changed, a new variance would be required. Since this is a Planned Unit Development, special conditions can be placed into the Ordinance to address variances within a project. The applicant is requesting the change in wording from “Market” to “Ax-Caliber”. The sign locations will not change, and the dimensions will be slightly smaller in height, but they will remain the same in length. Any future signs shall adhere to the existing parallelogram and square footage along with location. The signage wording may be changed for a future tenant as long as the same type and style of individual letters are used.	



Staff has reviewed the application and proposed project in regard to Section 125-487 Review Criteria for a Planned Unit Development. The proposed amendments deal with specific conditions in the original approval. The residential component has not been amended, and the non-residential portion has been constructed and is operational. The proposed operator will be making some interior changes to the building. However, the use of the property will still be a mixed-use project with residential and non-residential uses. The applicant's requested changes are not in conflict with the City's Comprehensive Plan, and the proposed changes are in accordance with the Land Development Code. Staff is able to support the request and recommends approval of Ordinance 2024-023. *The Planning and Zoning Commission recommended approval, 4-1.*

Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2024-023 The Market & Victory Village Rezone (5.6.2024)	Ord. 2024-023 The Market & Victory Village Rezone (5.6.2024).pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-023

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, THE 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 LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 89°26'08" W ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N89°26'08" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET; THENCE RUN N 00°18'15" E FOR A DISTANCE OF 47.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N05°23'45" E AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N10°29'16" E FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE

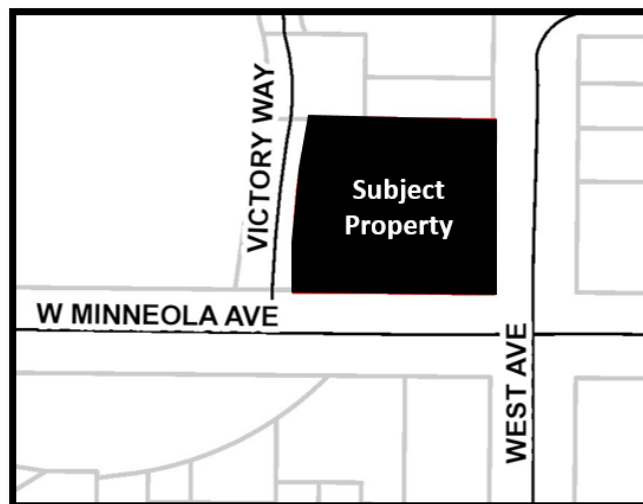
CITY OF CLERMONT
ORDINANCE NO. 2024-023

WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32" E ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S00°38'18" W ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 89°26'32" E ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S00°32'34" W ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5 AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.

LOCATION

The Market and Victory Village
Improved property northwest of West Ave and Minneola Ave Intersection
Alternate Key 1615194 & 1714061
1.04 +/- Acres



PROPERTY REZONING

Amendment to Planned Unit Development Ordinance 2021-003

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a mixed-use project consisting of twenty-five residential units and CBD Central Business District Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest. This PUD amendment shall repeal and replace Ordinance 2021-003.
2. The property shall be developed in substantial accordance with Exhibit A – Concept Plan prepared by Highland Engineering, Inc., dated 1-25-2021. 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.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City’s fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City’s Information Technology Director or authorized designee will make this determination.
5. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 25 residential dwelling units (d.u) may be permitted on the site, not to exceed a base density of 25 dwelling units/acre.
2. The total square footage of the commercial uses, not including shade structure, shall not exceed 8,000 square feet, as shown on the Concept Plan.
3. The permitted non-residential uses will be in accordance with Section 125-369 Permitted Uses within the Central Business District along with indoor recreational facilities.



CITY OF CLERMONT
ORDINANCE NO. 2024-023

4. The project shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
5. Maximum building height shall be up to 55 feet, measured at the highest point.
6. The project may have elevation changes of up to 12 feet maximum cut on less than 1% of the project site, as shown in the red hatched area on the Concept Plan.
7. Individual retaining wall height up to 15 feet in height is permitted to deal with grade changes and for the construction of the first floor parking garage area.
8. The internal on-site parking spaces may be developed at 9 feet wide and 20 feet deep.
9. The developer will be required to construct 23 parking spaces off-site that meet the Land Development Code in the areas as shown on the Concept Plan along Victory Way and Minneola Avenue. This will be coordinated with the City and will be required to be installed prior to receiving final certificate of occupancy for the project. These spaces will be offered to the public and will not be reserved for project. **[Completed]**
10. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.
11. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
12. The City Council approved two roof signs on May 23, 2023. The signage was limited to the word “Market”. The existing “Market” signage wording will be changed to “Ax-caliber” as shown on Exhibit C. The existing parallelogram and square footage will not be exceeded, nor the location changed. The sign facing West Avenue shall be limited up to 43 inches high and 348 inches long. The sign facing Minneola Avenue shall be limited up to 32 inches high and 276 inches long. Any future sign shall adhere to this size sign and location. The signage wording may be changed for a future tenant as long as the same type and style of individual letters are used. The signs shall not be used as a multi-tenant sign.
13. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. “Substantial construction work” means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the CBD Central Business District Zoning Designation. **[Construction started with the approval of a site plan (SITE2105-0004) on 10/18/2021]**



CITY OF CLERMONT
ORDINANCE NO. 2024-023

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida. Recording fees will be at the expense of the applicant.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-023

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of May, 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
ORDINANCE NO. 2024-023

Exhibit B – Elevations



CITY OF CLERMONT
ORDINANCE NO. 2024-023

Exhibit B – Elevations – Continued



CITY OF CLERMONT
ORDINANCE NO. 2024-023

Exhibit C – Signage

Facing West Ave.

348 in
36.44 in
AX-CALIBER



276 in
28.9 in
AX-CALIBER



Facing Minneola Ave.

LEGAL NOTICE

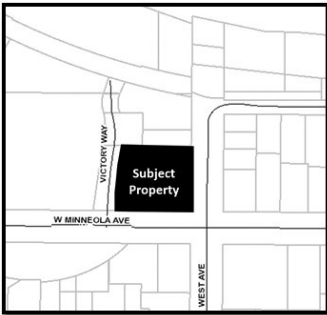
On Tuesday, May 7, 2024 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, May 28, 2024 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2024-023

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

The Market and Victory Village
Improved property northwest of West Ave and Minneola Ave Intersection
Alternate Key 1615194 & 1714061



LEGAL DESCRIPTION

PARCEL 1

ALL OF LOT 3, BLOCK 94, AND THE EAST 93.5 FEET OF LOT 4, BLOCK 94, OFFICIAL MAP OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 93.5 FEET OF LOTS 5 AND 6, BLOCK 94, OFFICIAL MAP OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N89°26'08"W, ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.5 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N89°26'08"W, ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET, THENCE RUN N00°18'15"E, FOR A DISTANCE OF 47.78 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N05°23'45"E, AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N10°29'16"E, FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32"E, ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S00°38'18"W, ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32"E, ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S00°32'34"W, ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5, AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 1.031 ACRES MORE OR LESS.

PROPERTY REZONING

Amendment to Planned Unit Development Ordinance 2021-003

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
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Ordinance No. 2024-024 <i>Intro Nuisance Abatement Board</i>		
Requested Action		
Staff Report		
This request is to create the Nuisance Abatement Board. The Nuisance Abatement Board will be a tool for the City to utilize in the event of a problematic operation of a business. The board will consist of the same seven members as the Code Enforcement Board, and will meet on an as-needed basis. The board will be able to levy fines and apply conditions to properties that have been deemed a nuisance by the Police Department.		
Additional Analysis		
Fiscal Impact Summary		
None		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2024-024 Nuisance Abatement	Ord. 2024-024 Nuisance Abatement.pdf	
2. 2024-24 Business Impact Estimate for Nuisance Abatement (1)	2024-24 Business Impact Estimate for Nuisance Abatement (1).docx	
3. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 1 “GENERAL PROVISIONS”, ARTICLE II “CODE ENFORCEMENT”, DIVISION 1 “GENERALLY”, AMENDING SECTIONS 1-41 “INTENT OF ARTICLE, 1-42 “ALTERNATE CODE ENFORCEMENT SYSTEM” AND 1-43 “SUPPLEMENTAL ENFORCEMENT”, AND CREATING DIVISION 5 “PUBLIC NUISANCE ABATEMENT BOARD” SECTIONS 1-140 THROUGH 1-160 OF THE CITY CODES OF THE CITY OF CLERMONT CREATING A PUBLIC NUISANCE ABATEMENT BOARD; PROVIDING FOR CREATION, COMPOSITION, TERMS OF BOARD MEMBERS AND BOARD OFFICERS; DEFINITIONS; POWERS OF BOARD; INITIATING A COMPLAINT; HEARING; PENALTIES; ENFORCEMENT OF ORDERS; JUDICIAL REVIEW; SUPPLEMENTAL ENFORCEMENT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section 2 of the Florida Constitution and Chapter 166 of the Florida Statutes, the City of Clermont is authorized and required to protect the public health, safety and welfare of its citizens and has the power and authority to enact regulations for valid governmental purposes that are not inconsistent with general or special law;

WHEREAS, the public health, safety and welfare is a legitimate public purpose recognized by the courts of Florida;

WHEREAS, the City of Clermont is authorized by Section 893.138, Florida Statutes, as amended or renumbered to promote, protect, and improve the health, safety, and welfare of the citizens of Clermont to create an administrative board with authority to impose administrative fines and other noncriminal penalties in order to provide an equitable, expeditious, effective, and inexpensive method of enforcing specified ordinances and abating specified nuisances in the City of Clermont; and

WHEREAS, the City Council of the City of Clermont finds and declares that it is in the best interest of the citizens of Clermont and the community to create and authorize an administrative board as authorized by Florida Law and to be known as the Public Nuisance Abatement Board.

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



CITY OF CLERMONT
ORDINANCE NO. 2024-024

SECTION 1:

The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent and findings supporting this Ordinance.

SECTION 2:

Chapter 1, “General Provisions”, Article II, “Code Enforcement”, Division 1, “Generally” of the City Code of the City of Clermont is hereby amended as follows: (note strikethrough indicates removed words and underlined indicates added)

ARTICLE I. CODE ENFORCEMENT AND NUISANCE ABATEMENT
DIVISION 1. GENERALLY

Sec. 1-41. Intent of article.

It is the intent of this article to appoint a municipal code enforcement board with the authority to impose administrative fines and other noncriminal penalties and to establish a citation process to promote, protect, and improve the health, safety, and welfare of the city and to provide an equitable, expeditious, effective, and an inexpensive method of enforcing any of the city's Codes and ordinances in force where a pending or ~~of~~ repeated violation exists or continues to exist. It is the further intent of this article to appoint a public nuisance abatement board with the authority to impose administrative fines and other noncriminal penalties to promote, protect, and improve the health, safety, and welfare of the city and to provide an equitable, expeditious, effective, and an inexpensive method of prohibiting public nuisances on property within the city. This article has been enacted pursuant to the authority of F.S. ch. 162 and F.S. Sec: 893.138, as amended or renumbered.

Sec. 1-42. Alternate code enforcement and nuisance abatement system.

The city hereby adopts an alternate code enforcement and nuisance abatement system which gives the code enforcement board and the public nuisance abatement board appointed by the city council the authority to hold hearings, require remedial measures and assess fines for violations ~~against violators~~ of the city codes and ordinances or failing to prohibit a nuisance.

Sec. 1-43. Supplemental enforcement.

Nothing contained in this article shall prohibit the city from enforcing its codes or prohibiting a nuisance by any other means.



CITY OF CLERMONT
ORDINANCE NO. 2024-024

SECTION 3:

Chapter 1, “General Provisions”, Article II, “Code Enforcement” is hereby amended to create Division 5, “Public Nuisance Abatement Board” of the Code of the City of Clermont, Florida as follows: (note strikethrough indicates removed words and underlined indicates added)

ARTICLE IX. PUBLIC NUISANCE ABATEMENT BOARD

Sec. 1-140. Creation; composition; terms of members; board officers.

(a) There is hereby created, pursuant to F.S. § 893.138 and the City of Clermont’s Municipal Home Rule Powers, a Public Nuisance Abatement Board for the purpose of promoting, protecting, and improving the health, safety and welfare of the residents of the City of Clermont.

(b) The Public Nuisance Abatement Board shall consist of seven (7) regular members who are residents of the City of Clermont and who will serve without pay.

(c) In order to streamline the number and functions of administrative boards in the City of Clermont government, the City of Clermont Code Enforcement Board, as appointed by the Clermont City Council, is designated and authorized to act as the Public Nuisance Abatement Board.

(d) In accordance with paragraph (c) above, the terms of the regular and alternate members of the Public Nuisance Abatement Board shall coincide with the terms of the regular members of the Code Enforcement Board.

(e) The Public Nuisance Abatement Board shall elect its own chairman and vice-chairman and may conduct business with a quorum of four (4) members.

Sec. 1-141. Definitions.

As used in this article:

Board means the Public Nuisance Abatement Board of the City of Clermont.

Board Attorney means legal counsel appointed to represent the Clermont Code Enforcement Board, who shall advise the Board regarding the organization of the board, the conduct of its hearings, and the exercise of its powers. The Board Attorney shall not prosecute cases before the Board and shall not exercise supervision over the Prosecuting Attorney when acting in that capacity.

Controlled substance means any substance named or described in F.S. § 893.03; any substance sold in lieu of a controlled substance in violation of F.S. § 817.563; any imitation controlled



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substance defined in F.S. § 817.564; or any "legend drug" or "prescription drug" as defined in F.S. § 499.003.

Operator means the person operating a place or premises subject to this article. The term includes, but is not limited to, owners, tenants, subtenants, and persons having operational control over the place or premises.

Owner means the owner of the real property upon which the place or premises is located. In cases where the owner and the operator are the same person, the terms "owner" and "operator" are used interchangeably in this article.

Place or premises means real property and its appurtenances and structures thereon as described in the deed or other instrument of conveyance as recorded in the Public Records of Lake County, Florida. The term includes but is not limited to parking lots and other areas open to the general public or to invitees or licensees.

Prosecuting Attorney means the appointed City Attorney, or designee, who shall prosecute cases before the Board.

Public nuisance conduct means the conduct described in section 1-142 (c).

Recurring public nuisance conduct means any single or multiple instance of the conduct described in section 1-142(c) occurring during the effective term of an order entered by the Board.

Respondent means the owner, operator, and any other person against whom a complaint is brought pursuant to this article.

Sec. 1-142. Powers of the board.

The Public Nuisance Abatement Board shall have the power to:

- (a) Adopt rules for the conduct of its hearings and establish procedures;
- (b) Take testimony and receive documentary evidence;
- (c) Hear complaints and declare as a public nuisance any place or premises, that has been used:
 - (1) On more than two (2) occasions within a six-month period, as the site of a violation of F.S. § 796.07;
 - (2) On more than two (2) occasions within a six-month period, as the site of the unlawful sale, delivery, manufacture, or cultivation of any controlled substance;



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(3) On one (1) occasion as the site of the unlawful possession of a controlled substance, where such possession constitutes a felony and that has been previously used on more than one (1) occasion as the site of the unlawful sale, delivery, manufacture, or cultivation of any controlled substance;

(4) By a criminal gang for the purpose of conduction criminal gang activity as defined by F.S. § 874.03;

(5) On more than two (2) occasions within a six-month period, as the site of a violation of F.S. § 812.019, relating to dealing in stolen property; or

(6) On more than two (2) occasions as the site of a violation of F.S. Ch. 499, relating to misbranded drugs or cosmetics;

(7) As a pain-management clinic, as described in F.S. § 458.3265 or § 459.0137, and has been used on more than two (2) occasions within a six-month period as the site of a violation of:

a. F.S. § 784.011, § 784.021, § 784.03, or § 784.05, relating to assault and battery;

b. F.S. § 810.02, relating to burglary;

c. F.S. § 812.014, relating to theft;

d. F.S. § 812.131, relating to robbery by sudden snatching; or

e. F.S. § 893.13, relating to the unlawful distribution of controlled substances;

may be declared to be a public nuisance, and such nuisance may be abated pursuant to the procedures provided in this Article.

(d) Order the abatement of a declared public nuisance upon clear and convincing evidence that said place or premises has been used as set forth in paragraph (c) above;

(e) A public nuisance may be established if the conduct described herein occurs in the adjacent parcel or public right-of-way, and there is a showing by clear and convincing evidence that the incident arose out of or originated from the place or premises; and

(f) Issue orders having the force of law consistent with authority contained herein and in F.S. § 893.138.

Sec. 1-143. Initiating a complaint.



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(a) The Prosecuting Attorney or the Police Department may file a complaint with the Clerk to the Board using information provided by the Police Department or any other appropriate city department.

(1) The complaint shall allege the facts necessary to demonstrate a place or premises is the site of public nuisance conduct.

(2) The complaint shall name the owner and, if appropriate, the operator as respondents. If a place or premises is leased to or under the operational control of more than one (1) person, a failure to name all such persons as respondents shall not prejudice the right of the city to proceed against those persons who, in the judgment of the Prosecuting Attorney, are responsible for the occurrence of public nuisance conduct at the place or premises.

(b) Any employee, officer or resident of the City of Clermont may file a verified complaint with the Clerk to the Board alleging that a place or premises is the site of public nuisance conduct.

(1) The verified complaint filed by an employee, officer or resident of the City, shall be reviewed for legal sufficiency by the Board Attorney. In reviewing a complaint for legal sufficiency, the Board Attorney shall evaluate whether the material allegations of the complaint, if true, would support a finding by the Board that the property is a public nuisance.

(2) If the Board Attorney finds that the verified complaint is legally sufficient, such finding shall be reduced to writing and provided to the Clerk.

(c) Upon the receipt of a complaint from the Prosecuting Attorney, Police Department or the receipt from the Board Attorney that a verified complaint is legally sufficient, the Clerk shall notify the Chairman of the Board who may call a hearing of the Board within sixty (60) days following receipt of the complaint.

(d) The Clerk shall furnish a Notice of Hearing along with a copy of the complaint, to the respondent(s), or in the case where a respondent is a corporation, the registered agent, at the last known address, by one (1) of the following methods:

(1) U.S. mail, certified return receipt requested, or

(2) Personal service not less than three (3) days prior to a scheduled hearing before the Public Nuisance Abatement Board.

(e) The Notice of Hearing shall contain:

(1) The owner's name,

(2) The address of the property where the alleged acts occurred, and



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(3) The date, time and place of the hearing.

Sec. 1-144. Hearing.

(a) The Board shall conduct a public hearing on the complaint, receiving any evidence, including evidence of the general reputation of the place or premises.

(b) All testimony shall be under oath and recorded on audio tape or by other means.

(c) If the case is brought by the Prosecuting Attorney or Police Department, said attorney shall present relevant evidence before the Board on behalf of the city. If the case is brought by an employee, officer or resident of the city, said employee, officer, or resident shall present the evidence before the Board.

(d) The respondent(s) shall have an opportunity to present relevant evidence in his defense.

(e) All parties shall have an opportunity to present relevant evidence and argument on all issues involved, conduct cross examination and submit rebuttal evidence.

(f) The Board may consider any evidence, including, but not limited to, evidence of the general reputation of the place or premises.

(g) Formal rules of evidence shall not apply, but fundamental due process shall govern the proceedings. Irrelevant, immaterial or unduly repetitious evidence or argument shall be excluded but all other evidence of a type commonly relied upon by reasonable prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a trial in the courts of this state. The Board Chairman upon consultation with the Board Attorney shall have the authority to limit and exclude evidence or argument.

(h) (1) In any case brought by the Prosecuting Attorney or the Police Department on behalf of the city, the city shall have the burden of proving the existence of an unlawful public nuisance by competent and substantial evidence sufficient to meet the clear and convincing standard of proof,

(2) In any case brought by an employee, officer or resident of the city, said employee, officer or resident shall have the burden of proving the existence of an unlawful public nuisance by competent and substantial evidence sufficient to meet the clear and convincing standard of proof.

(i) If the respondent(s) have been properly noticed in regard to the hearing before the Board and if any respondent fails to appear, the Board may proceed with a hearing in absentia on the merits of the alleged violation. Any findings or order resulting from such hearing are valid and binding upon the respondents who have been properly noticed in regard to the hearing.



CITY OF CLERMONT
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(j) At the conclusion of the hearing and after considering all evidence presented at such hearing, the Board shall issue findings of fact based upon the evidence presented and made part of the record.

(1) If the Board finds that the allegations of the complaint have not been proved, the Board shall dismiss the complaint.

(2) If the Board finds that a sufficient number of the allegations of the complaint have been proved, the Board may declare the property to be an unlawful public nuisance.

(3) If the Board declares that the property is an unlawful public nuisance, the Board may then consider the appropriate remedy, at the same meeting or at a later regular meeting or special meeting called for such purpose. The Board may, following its consideration of the appropriate remedy, enter an order requiring the owner of such place or premises to adopt such procedure as may be appropriate under the circumstances to abate any such nuisance. In addition to entering an order to stop the nuisance, the Board may enter an order immediately prohibiting:

a. The maintaining of the nuisance;

b. The operating or maintaining of the place or premises, including the closure of the place or premises or any part thereof; or

c. The conduct, operation, or maintenance of any business or activity on the premises which is conducive to such nuisance.

(k) The findings and orders shall be by motion adopted by a majority of those present and voting.

(l) The order shall be reduced to writing, executed by the presiding chair of the Board, and filed with the Clerk. A copy of the executed order shall be mailed or hand delivered to each party within five (5) working days after execution by the presiding chair of the Board.

(m) The Board may retain jurisdiction for one (1) year after the initial or any subsequent order's effective date to modify and/or enforce the order.

Sec. 1-145. Penalties.

(a) The Board may also impose the following penalties and require the following actions when a public nuisance is found to exist on the property or premises:

(1) Fines as authorized in Section 893.138, Florida Statutes;



CITY OF CLERMONT
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- (2) Award reasonable costs, including reasonable attorney fees, associated with investigations of and hearings on public nuisances;
- (3) Require the respondent(s) to screen potential tenants or subtenants through a written rental application form, verify information on the application, conduct a criminal record check on each prospective tenant or subtenant, and/or verify identity of applicant(s) through Florida Drivers License, Florida Identification Card, or other comparable form of identification;
- (4) Require the lease or other written agreement used by the owner provide rules of conduct relating to criminal activity at the place or premises, violation of which shall be grounds for eviction;
- (5) Require the respondent(s) attend meetings of an appropriate neighborhood group or association;
- (6) Require the respondent(s) maintain contact and cooperate with the assigned community police officer in carrying out the provisions of the Board's order; and
- (7) Require any other actions, measures or procedures the Board deems appropriate to abate a nuisance in a particular case; and
- (b) If the Board finds two (2) or more respondents responsible for a public nuisance, those respondents will be jointly and severally responsible for complying with the fines and requirements ordered in paragraph (a) of this section.
- (c) As long as the Board maintains jurisdiction over the property, the Board may reduce or eliminate all fines that have accrued against the property if the Board finds that the owner or the person in charge has taken appropriate corrective steps in good faith to minimize the public nuisance condition or in accordance with the Board's order.

Sec. 1-146. Enforcement of orders.

- (a) Any requirement or action imposed by the Board, other than the imposition of fines or award of costs and fees, shall expire one (1) year after its effective date or at such earlier time as is stated in the order, unless extended by subsequent Order of the Board.
- (b) Any fines imposed or costs and fees awarded by the Board shall continue to be an indebtedness owed to the City of Clermont until satisfied and shall not expire one (1) year after the effective date of the order. Such fines, costs, and fees will become a lien against the property upon the recording of the order as provided in paragraph (c) below.
- (c) Any order issued by the Board declaring a place or premises to be a public nuisance that imposes fines, costs, or attorney's fees under the provisions of this Article shall be recorded with



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the Clerk of Court, and shall become a lien against the real property that is the subject of the order and or any other real or personal property owned by the Respondent in Lake County, Florida.

(d) Unless otherwise specified in the order, fines, costs, or attorney's fees imposed by the Board shall be due and payable upon the date of the order of the Board imposing any and all fines, costs, or attorney's fees. Fines, costs, or attorney's fees may be paid in full without interest during the first thirty (30) calendar days after the date due. Thereafter, interest at the rate established by the Comptroller of the State of Florida pursuant to F.S. §§ 55.03(1) and 687.01, shall accrue upon any unpaid amount of fine(s) and costs.

(e) Any lien recorded against real or personal property may be foreclosed by the city and the owner of such real property shall be liable for all costs, including reasonable attorney fees, associated with the recording of orders and foreclosure. However, no lien created pursuant to the provisions of this section may be foreclosed on real property which is a homestead under Section 4, Article X of the State Constitution.

Sec. 1-147. Judicial review.

An order of the Board shall be subject to judicial review in the manner provided by law.

Sec. 1-148. Supplemental enforcement.

All powers and rights conferred by this article shall be in addition to and supplemental to those conferred by any other general or special laws governing public nuisances and shall be liberally construed to effectuate the purpose of this article.

Sec. 1-149 – 1-150. Reserved

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: CODIFICATION

The text of Sections 2 and 3 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this



CITY OF CLERMONT
ORDINANCE NO. 2024-024

Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 7: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-024

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of May, 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
ORDINANCE NO. 2024-024

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members

FROM:

DATE: April 23, 2024

SUBJECT: Ordinance No. 2024-024 – Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2023-20 is proposed to be adopted by the City on August 8, 2023, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2024-024

The proposed ordinance adds Article IX Public Nuisance Abatement Board to the Land Development Code to provide as follows:

- Creates the seven member board.
- Allows the board to hear complaints and declare as a public nuisance any place or premises..
- The Board may impose the penalties and require actions when a public nuisance is found to exist on the property or premises.

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

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

A direct cost to businesses is the cost of actions required to remedy the nuisance. The proposed ordinance does not specify the type of action or remedy and therefore, each business/operator may have a different requirement. The cost vary depending on the business’ needs to become compliant.

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

A business will not be financially impacted provided they follow the laws and land development code.

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

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

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

The proposed ordinance is expected to impact less than ten (10) businesses.

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

The ordinance is primarily intended to require compliance for property with known nuisances.

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	

Date:	05/08/2024
Order Number:	10164640
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	79.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/14/2024 - 05/14/2024	Govt Public Notices
LEE dailycommercial.com	1	05/14/2024 - 05/14/2024	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	\$126.82
Tax Amount	\$0.00
Service Fee 3.99%	\$5.06
Cash/Check/ACH Discount	-\$5.06
Payment Amount by Cash/Check/ACH	\$126.82
Payment Amount by Credit Card	\$131.88

Order Confirmation Amount	\$126.82
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Ad Preview

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, May 28, 2024 at 6:30 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2024-024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 1 "GENERAL PROVISIONS", ARTICLE II "CODE ENFORCEMENT", DIVISION 1 "GENERALLY", AMENDING SECTIONS 1-41 "INTENT OF ARTICLE, 1-42 "ALTERNATE CODE ENFORCEMENT SYSTEM" AND 1-43 "SUPPLEMENTAL ENFORCEMENT", AND CREATING DIVISION 5 "PUBLIC NUISANCE ABATEMENT BOARD" SECTIONS 1-140 THROUGH 1-160 OF THE CITY CODES OF THE CITY OF CLERMONT CREATING A PUBLIC NUISANCE ABATEMENT BOARD ; PROVIDING FOR CREATION, COMPOSITION, TERMS OF BOARD MEMBERS AND BOARD OFFICERS; DEFINITIONS; POWERS OF BOARD; INITIATING A COMPLAINT; HEARING; PENALTIES; ENFORCEMENT OF ORDERS; JUDICIAL REVIEW; SUPPLEMENTAL ENFORCEMENT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This Ordinance is available for public inspection in the City Clerk's Office, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
May 14, 2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2024		
Agenda Item Name		
Ordinance No. 2024-026 <i>Intro Amendment of Chapter 117</i>		
Requested Action		
Recommend approval of Ordinance 2024-026.		
Staff Report		
Staff is proposing changes to the Land Development Code to allow for electronic messages on monument signs. This proposed ordinance allows for the use of electronic message signage within 25 percent of the permitted sign areas. These message signs will be able to provide various display content on a timed basis. The intent is not to allow flashing lights to create distractions, but to allow expanded content/messages for commercial use. The message displays will be limited to a minimum 10-second display period before switching to the next message. <i>The Planning and Zoning Commission recommended approval, 4-1.</i>		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-026 Chapter 117-23 Changeable Copy Signs (05-03-2024 Final)	2024-026 Chapter 117-23 Changeable Copy Signs (05-03-2024 Final).pdf
2.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-026

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 117-SIGNS, SECTION 117-23 CHANGEABLE COPY SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on May 7, 2024, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 117-23 Changeable Copy Signs, making changes to add and clarify language on changeable copy signs regulations and guidelines; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 117-23 Changeable Copy Signs of the Clermont Code of Ordinances shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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

SECTION 2:

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

Section 117-23. Changeable copy signs.

Changeable copy signs shall be regulated under the following guidelines. This section shall ~~not~~ include manual changeable copy and electronic message boards. ~~electronic message boards and the like, which are prohibited under this chapter.~~ Such signs shall be permitted in the following manner:

- (1) A changeable copy and electronic message boards sign shall not comprise more than 25 percent of the permitted sign area, except as described in this section.
- (2) Motor vehicle service stations and convenience stores with gasoline pumps may utilize up to 50 percent of permitted sign area for changeable prices of gasoline only.

CITY OF CLERMONT
ORDINANCE NO. 2024-026

- (3) Movie theaters and other performance or entertainment facilities may utilize up to 80 percent of permitted sign area for display of names of films, plays or other performances currently showing. Such changeable copy areas shall be included as part of the permitted sign area.
- (4) Changeable copy signs shall be allowed in commercial, prohibited for office, and industrial zoning districts and residential zoning districts may use non-electronic copy signs ~~uses~~ ~~except~~ for changes in tenant listing. An example is a permitted office in the R-3-A zoning district.
- (5) Use of changeable copy signs as part of permitted wall sign area is prohibited, except as described in Subsection (3) of this section.
- (6) Electronic message board signage:
 - a. Freestanding monument signs are permitted with electronic ~~number~~ changeable copy for messages, ~~price section, temperature or time only~~. Flashing lights are explicitly prohibited.
 - b. Time duration. The changeable copy ~~numbers for price time or temperature~~ may change no more than once every ten (10) seconds.
 - c. Brightness or glare shall be controlled to avoid distractions to vehicular traffic, pedestrian, and adjoining properties. Adjustments shall be made upon written request from the City.
 - d. All electronic copy signs shall be installed with an ambient light monitor.
 - e. Dimmer control electronic message copy signs must have an automatic dimmer control that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
 - f. Brightness. No electronic ~~number~~ message sign shall exceed a brightness level of 0.3 foot candles above ambient light conditions, as measured using a foot candle (Lux) meter at a preset distance depending on sign area. The measurement distance shall be calculated with the following formula: The square root of the product of the sign area times 100. Example: $\sqrt{(30 \text{ square feet} \times 100)} = 54 \text{ feet}$.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2024-026

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: RECORDING

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-026

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of May, 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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	

Date:	04/10/2024
Order Number:	10061828
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	2	04/22/2024 - 05/13/2024	Govt Public Notices
LEE dailycommercial.com	2	04/22/2024 - 05/13/2024	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	\$168.44
Tax Amount	\$0.00
Service Fee 3.99%	\$6.72
Cash/Check/ACH Discount	-\$6.72
Payment Amount by Cash/Check/ACH	\$168.44
Payment Amount by Credit Card	\$175.16

Order Confirmation Amount	\$168.44
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Ad Preview

LEGAL NOTICE

The Clermont Planning and Zoning Commission will consider the proposed ordinance to amend the Land Development Codes, Chapter 117 - Signs, at a public meeting on Tuesday, May 7, 2024 at 6:30 P.M. The final enactment of the ordinance will be heard by the City Council on Tuesday, May 28, 2024 at 6:30 P.M.

ORDINANCE NO. 2024-026

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

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Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 22, 2024 and May 13, 2024.
#10061828