



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, August 13, 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.

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| Item No. 1 - Council Meeting Minutes | Consider approval of the July 9 and July 10, 2024, Budget Workshops and the July 23, 2024, Meeting Minutes. |
| Item No. 2 - Contractor Transfer of Liability
<i>Investment Advisory Services</i> | Consider approval of contractor name change from PFM Asset Management, LLC to U.S. Bancorp Asset Management, Inc. |
| Item No. 3 - Resolution No. 2024-029R
<i>Budget Amendment</i> | Consider approval of the resolution to amend the Fiscal Year 2024 budget. |
| Item No. 4 - Resolution No. 2024-030R
<i>Capital Expenditures from Debt Issuance Reimbursement</i> | Consider the declaration of the City's intent to seek reimbursement from tax-exempt obligations for the Fire Station No. 2 Project not to exceed \$15 million. |
| Item No. 5 - Retirement Plan Actuarial Valuation
<i>FMPTF Closed Plan</i> | Consider approval of the Florida Municipal Pension Trust Fund Retirement Plan for General Employees. |
| Item No. 6 - Auditor Selection Committee | Consider appointments to the Auditor Selection Committee |
| Item No. 7 - Grant Submittal Approval
<i>Florida Department of Environmental Protection</i> | Consider the request to submit 4 applications for a Trail-Go Grant. |
| Item No. 8 - Federally Funded Subaward and Grant Agreement
<i>Hurricane Idalia</i> | Consider approval of the revised Subaward and Grant Agreement for DR 4734 - Hurricane Idalia. |

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Item No. 9 - License Agreement
St. Johns River Water Management District

Consider approval of agreement for a Lake Minneola Monitoring Site.

Item No. 10 - Boys and Girls Club of Central Florida Rental Agreement

Consider approval of the Facility Use and License Agreement Renewal of the Arts and Recreation Center.

Item No. 11 - Facility Use and License Agreement
Lake Sumter State College

Consider approval of agreement to allow usage of the Black Box Theater at the Arts and Recreation Center.

Item No. 12 - Veterans Day Event and Road Closure Request

Consider approval of South Lake Florida Base Submarine Veterans Day Event and Parade, with Road Closures on November 11, 2024.

Item No. 13 - Main Street Oddities and Stranger Things Market Road Closure Request

Consider road closure request of 8th Street between W. Minneola and W. Montrose on Saturday, September 14, 2024, from 2pm - 10pm.

Item No. 14 - Main Street Events Revised Road Closure Request

Consider expanding the street closure request of Lake Avenue between Montrose and Minneola for the Harvest Fest on October 19, 2024, from 7:00am to 6:00pm and Hometown Holidays on November 16, 2024, from 7:00am to 10:00pm.

UNFINISHED BUSINESS

Item No. 15 - Ordinance No. 2024-022 *Final ISBA Amendment*

Consider extending the 2010 Interlocal Service Boundary Agreement to September of 2043.

Item No. 16 - Ordinance No. 2024-027 *Final Bongard Estates Annexation*

Consider annexing a vacant 19.68 +/- acre parcel of land located on Hartwood Marsh Road, east of Hancock Road.

Item No. 17 - Ordinance No. 2024-028 *Final Bongard Estates SSCPA*

Consider a Small Scale Comprehensive Plan Amendment from Lake County Urban Low Density to City of Clermont Low Density Residential for vacant property located on Hartwood Marsh Road, east of Hancock Road.

Item No. 18 - Ordinance No. 2024-029 *Final Bongard Estates Rezoning*

Consider request to rezone from Lake County Agriculture to Clermont R-2 Medium Density Residential for vacant property located on Hartwood Marsh Road, east of Hancock Road.

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Item No. 19 - Ordinance No. 2024-033 *Final*
Code Enforcement Amendment

Consider amending Chapter 1, Sec. 1-130 Supplemental Citations process.

NEW BUSINESS

Item No. 20 - Variance Request
Culver's Restaurant

Consider a request to allow for a mural sign to exceed the maximum square feet permitted located at 1431 Johns Lake Road.

Item No. 21 - Resolution No. 2024-023R
300 E. Highway 50 CUP

Consider a Conditional Use Permit to Allow Food Trucks to Operate in the C-2 General Commercial Zoning District.

Item No. 22 - Resolution No. 2024-026R
Live Local Option

Consider approving the Live Local Property Tax Exemption option to "opt-out" of exempting property taxes.

Item No. 23 - Ordinance No. 2024-031 *Intro*
for Transmittal
Old Highway 50 LSCPA

Consider changing the Future Land Use on 123 +/- acres located on Old Highway 50, north of Plaza Collina.

Item No. 24 - Ordinance No. 2024-034 *Intro*
Hooks Street Self-Storage Phase 2 Annexation

Consider the annexation of the 2.29 +/- acre vacant parcel located on Hooks Street, East of US Hwy 27.

Item No. 25 - Ordinance No. 2024-035 *Intro*
Hooks Street Self-Storage Phase 2 SSCPA

Consider a request to change the future land use for 2.29 +/- acres from Lake Regional Commercial to City Commercial for a vacant parcel located on Hooks Street, East of US Hwy 27.

Item No. 26 - Ordinance No. 2024-036 *Intro*
Hooks Street Self-Storage Phase 2 Rezoning

Consider a request to change the zoning for 2.29 +/- acres from Lake County R-6 Urban Residential District to Clermont C-2 General Commercial District for a vacant parcel located on Hooks Street, East of US Hwy 27.

Item No. 27 - Ordinance No. 2024-037 *Intro*
LDC Amendment Chapter 117 Signs

Consider Proposed Land Development Code Changes to the Sign Code to Allow for Murals in the Central Business District.

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-

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religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

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

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

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

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

City of Clermont
MINUTES
CITY COUNCIL BUDGET WORKSHOP
July 9, 2024

CALL TO ORDER

The City Council met in a workshop session on Tuesday, July 9, 2024 in the Clermont City Council Chambers. Mayor Murry called the workshop to order at 4:00 pm with the following Council Members present: Council Members Pines, Gonzalez, Myers and Howard.

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

OPENING COMMENTS

Mayor stated this is a budget workshop and the Council will not vote on any matters. It is for discussion purposes only.

AGENDA ITEMS

1. Closed Litigation Session

Mayor Murry read the following statement:

At this time, the budget workshop will be in recess for the council to conduct a private pending litigation session as requested by the City Attorney and as authorized by section 286.011, Florida Statutes. The session is for the purpose of discussing settlement and expense strategy for pending litigation involving the City and Coastal Investments. The City Council, City Manager Brian Bulthuis and City Attorney Dan Mantzaris will attend the session. A court reporter will be present at the session and a transcript will be available after the conclusion of the litigation. The meeting will last approximately 60 minutes and the budget workshop will resume thereafter at 5:00 p.m.

Mayor Murry recessed the workshop at 4:02 pm. The workshop reconvened at 5:06 pm.

2. Review of Fiscal Year 2023-2024 and Proposed Fiscal Year 2024-2025 Budget Discussion

City Manager Bulthuis stated that the City budget is comprised of multiple funds. City staff is in the process of converting to a new budget software system, OpenGov. This system will allow the public access to information. The current proposed budget for Fiscal Year 2024-2025 is on the city website for the public.

Infrastructure Fund

City Manager Bulthuis reviewed the Infrastructure Fund budget and explained that the funds come from the State from a formula that gives cities a percentage based on the population of the city.

The city had a capitalization limit of \$1,000, anything above that came from the infrastructure fund. The city has changed the limit to \$5,000. City staff has begun moving purchases that previously came out of the infrastructure fund to general fund.

The infrastructure fund needs a defined purpose; staff's suggestion was roads, sidewalks and big projects. There is \$5.5 million in that fund; \$2 million goes to principle and interest for a project done in 2017. There is \$3.5 million in infrastructure funds for whatever Council determines.

City Manager Bulthuis stated that the infrastructure fund would have some capital projects; staff would continue to move those projects to general fund and reserve this fund for streets.

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Information Technology Director Fountain spoke to Council regarding two projects he would like to do in Fiscal Year 2024-2025. The first project is for general equipment used in the data centers. The second project is a new phone system across the city; the current phone system is at end of life.

Police Chief Broadway asked for funds for replacement of police vehicles reaching end of life.

Fire Chief Ezell would like funds for four vehicles and a command/training trailer.

Parks and Recreation Director Forman would like to resurface the Hancock Tennis Courts; install a scoreboard at Lake Felter Park; replace chairs and lights at the Main Stage along with miscellaneous upgrades and repairs at the Arts and Recreation Center.

All of these are capital projects, and asked Council for their preference to move these to general funds or continue to keep them in infrastructure funds. It is acceptable to keep them in this fund but the recommendation is to move these to general fund and keep the infrastructure fund for streets and sidewalks.

City Manager Bulthuis is recommending \$2 million for roads.

Public Services Director Brunson explained that there have only been a total of \$2.8 million allocated in the past six years to roads. The city needs to be preventative with maintenance, not reactive. City's pavement average is 83, which is good. The city needs to do more rejuvenator and micro surfacing.

Public Services staff would develop a program with the \$2 million next year. Allocated funds would go towards rejuvenators and micro surfacing along with designs for reconstructing roads. Staff has evaluated every road in the City and compiled a list of recommendations for repairs.

City Manager Bulthuis said there is \$5.5 million of reserves projected to the infrastructure fund for next year. Council discussed road and sidewalk projects and different funding sources.

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

General Funds

City Manager Bulthuis proposed a \$55 million budget. He recommended keeping the millage rate the same as last year at 5.06 and use some funds from the reserves for a capital purchase. The city currently has \$22 million in reserves. These funds should be for capital projects, not day-to-day operations. The city is proposing \$1 million next fiscal year for a ladder truck and \$2 million the next year for a pumper truck for the Fire department. There are big capital projects in the coming years and Impact Fees will not be able to cover the costs. The rolled back rate we have to advertise is 4.6216. The city would have to cut \$2 million from the proposed budget if Council approved the rolled back rate. In order to keep the millage rate of 5.06 mills, it requires four votes by the City Council. Three votes would be at 4.884 mills. Council will decide on the millage rate and if lowering, will have to make budget cuts.

Discussion ensued regarding property values and ad valorem rates provided to the city from the Property Appraiser. At the next City Council meeting, Council must set a maximum millage rate to advertise. City staff is recommending advertising the millage rate of 5.06 mills.

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City Manager Bulthuis addressed ARPA funds. In 2021, the city received \$19,359,997.00, which were divided into restricted and unrestricted funds. There are specific guidelines on the use of the funds. He provided an explanation of the usage of the funds and the remaining funds.

City Manager Bulthuis provided an overview of Business Tax Receipts. Building Services Director Widican explained the purpose and the inspections triggered when a new business opens. Fire Chief Ezell explained that the Business Tax Receipts trigger the life safety inspections.

Council discussed the revenue Business Tax Receipts generate, lowering the cost, changing renewals to making them renew every other year and different scenarios if the city discontinued them.

Fire Chief Ezell and Building Services Director Widican explained that businesses renewing annually provides staff with the knowledge that businesses are currently operating in the city.

The consensus from Council was to continue with the Business Tax Receipts.

Mayor Murry recessed the workshop at 6:52 pm. The workshop reconvened at 7:07 pm.

City Manager Bulthuis reviewed the City Council budget and invited Council Members to inform him of any needs or wants for next fiscal year.

Council Member Howard requested video recording meetings.

City Manager Bulthuis stated that staff would look into the cost. He explained that if a private entity records, the city is not required to retain the video or meet ADA requirements.

There were no changes to City Council budget.

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

City Clerk Howe presented the City Clerk budget. The department requested funds for a Senior Records Specialist position, furniture and election advertising. Council was in favor of the requests.

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

City Manager Bulthuis presented the City Manager budget with no major changes or requests.

There is a 4 percent pay adjustment budgeted next year for non-union employees. Increases to health insurance and commercial insurance were considered with the proposed budget.

Finance Director Borrer presented the Finance department's budget. There are no requests above operational costs. The Finance department is fully staffed which will decrease the overtime costs that have been seen in the past.

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

City Manager Bulthuis reviewed Legal Services. The budget is for the contractual amount of \$150,000 per year. The City Attorney is contractual and not hourly; this amount includes City Attorney Mantzaris consulting for litigation. Lawsuits are billed separately.

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

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Development Services Director Henschel stated that his department is moving forward with the Comprehensive Plan. The funds for the Comprehensive Plan are split between this coming fiscal year and the next.

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

Information Technology Director Fountain stated that the department has one open position. Equipment costs have increased 20 to 30 percent, which the proposed budget reflects. Fire Station 4 and some of the parks do not have fiber. Fire Station 4 was budgeted last year for fiber, due to complications that it was not completed.

City Manager Bulthuis explained that staff would be coming to Council for direction on placing cameras within the City.

Salary increases in the department were questioned. There have been three positions added in the last two years, which has created the increase.

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

Finance Director Borrer presented the Other General Government budget. This budget handles expenditures that cross over multiple departments.

Discussion ensued regarding advertising for the city from this budget. Each department could take on their own advertising budget, if Council desires.

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

Police Chief Broadway stated that there are currently 92 sworn officers with three current vacancies. They are asking for five additional officers. The national average is 2.3 officers for every 1,000 residents; state average is 2.5 officers for every 1,000 residents. Clermont is currently at 1.94 officers for our population. The impact fee fund includes the equipment for the five officers they are requesting. The proposed budget also includes additional positions for the police department.

City Manager Bulthuis explained that the City is currently in negotiations with Police and Fire unions. He asked for an executive session on Tuesday, July 16, 2024 at 1:00 p.m. to discuss negotiations.

Shane Strickland provided an update on the drone program.

Discussed dispatch fees charged by Lake County Sheriff's Office for their services. Clermont has a dedicated person at dispatch versus other cities who do not.

Capital projects are comprised of bulletproof vests and alternate light source for crime scene processing.

Council Member Howard requested a more detailed breakdown of overtime costs for Police and Fire.

Mayor Murry opened public comments.

Alison Strange, 1120 W. Lakeshore Drive – expressed the need for Council to provide clear direction and prioritize how they make decisions.

Mayor Murry closed public comments.

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City Manager Bulthuis spoke about the 12th Street property that Public Services vacated. There has been discussion about it being a Police/Fire training facility. The cost for the conversion is not budgeted. Council should think about the long-term plan for that property.

Fire Chief Ezell presented the Fire Department budget. Provided an overview of the department and staffing at each station. They are requesting three positions, which includes an additional fire inspector.

Council Member Howard requested a cost benefit analysis with moving to an ISO two or three. In addition, he inquired about the consumer cost for ISO two or three rating. Fire Chief Ezell spoke about the benefits of being an ISO one rating.

Council reviewed the replacement schedule of fire trucks. If Council approves the ladder truck next fiscal year and a pumper truck the year after, they will be current with the schedule. Requesting funds to renovate the new building on Montrose Street, which will come from fire impact fees. Will be going out to bid tomorrow and then will be presented to council for approval.

Additional requests include desks for the new building and software/support.

Mayor Murry opened public comments.

Bryan Bull, President of Firefighters Union - Requested public safety salaries to be a priority.

Mayor Murry closed public comments.

3. Other

No further comments.

CLOSING COMMENTS

The next budget workshop will be tomorrow, Wednesday, July 10, 2024 at 5:00 p.m.

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ADJOURN: With no further comments, this workshop adjourned at 9:39 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
CITY COUNCIL BUDGET WORKSHOP
July 10, 2024

CALL TO ORDER

The City Council met in a workshop session on Wednesday, July 10, 2024 in the Clermont City Council Chambers. Mayor Murry called the workshop to order at 5:09 pm with the following Council Members present: Council Members Pines, Gonzalez, and Myers.

Absent: Council Member Howard.

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

OPENING COMMENTS

Mayor Murry stated that this is the second budget workshop to discuss the Fiscal Year 2024/2025 budget.

Council Member Myers informed staff that in the future she would like more time with the budget prior to the workshops and inquired if there was an after action review of the budget.

Mayor Murry walked through the budget process. If there is a need for another workshop, one can be scheduled.

City Manager Bulthuis explained that by the end of July, Council must set a maximum millage rate to advertise. The budget hearings will be in September.

AGENDA ITEMS

1. Proposed Fiscal Year 2024-2025 Budget Discussion

City Manager Bulthuis inquired if Council would like to review any information from the last budget workshop.

Mayor Murry asked staff to review the loss of revenue if Council chooses the rolled back rate.

Deputy City Manager Davidoff stated that the rolled back rate of 4.6216 would result in a loss of \$2,497,201.00. If Council votes on the millage rate of 4.8846, the loss would be \$999,108.00.

Council Member Pines requested to revisit larger departments to view changes made to the budget prior to presenting to Council.

Council Member Myers requested information regarding the cost of the Fire Department uniforms.

Public Services Director Brunson introduced Deputy Director VanDever who provided an overview of the Public Services department. The department consists of the following divisions – Street Maintenance, Grounds and Park Maintenance, Cemetery Maintenance, Construction, Storm Water, Fleet Maintenance, Facility Maintenance, Administration, Waste Water and Water Treatment, Asset Management, Water Distribution, Construction Inspection and Sanitation.

Public Services Director Brunson provided a breakdown of the funding for the different divisions. The Public Services department receives twelve percent of the General Fund.

City Manager Bulthuis informed Council that the salary for the department has increased due to filling positions.

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Public Services Director Brunson spoke about Contract Services. Inflation has gone up which has increased the budget. The city does not charge Clermont Main Street for Public Services to work events that creates overtime for employees.

Public Services Director Brunson stated Street Maintenance is requesting one vehicle to assist the Police Department.

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

Assistant Director of Public Services Maiworm provided an overview of Grounds Maintenance. They are requesting funds for fencing at Waterfront Park.

City Manager Bulthuis informed Council that all facilities are in one budget line. He suggested separating each facility to its own budget line to determine the cost of each.

Public Services Director Brunson spoke about Fleet Maintenance.

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

Public Services Director Brunson explained Engineering and Inspections.

Assistant Director of Public Services Maiworm moved on to Facilities Maintenance requesting one crew leader position. \$500,000.00 was requested in capital outlay buildings for a variety of projects. The projects include cleaning and repainting the Clermont City Center, refinishing the storage room floors at the Arts and Recreation Center, painting and replacing the carpets at City Hall, replacing an air conditioning unit for one of the server rooms and adding a generator for the SCADA system. That also includes a utility van with a bucket to maintain the decorative lights throughout the city.

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

Deputy City Manager Davidoff presented the Economic Development budget. The funds are for the lobbyist and consultants for Wellness Way. Lake County reimburses half of the cost for Wellness Way consultants.

Human Resources Director Ohlinger presented the Human Resources budget with no significant changes or requests.

Procurement Services Suarez presented his budget. The budget is unchanged other than operational costs.

Mayor Murry recessed the workshop at 6:41 pm. The workshop reconvened at 6:55 pm.

Mayor Murry read an email aloud from Council Member Howard.

Parks and Recreation Director Forman provided an overview of the department. Reviewed the recreation programs within the city and grounds maintenance for all the parks.

City Manager Bulthuis presented the Historic Village budget. The city owns the property and the buildings; there is an agreement with the Clermont Historical Society to operate the village. The city does not provide an operating budget. Attracting people to visit is becoming harder as well as getting individuals to volunteer. As time moves on, the Historic Village will need help or shut down.

City Manager Bulthuis stated that it is Council's decision on the best way to collaborate with the Clermont Historical Society.

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Parks and Recreation Director Forman reviewed events run by the city and outside events where staff assists. Presented the staff at the City Center and the functions they perform.

City Manager Bulthuis spoke about the different events the city puts on. He informed Council that there are events that could move to the Community Redevelopment Agency budget, have Main Street take over some and cut events, if Council chose.

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

City Manager Bulthuis explained to Council that the Arts and Recreation Center and the Clermont Performing Arts Center budgets are separate. The Arts and Recreation Center includes the gym, classrooms, boys and girls club and administration. The Clermont Performing Arts Center is a rental facility and a performing arts center.

Parks and Recreation Director Forman presented the Arts and Recreation Center budget. He reviewed the programs and shows and the revenue generated.

Parks and Recreation Director Forman presented the Clermont Performing Arts Center budget. He spoke about the shows and the revenue generated.

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

City Manager Bulthuis reviewed the Transfer Out budget. This budget includes debt service for the Clermont Performing Arts Center and new debt for Fire Station 2.

City Manager Bulthuis needs a consensus on moving forward with Fire Station 2. There are no funds currently budgeted for this, there would need to be a loan for \$900,000.00 for the next fifteen years. The consensus from Council was to move forward.

That concludes the General Fund. Council may move forward with the 5.06 or a lower millage rate. There are cuts that would need consideration if choosing a lower millage rate.

City Manager Bulthuis presented the different millage rates and reviewed the effect on the next few years.

Building Services Director Widican presented the department budget. This departments funding is from building permits and operates on its own revenue. .

The department is requesting funds to replace the current cubicles that are twenty years old and a new software system for permitting.

Mayor Murry recessed the workshop at 8:49 pm. The workshop reconvened at 9:00 pm.

City Manager Bulthuis moved on to the Cemetery Fund. There were two properties purchased to expand the cemetery. The requests this year is funding to get the new properties cleared, platted, and order two columbarium.

City Manager Bulthuis reviewed the Sanitation budget. Staff is not recommending a price change this year.

Discussion ensued on the solid waste and recycling disposal fees. Staff presented the question of whether to discontinue recycling to Council. City Manager Bulthuis recommended watching the rates for the next year and then revisit the topic.

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Public Services Director Brunson presented the Stormwater budget. The revenue for this fund comes from Stormwater tax.

The fund brings in \$2.1 million annually and \$400,000.00 a year goes to debt service for Victory Pointe. The debt service is something that could move to the Community Redevelopment Agency budget since it benefits the downtown area.

Mayor Murry inquired if the Community Redevelopment Agency could afford to take on that debt. City Manager Bulthuis stated that they could; Council to review the budget and determine which expenditures to fund.

Assistant Director of Utilities Griffin presented the Water Fund. This department covers eight active wells and four water treatment plants. Discussion ensued regarding water usage and expansions.

Fire Chief Ezell responded to Council Member Myers inquiry regarding uniforms. He clarified that there are multiple vendors.

Assistant Chief of Administration Casler informed Council that they assessed five vendors and the vendor they chose gave the city a contracted price that includes a 42 percent discount.

Mayor Murry opened public comments.

Bryan Bain, Nautica Mile Drive – stated the improvement in transparency allows the public to be informed.

Mayor Murry closed public comments.

City Manager Bulthuis stated that the millage not to exceed would be at the next Council Meeting. Staff will be recommending 5.06 mills.

Mayor Murry stated that he does not want to exceed a millage rate of 5.06.

2. Other

No further comments.

CLOSING COMMENTS

City Manager Bulthuis informed Council that he needed direction for the workshop scheduled next Tuesday, August 16. The consensus from Council was to cancel the workshop.

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July 10, 2024

ADJOURN: With no further comments, this workshop adjourned at 10:04 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 23, 2024

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, July 23, 2024 at 6:40pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:40pm with the following Council Members present: Council Members Gonzalez, Howard, and Pines.

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

Absent: Council Member Myers

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Sean Cort of Freedom Perspective Ministries gave the invocation followed by the Pledge of Allegiance.

PROCLAMATION

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

PUBLIC COMMENTS

Paula Hoisington, 564 E Desoto Street – expressed concern regarding unkempt property on Desoto Street and transparency of the bid process.

Mayor Murry addressed the property on Desoto Street and involved City Attorney Mantzaris on the actions the City can take.

City Attorney Mantzaris explained that Code Enforcement could find a property in reoccurring violations. The city has an abatement process where they serve the owner and they have fifteen days to correct the issue or the city can go on the property to correct it. Ongoing construction sites are more of a nuance but that does not mean the code does not apply. Staff will look at this property.

City Manager Bulthuis addressed the transparency of the city's bid process. The city website shows everything going out for bid. Contractors can sign up for notification of bids. The bid results are in every agenda packet, which is also on the website.

Kim Grogan, Flo Dash events – thanks to city staff and police for assistance with the Freedom 5K.

Amalie Skorman, Flo Dash events – thanked Parks and Recreation staff for the Freedom 5K.

Susan Boyton, expressed concern regarding rumors of the Clermont Arts and Recreation Center closing.

Charlene Forth, 939 W. Desoto Street – expressed concern regarding rumors of the Clermont Arts and Recreation Center closing.

Pat Woodhouse, 2010 Sunset Lane - thanked the city for putting a stop sign at The Crescent. Requested assistance with 1919 Sunset Lane.

Julia D'Arts, I am a Safe Space - expressed concern regarding rumors of the Clermont Arts and Recreation Center closing.

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Ping Giancatarino, 2576 Squaw Creek – expressed concern regarding rumors of the Clermont Arts and Recreation Center closing.

Sol Lephribe, 10611 Reagans Run Drive – expressed concern regarding rumors of the Clermont Arts and Recreation Center closing.

Mayor Murry addressed the closing of the Arts and Recreation Center and acknowledged a post on social media. Council will not be taking action on the Arts and Recreation Center. In the event of a discussion, public notification will follow.

AGENDA CHANGES

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

Item No. 10 – Resolution No. 2024-013R, *The River Church CUP*

City Manager Bulthuis informed the Council this item has been withdrawn.

Item No. 11 – Resolution No. 2023-026R, *Hancock Apartments CUP*

City Manager Bulthuis informed the Council this item has been withdrawn.

Item No. 12 – Variance Request, *2490 Holly Berry Circle*

City Manager Bulthuis informed the Council this is a request to table the item to August 27, 2024.

Council Member Pines moved to table item 12, Variance Request, 2490 Holly Berry Circle to August 27, 2024; seconded by Council Member Gonzalez. Passed unanimously 4-0 with all members present voicing aye.

Item No. 13 – Variance Request, 160 E. Lakeshore Drive

City Manager Bulthuis informed the Council that the applicant requested to table this item, as they were not available to attend tonight. Staff is recommending hearing the item, if Council is not in agreement with the variance they can table at that time.

Item No. 16 – Resolution No. 2024-021R, *US Highway 27 Self-Storage & Car Wash CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A RESIDENTIAL STORAGE WAREHOUSE GREATER THAN 20,000 SQUARE FEET OF FLOOR SPACE AND A CAR WASH IN THE C-2 GENERAL COMMERCIAL 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 August 27, 2024.

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Council Member Pines moved to table item 16, Resolution No. 2024-021R, US Hwy 27 Self-Storage & Car Wash CUP to August 27, 2024; seconded by Council Member Gonzalez. Passed unanimously 4-0 with all members present voicing aye.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis –

- There is a budget workshop scheduled for Thursday, July 25. Council Member Myers will not be available to attend. He asked whether the Council would like to move forward with the workshop and have Council Member Myers phone in or reschedule the workshop.

The consensus from Council was to proceed with the scheduled workshop.

CITY ATTORNEY REPORT

City Attorney Mantzaris –

- Provided an update on the Live Local Act. Two years ago legislature passed the Live Local Act, which limited and restricted the local government's ability to address certain projects designed to promote affordable housing. The state continues to move forward with further restrictions. The Attorney General issued an opinion that expanded the definition of projects that would qualify for the Live Local status.

Lake County has opted out of the tax provision that is available for certain Live Local projects. There will be a resolution on the next agenda in reference to the Live Local Act to opt-out of the tax break provision. This would opt-out of the tax breaks that these projects can receive. This would be a resolution that would need approval every year moving forward.

City Manager Bulthuis provided Council with examples of Live Local projects.

CITY COUNCIL REPORT

Council Member Gonzalez –No report.

Council Member Howard – No report.

Council Member Pines – No report.

Mayor Murry –

- Mayor's luncheon on August 6 at Miller's Ale House at 12pm.

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 June 25, 2024, City Council meeting minutes.

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| Item No. 2 – American Rescue Plan Act Funding

<i>Restricted Funds Spending Authorization</i> | Consider obligating the remaining ARPA funds towards the Wastewater Treatment Plant expansion project. |
| Item No. 3 – Bid Award

<i>Fire Department Vehicles</i> | Consider awarding bid to Mullinax Ford of Central Florida, Inc. to purchase two (2) Ford Expeditions in the budgeted amount of \$111,653. |
| Item No. 4 – Bid Award

<i>Lake Winona Drainage Improvements</i> | Consider awarding bid to DB Civil Construction, LLC. to provide improvements to Lake Winona Basin 12A for the budgeted lump sum amount of \$378,920. |
| Item No. 5 – Bid Award

<i>Vegetative Debris Removal</i> | Consider awarding a term contract to CTC Disaster Response, Inc., DRC Emergency Services, LLC., and TFR Enterprises, Inc., to provide emergency removal services. |
| Item No. 6 – Contractor Transfer of Liability

<i>Disaster Debris Monitoring Services</i> | Consider approval of contractor transfer of liability from Witt O'Brien, LLC. to Goodwyn Mills Cawood, LLC. |
| Item No. 7 – Approve Ranking Results

<i>Fire Station 2</i> | Consider ranking results from the evaluation committee to provide pre-construction services. |
| Item No. 8 – Task Work Order and Budget Amendment

<i>Traffic Engineering</i> | Consider Task Order approval with Kittelson & Associates, Inc., for the Transportation Element of the Comprehensive Plan and a budget amendment in the amount of \$77,000. |
| Item No. 9 – Right of Way and Road Transfer Agreement

<i>North Bradshaw Road</i> | Consider approving a Road Transfer Agreement with Lake County and a Right of Way Use Agreement with the property owner. |

Council Member Howard pulled Consent Agenda Item No. 3 for further discussion.

Council Member Gonzalez moved to approve Consent Agenda Items 1-6 and 8-9 as presented; seconded by Council Member Howard. Passed unanimously 4-0 with all members present voicing aye.

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Item No. 7 – Approve Ranking Results, Fire Station 2

Council Member Howard stated that he is not in support of the project. He does not like the location and will not vote to spend money on a project he does not support.

City Manager Bulthuis explained that the city purchased property to build and replace Fire Station 2. Staff recommended doing a Construction Manager at Risk for the project instead of going out to bid. There were several contractors interviewed and on the agenda tonight are the ranking results from staff.

Following agreement on a negotiated guaranteed maximum price, staff will bring forth an agenda item for City Council approval.

Fire Chief Ezell explained the staff process which included bids and in person interviews.

Council Member Pines moved to approve Consent Agenda Item 7 as presented; seconded by Council Member Gonzalez. Passed 3-1 with Council Member Howard opposing.

UNFINISHED BUSINESS

Item No. 10 - This item was withdrawn.

Item No. 11 - This item was withdrawn.

Item No. 12 – This item was addressed earlier in the meeting and tabled to August 27, 2024.

Item No. 13 – Variance Request, 160 E. Lakeshore Drive

Development Services Director Henschel presented the item that was previously tabled from the June 11, 2024, City Council meeting in order to give the applicant time to redesign the driveway based upon City Council Member's comments. The applicant has revised the driveway configuration to lessen the encroachment of the side yard setback. The applicant requires the 20 feet in front of the gate to allow vehicle and trailer movement for access to the gate. The applicant has created a green space of five feet along the remaining length of the driveway to Lakeshore Drive. The updated design reflects the council's intent, as staff understands it from the council's suggestion and direction.

City Manager Bulthuis stated that the applicant is not present. If council has concerns, he suggested tabling the item.

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

Council Member Gonzalez moved to approve Variance Request, 160 E. Lakeshore Drive; seconded by Council Member Pines. Passed unanimously 4-0 with all members present voicing aye.

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Item No. 14 – Ordinance No. 2024-018, *First Baptist Church SSCPA Intro*

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Pines moved to introduce 2024-018, Community Baptist Church SSCPA; seconded by Council Member Gonzalez. Passed unanimously 4-0 with all members present voicing aye.

Item No. 15 - Ordinance No. 2024-019, *First Baptist Church Rezoning Intro*

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

City Clerk Howe read the title aloud.

Council Member Pines moved to introduce 2024-019, Community Baptist Church Rezoning; seconded by Council Member Gonzalez. Passed unanimously 4-0 with all members present voicing aye.

NEW BUSINESS

Item No. 16 – This item was addressed earlier in the meeting and tabled to August 27, 2024.

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Item No. 17 – Resolution No. 2024-022R, *Potter's Academy CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PRIVATE SCHOOL IN THE R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Development Services Director Henschel presented the item. The applicant is requesting a conditional use permit to allow for a private school in the R-2 Medium Density Residential zoning district. The Land Development Code, Section 125-193, requires an amendment to the existing Conditional Use Permit to allow for a private school use at the facility. The subject property is located at 100 Minnehaha Avenue. The school operation will be located in the existing first floor classrooms of the church building. The Potter's Academy is a brand new micro-school for high school students with disabilities. The Brookside Church, which currently operates under Conditional Use Permit. The private school maximum enrollment shall not exceed fifteen students for the academy. The age range will be from 8th through 12th grade. The school operation is specifically for students with intellectual and developmental disabilities. The applicant indicates the mission of the academy is to provide a learning process unique to each student's abilities through self-learning and career preparatory experiences.

The applicant has indicated that the school will operate similar to the traditional public school calendar and hours of operation, closed on the weekends and observed holidays and breaks. The students will be transported by their parents and utilize the existing church driveway that wraps around the building and is long enough to accommodate the anticipated vehicle stacking during drop-off and pickup times. The school hours of operation will be from 8:15 am to 3:15 pm. The academy will operate on a calendar, which is consistent with the Lake County Public Schools, with an after-school option available until 6 pm. The applicant will be required to obtain all local, state, and federal permits relating to the private school. Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit. The Planning and Zoning Commission recommended approval 4-0.

The applicant, Ashley Plate came before Council and elaborated on the school's purpose and the opportunities it provides to local teenagers.

Mayor Murry opened the public hearing.

Lavonte Rogers, 667 W. Osceola Street – supports the school.

Mayor Murry closed the public hearing.

Council Member Howard inquired about setting precedent for other projects.

City Attorney Mantzaris explained that a Conditional Use Permit is for a specific piece of property. To set a precedence it would have to be an identical situation.

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Council Member Howard moved to approve Resolution No. 2024-022R, Potter's Academy CUP; seconded by Council Member Pines. Passed unanimously 4-0 with all members present voicing aye.

Item No. 18 – Resolution No. 2024-018R, *Clermont West South Phase 2 CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR TWO HOTELS TO OCCUPY MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE, TO ALLOW SHARED PARKING, AND TO ALLOW A RESIDENTIAL STORAGE WAREHOUSE GREATER THAN 20,000 SQUARE FEET IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT. IN ADDITION, THE APPLICANT IS REQUESTING THE FOLLOWING SPECIAL CONDITIONS TO BE INCLUDED IN THE CONDITIONAL USE PERMIT: (1) TO ALLOW ZERO (0) FOOT INTERNAL LANDSCAPE BUFFERS BETWEEN INTERNAL LOT LINES, (2) TO ALLOW A MAXIMUM GRADING WITHIN THE PERIMETER LANDSCAPE BUFFERS UP TO 25% SLOPE, (3) TO ALLOW A FRONT YARD SETBACK OF 10 FEET FOR HOTEL PARCELS (FACING SR 50), (4) TO ALLOW SIDE YARD SETBACKS OF 10 FEET FOR INTERNAL LOT LINES, (5) TO ALLOW MAXIMUM BUILDING HEIGHT UP TO 65 FEET, AND (6) TO ALLOW MORE THAN 10 PARKING SPACES, BUT NO MORE THAN 12 SPACES WITHOUT A LANDSCAPE ISLAND; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Development Services Planner Kruse presented the item. The applicant, Clermont West Investors, LLC, is requesting to develop the southern portion of a C-2 General Commercial zoned parcel fronting on Hooks Street, located south of Portillo's, between Dick's Sporting Goods and Ford of Clermont. The property is approximately 10 acres in size.

The applicant is proposing two hotels in the interior portion of the property, up to five-stories in height, with a maximum square footage of 70,000 square feet each. The southernmost portion of the property will consist of a three-story, 115,000 square foot residential storage warehouse and a 12,500 square foot daycare facility or other commercial use. Access to the site will be from the existing driveway access point on Hooks Street, serving the Ford of Clermont and phase 1 of this development. In addition, the site will be accessed from the existing SR 50 entrance and the Sandy Grove access point to the east. The secondary access point on Hooks Street towards the stormwater pond granted by Lake County with specific requirements. If the Conditional Use Permit is approved, Section 2, Item 18 will have to be modified to remove the first two sentences.

The two hotels will include up to 250 rooms collectively with no documented amenities. The parking between the hotels will be shared. The required parking for the combined hotel sites is 260 spaces. The applicant has indicated 254 standard spaces and 10 handicap spaces have been designated for the hotel use. The proposed daycare is required to have 50 parking spaces. The applicant has indicated 42 spaces will be adjacent to the daycare building with shared parking available at the self-storage facility or hotel area. While

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the applicant has provided the minimum overall parking, staff is concerned with providing safe, accessible parking near each use and pedestrian movement between the uses.

The applicant has requested five special conditions to the Land Development Code as part of this project and to be included within the Conditional Use Permit. One special condition requested prior to the Planning and Zoning Commission was removed. The applicant is requesting the following special conditions to be included: (1) to allow zero (0) foot internal landscape buffers between internal lot lines; (2) to allow a maximum grading within the perimeter landscape buffers up to 25 percent slope; (3) to allow a front yard setback of 10 feet for hotel parcels (facing State Road 50); (4) to allow maximum building height up to 65 feet; and (5) to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island. The northern portion of the site that has already developed has received variances for 25 percent grade within the landscape buffer and 10 foot front yard setback from the FDOT pond at SR 50. The permission to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island is something that can be considered in designing a site with several hundred parking spaces.

With the massing and height of the hotel buildings and self-storage warehouse, staff is unsupportive of not having any landscape buffers within the project between internal lot lines. The landscaping will break up the impervious area and large areas of pavement and provide some softening of the hardscape of the buildings. The requested maximum building height of 65 feet is also difficult to justify since the elevation for the hotel has been a 4-story elevation and the applicant recently submitted a 5-story elevation for review. A review of the buildings in the area indicate that the existing buildings are well under the 55-foot maximum allowed by the C-2 General Commercial zoning designation.

Staff has reviewed the CUP application in accordance to Sec. 101-212 of the Land Development Code. While the project does not appear to be in conflict with the Comprehensive Plan with the conceptual site plan, it does appear that the intensity and character of the development is not in conformance with the City's Land Development Code. The applicant is requesting five special conditions to be considered, in which majority of these conditions are based upon intensity related items in the development plan in order to request the proposal. A less intense development proposal would alleviate the necessity for some of the requested special conditions. Staff recommends denial of Resolution 2024-018R. The Planning and Zoning Commission recommended denial 4-0.

Cory Sitler, Kimley-Horn was present on behalf of the applicant. A PowerPoint presentation highlighted access points, greenery and sidewalks throughout phase one and two. He addressed issues presented at the Planning and Zoning Commission meeting. This parcel was previously for mining and is lower than the surrounding properties. The applicant is requesting 65 foot height for one of the hotels due to the lower area.

Mayor Murry opened the public hearing.

Bryan Bain, Nautica Mile Drive – Improved from the presentation to the Planning and Zoning Commission. Good concept except for the daycare.

Mayor Murry closed the public hearing.

Council Member Howard expressed concern with building height and grade. He is not in support of the project for those reasons.

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Discussion ensued on the building that would need to be 65 feet. That building would be the closest to Dick's Sporting Goods and with the lower grade, it would not look out of place.

Council Member Gonzalez questioned the use of the fourth commercial property.

The market requested the plan for the site. Hotel developers reached out and then multiple self-storage groups reached out. Three different daycare groups have requested the fourth commercial property on the site. There is a possibility of revisiting the daycare; it could be medical offices or another commercial use.

City Manager Bulthuis inquired about reducing the project to the hotels and storage unit. From an engineering perspective, removing square footage and redesigning the site would change the parking demand.

Mayor Murry had concerns with grading and height. There are too many buildings on one site; the prospect of a daycare on the site is not right for that area.

Mr. Sitler explained that the grading they are requesting is the same that they were granted for phase one. This phase is consistent with the first phase.

City Manager Bulthuis stated that Council does want the property developed and questioned if the applicant wants a vote tonight or if they would like to table the item to redesign.

City Attorney Mantzaris informed the applicant that if there is a vote tonight and they deny the project without prejudice, they could return within three months. If Council denies with prejudice they cannot return for a full year.

Council discussed the project and agreed that the issues are the height and grade along with the daycare.

The applicant requested to table the item to August 27, 2024.

Council Member Gonzalez moved to table Resolution No. 2024-018R, Clermont West South Phase 2 CUP to August 27, 2024; seconded by Council Member Howard. Passed unanimously 4-0 with all members present voicing aye.

Item No. 19 – Fiscal Year 2025 Proposed Ad Valorem Millage Rate

City Manager Bulthuis stated that Council must approve a maximum millage rate to advertise. Staff is recommending 5.06 mills, which is the current millage rate. The final millage rate may be lower than the proposed millage rate, but it may not be higher.

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

Council Member Pines moved to approve proposed Ad Valorem millage at 5.06; seconded by Council Member Gonzalez. Passed unanimously 4-0 with all members present voicing aye.

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Item No. 20 – Ordinance No. 2024-027, *Bongard Estates Annexation Intro*

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Gonzalez moved to introduce 2024-027, Bongard Estates Annexation; seconded by Council Member Howard. Passed unanimously 4-0 with all members present voicing aye.

Item No. 21 – Ordinance No. 2024-028, *Bongard Estates SSCPA Intro*

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Gonzalez moved to introduce 2024-028, Bongard Estates SSCPA; seconded by Council Member Howard. Passed unanimously 4-0 with all members present voicing aye.

Item No. 22 – Ordinance No. 2024-029, *Bongard Estates Rezoning Intro*

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

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City Clerk Howe read the title aloud.

Council Member Gonzalez moved to introduce 2024-029, Bongard Estates Rezoning; seconded by Council Member Howard. Passed unanimously 4-0 with all members present voicing aye.

Item No. 23 – Ordinance No. 2024-033, *Code Enforcement Amendment Intro*

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 1 “GENERAL PROVISIONS”, ARTICLE II “CODE ENFORCEMENT”, DIVISION 4 “SUPPLEMENTAL CITATIONS”, SECTION 1-130 “APPLICABLE CODES AND ORDINANCES”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Gonzalez moved to introduce 2024-033, Code Enforcement Amendment; seconded by Council Member Howard. Passed unanimously 4-0 with all members present voicing aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:45pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Contractor Transfer of Liability <i>Investment Advisory Services</i>		
Requested Action		
Requesting approval of contractor name change from PFM Asset Management, LLC to U.S. Bancorp Asset Management, Inc.		
Staff Report		
On April 12, 2022, the City Council approved piggybacking the Broward County School Board's Investment Advisory Services contract. The contractor provides investment advisory services to the Finance Department, including management of a medium-term investment portfolio as described in the Broward County School Board Contract Number RFP-FY21-209. It is recommended that the City Council approve a consent of assignment to agreement number 2022-029 from PFM Asset Management, LLC. (hereinafter referred to as "PFMAM") to U.S. Bancorp Asset Management, Inc. (hereinafter referred to as "USBAM"). The company PFMAM, a supplier under contract for investment advisory services, was acquired by USBAM. The company providing current services is now under the name of USBAM and acquired PFMAM contractual responsibilities. USBAM is bound to and agrees to the price, terms, and conditions outlined in the original agreement. The current agreement expires on December 31, 2026, unless terminated or renewed by the Broward County School Board.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. One RIA Positive Consent Letter_FINAL(AR)	One RIA Positive Consent Letter_FINAL(AR).pdf	

**POSITIVE CONSENT LETTER
VIA EMAIL**

Re: Consolidation of PFM Asset Management LLC (PFMAM) Accounts Under its Parent, U.S. Bancorp Asset Management, Inc. (USBAM)

Dear Client:

Following the acquisition of PFMAM by USBAM in 2021, PFMAM and USBAM began working with its U.S. Bank National Association (U.S. Bank) affiliates to evaluate the optimal and most efficient ways to integrate PFMAM's business into U.S. Bank to serve PFMAM clients. In connection with that ongoing effort, a decision has been made to consolidate PFMAM's investment advisory and arbitrage rebate consulting accounts under its parent company, USBAM, through a corporate reorganization (the Consolidation).

From December 7, 2021 to present, PFMAM has been operating as a wholly-owned subsidiary of USBAM. USBAM and PFMAM are separate legal entities and maintain separate registrations as investment advisers with the U.S. Securities and Exchange Commission (SEC). Moving forward upon the consolidation, USBAM and PFMAM will become a single legal entity and a single SEC-registered investment adviser. The PFMAM entity will be dissolved and its registration with the SEC will be withdrawn. USBAM will be the continuing legal entity and registered investment adviser that will serve PFMAM clients following the Consolidation. USBAM will service PFMAM's public sector and related clients under the PFMAM brand name, operating as a division of USBAM. USBAM's current Form ADV Part 2A has been included in this communication for your reference.

PFMAM and USBAM believe that the Consolidation will allow for better collaboration between expanded teams of investment professionals and resources, enhanced risk management and governance under consolidated compliance, risk and legal resources, increased capacity to invest in technology resources and to offer additional products and services to meet client needs. Under USBAM, PFMAM's commitment to client service and education will remain unchanged. Furthermore, PFMAM does not anticipate that there will be any changes to your investment team, relationship team, or client service team in connection with the Consolidation.

Because PFMAM will become a part of USBAM, its current controlling parent company, the Consolidation will not involve an actual change in control of PFMAM. Although the Consolidation will not involve a change of control or an "assignment" of your agreement with PFMAM, inclusive of any investment management and advisory agreement and/or arbitrage rebate consulting agreement (collectively, your "Agreement"), we nevertheless are providing you with this notice of the Consolidation and seeking your written consent to the transfer of your Agreement to USBAM.

PFMAM expects the Consolidation to be effective in the fourth quarter of 2024 and will provide notice of the effective date of the Consolidation to you fourteen (14) days in advance. Please note that, prior to the Consolidation, PFMAM will continue to manage your account in the same manner as before and your Agreement will continue under the same terms and conditions. Subject to your consent, upon the Consolidation becoming effective, your Agreement will be transferred to USBAM. Your account will continue to be managed in accordance with the terms of your Agreement.

Please review and return the consent form below to your relationship manager within sixty (60) calendar days after the date of this letter. If you indicate in the form below that you do not consent to the transfer of your Agreement, your Agreement will be terminated pursuant to the terms of your Agreement with PFMAM.

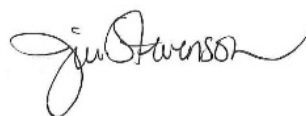
If you have an Agreement that is a certificate of deposit investment program agreement (CDIA), your CDIA will not be assigned to USBAM. Upon Consolidation, your CDIA will be terminated pursuant to the terms of the CDIA. If you wish to participate in a certificate of deposit investment program offered by USBAM after the Consolidation, you will be required to sign a new agreement with USBAM.

We look forward to USBAM continuing to serve your investment needs for many years to come.

Very truly yours,

A handwritten signature in cursive script, reading "John Molloy".

John Molloy
Chief Administrative Officer
PFM Asset Management LLC

A handwritten signature in cursive script, reading "Jill Stevenson".

Jill Stevenson
Head of Operations, Fund Treasurer
U.S. Bancorp Asset Management, Inc.

CONSENT FORM

The undersigned Client has read the accompanying letter from PFM Asset Management LLC (the Adviser), which describes the consolidation of the Adviser's investment advisory and arbitrage rebate consulting accounts under its parent, U.S. Bancorp Asset Management, Inc. (the Consolidation), whereby Client will become a client of U.S. Bancorp Asset Management, Inc., and the Adviser will be dissolved. As noted in the letter, the Consolidation will involve a transfer of the undersigned's agreement(s), inclusive of any investment management and advisory agreement(s) and arbitrage rebate consulting agreement(s) with the Adviser (the Agreement) to the Adviser's parent organization. Although this transfer does not constitute an "assignment" of your Agreement, the Adviser is seeking your written consent.

Client should complete this Consent Form by filling in the information below, and indicating whether Client either consents or does not consent to such transfer of the Agreement in connection with the Consolidation (as described in the enclosed letter). In particular, the undersigned acknowledges that (i) it has had the opportunity to ask questions of, and to request additional information from, the Adviser concerning the Consolidation, and (ii) to the extent the undersigned believes necessary, has discussed this Consent Form with the undersigned's professional advisors (including legal and tax advisors). In the case of a Client with multiple Agreements, subsidiaries or sources of funds for which the Client is the authorized representative, the term Agreement shall, for the avoidance of doubt, apply to all Agreements with the Adviser inclusive of all the underlying accounts, subsidiaries or sources of funds allocated to the Adviser.

The undersigned hereby:

☐ **consents to the transfer.**

☐ **does not consent to the transfer.**

Client Entity or Account Name: _____

Signature(s) of Authorized Representative: _____

Name(s) of Authorized Representative: _____

Title(s) of Authorized Representative: _____

Date: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 13, 2024			
Agenda Item Name			
Resolution No. 2024-029R <i>Budget Amendment</i>			
Requested Action			
Request approval of Resolution 2024-029R to amend the Fiscal Year 2024 Budget.			
Staff Report			
Resolution 2024-029R is proposed to amend the Fiscal Year End 2024 Budget. This resolution formally amends the budget for Council actions during the third quarter of the fiscal year (April – June) along with subsequent requested department updates. For the funds included, the amendment reflects an increase in budget revenues of \$21,715,741 and a decrease in expenditures of \$1,728,278. The primary factors for the changes are: 1. Bond issuance for the Waste Water Treatment Plant project. 2. Decrease in expected collection of commercial impact fees. 3. Increase in intergovernmental revenues due to the receipt of grant funds related to the WWTP project. 4. Decrease in capital outlay for projects unable to be completed this fiscal year and moved to the proposed budget for FY 2025. 5. Corresponding changes to interfund transfers as a result of the changes in capital outlay.			
Additional Analysis			
Fiscal Impact Summary			
	<u>Current Budget</u>	<u>Proposed Amendments</u>	<u>Ending Budget</u>
Total Revenues	\$122,764,225	\$21,715,741	\$144,479,966
Total Expenses	\$140,403,184	\$(1,728,278)	\$138,674,906
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. 2024-029R - Budget Amendment (08.08.2024 x2) 2024-029R - Budget Amendment (08.08.2024 x2).pdf			



**CITY OF CLERMONT
RESOLUTION NO 2024-029R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2023-2024**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments being more particularly described in Exhibit "A" attached hereto and made a part hereof, are necessary for the Fiscal Year October 1, 2023 to September 30, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2023-2024 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of August, 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
RESOLUTION NO 2024-029R

Exhibit "A"

REVENUES

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
100 - GENERAL FUND			
INTERGOVERNMENTAL REVENUES	6,686,040	74,000	6,760,040
GENERAL FUND Total		74,000	
110 - BUILDING SERVICES FUND			
LICENSES, PERMITS & FEES	1,810,000	350,000	2,160,000
BUILDING SERVICES FUND Total		350,000	
120 - INFRASTRUCTURE FUND			
OTHER TAXES	5,200,000	300,000	5,500,000
INFRASTRUCTURE FUND Total		300,000	
130 - CEMETERY FUND			
MISCELLANEOUS REVENUES	179,000	25,000	204,000
CEMETERY FUND Total		25,000	
140 - REC IMPACT FEE FUND			
LICENSES, PERMITS & FEES	4,628,816	(2,228,816)	2,400,000
MISCELLANEOUS REVENUES	48,000	50,000	98,000
REC IMPACT FEE FUND Total		(2,178,816)	



**CITY OF CLERMONT
RESOLUTION NO 2024-029R**

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
150 - POLICE IMPACT FEE FUND			
LICENSES, PERMITS & FEES	1,255,191	(531,031)	724,160
MISCELLANEOUS REVENUES	13,000	19,000	32,000
POLICE IMPACT FEE FUND Total		(512,031)	
160 - FIRE IMPACT FEE FUND			
LICENSES, PERMITS & FEES	3,040,509	(1,811,650)	1,228,859
MISCELLANEOUS REVENUES	22,000	23,000	45,000
FIRE IMPACT FEE FUND Total		(1,788,650)	
240 - 2024 WTP WATER/SEWER BOND			
INTERFUND TRANSFERS	-	28,152,000	28,152,000
MISCELLANEOUS REVENUES	-	200,000	200,000
2024 WTP WATER/SEWER BOND Total		28,352,000	
410 - WATER FUND			
CHARGES FOR SERVICES	11,880,768	400,000	12,280,768
INTERFUND TRANSFERS	331,319	425,000	756,319
LICENSES, PERMITS & FEES	15,000	(8,000)	7,000
WATER FUND Total		817,000	



**CITY OF CLERMONT
RESOLUTION NO 2024-029R**

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
420 - SEWER FUND			
CHARGES FOR SERVICES	11,145,559	(1,100,000)	10,045,559
INTERFUND TRANSFERS	582,720	307,280	890,000
INTERGOVERNMENTAL REVENUES	1,000,000	2,000,000	3,000,000
MISCELLANEOUS REVENUES	106,100	128,372	234,472
SEWER FUND Total		1,335,652	
430 - WATER IMPACT FEE FUND			
LICENSES, PERMITS & FEES	2,971,524	(1,671,524)	1,300,000
WATER IMPACT FEE FUND Total		(1,671,524)	
440 - SEWER IMPACT FEE FUND			
LICENSES, PERMITS & FEES	7,984,890	(3,984,890)	4,000,000
SEWER IMPACT FEE FUND Total		(3,984,890)	
450 - STORMWATER FUND			
CHARGES FOR SERVICES	1,900,000	200,000	2,100,000
INTERFUND TRANSFERS	-	648,000	648,000
INTERGOVERNMENTAL REVENUES	250,000	(250,000)	-
STORMWATER FUND Total		598,000	
Amended Revenue Total		21,715,741	



**CITY OF CLERMONT
RESOLUTION NO 2024-029R**

EXPENDITURES

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
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100 - GENERAL FUND

GENERAL GOVERNMENT

CAPITAL OUTLAY	171,225	(45,000)	126,225
OPERATING EXPENSES	1,762,126	(113,843)	1,648,283
PERSONNEL SERVICES	4,202,057	(15,512)	4,186,545

PUBLIC SAFETY

CAPITAL OUTLAY	794,223	1,913,100	2,707,323
OPERATING EXPENSES	4,747,038	47,959	4,699,538
PERSONNEL SERVICES	24,487,006	(439,396)	24,047,610

PUBLIC WORKS

CAPITAL OUTLAY	228,490	(2,800)	225,690
OPERATING EXPENSES	2,317,750	(92,062)	2,225,688
PERSONNEL SERVICES	3,128,161	(109,435)	3,018,726

HUMAN SERVICES

CAPITAL OUTLAY	27,777	(1,907)	25,870
OPERATING EXPENSES	135,060	4,037	139,097
PERSONNEL SERVICES	1,087,245	(52,600)	1,034,645



CITY OF CLERMONT
RESOLUTION NO 2024-029R

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
CULTURE & RECREATION			
CAPITAL OUTLAY	255,078	22,519	277,597
OPERATING EXPENSES	2,092,348	(118,200)	1,974,148
PERSONNEL SERVICES	2,310,035	(59,500)	2,250,535
OTHER FINANCING USES			
INTERFUND TRANSFERS	967,970	(125,000)	842,970
GENERAL FUND Total		812,360	
110 - BUILDING SERVICES FUND			
PUBLIC SAFETY			
PERSONNEL SERVICES	1,486,427	(194,025)	1,292,402
BUILDING SERVICES FUND Total		(194,025)	
120 - INFRASTRUCTURE FUND			
PUBLIC SAFETY			
CAPITAL OUTLAY	1,803,720	(6,377)	1,797,343
PUBLIC WORKS			
CAPITAL OUTLAY	382,309	(155,700)	226,609
CULTURE & RECREATION			
CAPITAL OUTLAY	757,000	9,852	766,852
INFRASTRUCTURE FUND Total		(152,225)	



CITY OF CLERMONT
RESOLUTION NO 2024-029R

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
130 - CEMETERY FUND			
PUBLIC WORKS			
CAPITAL OUTLAY	655,000	(25,000)	630,000
OPERATING EXPENSES	40,229	(500)	39,729
PERSONNEL SERVICES	185,897	(35,000)	150,897
CEMETERY FUND Total		(60,500)	
150 - POLICE IMPACT FEE FUND			
PUBLIC SAFETY			
CAPITAL OUTLAY	466,738	(360,000)	106,738
OPERATING EXPENSES	37,800	(37,800)	-
POLICE IMPACT FEE FUND Total		(397,800)	
160 - FIRE IMPACT FEE FUND			
PUBLIC SAFETY			
CAPITAL OUTLAY	2,300,250	226,000	2,526,250
FIRE IMPACT FEE FUND Total		226,000	
180 - AMERICAN RESCUE PLAN ACT FUND			
OTHER FINANCING USES			
INTERFUND TRANSFERS	-	1,088,000	1,088,000
AMERICAN RESCUE PLAN ACT FUND Total	-	1,088,000	1,088,000



CITY OF CLERMONT
RESOLUTION NO 2024-029R

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
240 - 2024 WTP WATER/SEWER BOND			
GENERAL GOVERNMENT			
DEBT SERVICE	-	152,000	152,000
2024 WTP WATER/SEWER BOND Total	-	152,000	
320 - CAPITAL PROJECTS FUND			
PUBLIC WORKS			
CAPITAL OUTLAY	1,332,697	45,000	1,377,697
OPERATING EXPENSES	300	30,000	30,300
ECONOMIC DEVELOPMENT			
CAPITAL OUTLAY	2,105,460	215,000	2,320,460
CAPITAL PROJECTS FUND Total		290,000	
410 - WATER FUND			
PHYSICAL ENVIRONMENT			
CAPITAL OUTLAY	2,549,917	(683,621)	1,866,296
OPERATING EXPENSES	6,814,800	(300,904)	6,513,896
PERSONNEL SERVICES	2,773,362	15,000	2,788,362
WATER FUND Total		(969,525)	



**CITY OF CLERMONT
RESOLUTION NO 2024-029R**

FUND	CURRENT BUDGET	AMENDED AMOUNT	NEW BUDGET
420 - SEWER FUND			
PHYSICAL ENVIRONMENT			
CAPITAL OUTLAY	5,018,257	(2,151,416)	2,866,841
OPERATING EXPENSES	4,728,334	(509,682)	4,218,652
PERSONNEL SERVICES	2,916,613	3,600	2,920,213
SEWER FUND Total		(2,657,498)	
450 - STORMWATER FUND			
PHYSICAL ENVIRONMENT			
CAPITAL OUTLAY	410,259	(27,000)	383,259
OPERATING EXPENSES	583,405	(3,000)	580,405
PERSONNEL SERVICES	1,075,066	11,000	1,086,066
OTHER FINANCING USES			
INTERFUND TRANSFERS	-	275,000	275,000
STORMWATER FUND Total		256,000	
490 - SANITATION FUND			
PHYSICAL ENVIRONMENT			
CAPITAL OUTLAY	1,591,910	3,935	1,595,845
OPERATING EXPENSES	2,566,048	(127,500)	2,438,548
PERSONNEL SERVICES	1,971,270	2,500	1,973,770
SANITATION FUND Total		(121,065)	
Amended Expenditures Total		(1,728,278)	



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Resolution No. 2024-030R <i>Capital Expenditures from Debt Issuance Reimbursement</i>		
Requested Action		
Request Approval of Resolution No. 2024-030R		
Staff Report		
The City Council has previously authorized an architectural services contract and a pre-construction services contract related to the proposed construction of the Fire Station No. 2 project. The anticipated cost of the project is between \$10-\$15 million. The current plan is to pursue a debt obligation in order to finance the project. Passage of Resolution 2024-030R would allow the city to be reimbursed for certain project costs paid prior to the closing of any debt issuance, but it <u>does not</u> approve the issuance of debt. Staff has begun the process of working with our municipal advisor to research financing options, and will present a financing option at the applicable time.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-030R - Reimbursement (08.01.2024)	2024-030R - Reimbursement (08.01.2024).pdf	



CITY OF CLERMONT
RESOLUTION NO. 2024-030R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, EXPRESSING THE CITY'S INTENTION TO BE REIMBURSED FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS FOR CERTAIN CAPITAL EXPENDITURES TO BE PAID BY THE CITY PRIOR TO THE ISSUANCE OF SUCH TAX-EXEMPT OBLIGATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of Clermont, Florida (the "City"), expects to incur capital expenditures aggregating approximately \$15,000,000 for the project described in Exhibit A hereto ("Project"); and

WHEREAS, funds for the Project will be provided on an interim basis from existing cash resources or temporary borrowings by the City (the "Temporary Advances"); and

WHEREAS, pursuant to the budgetary and financial policies and practices of the City, the Temporary Advances are not available to fund the Project on a long-term basis; and

WHEREAS, it is reasonably expected that the Project will be financed on a long-term basis with the proceeds of tax-exempt obligations (the "Tax-Exempt Obligations") to be issued by the City under applicable laws of the State of Florida; and

WHEREAS, except for any architectural, engineering and similar preliminary expenditures, this Resolution is being adopted prior to or within 60 days after the date of the payment of the capital expenditure to be reimbursed;

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

SECTION 1: OFFICIAL INTENT.

The City hereby declares official intent for the purposes of Section 1.150-2 of the Treasury Regulations, as follows: it is reasonably expected that (a) Temporary Advances for the Project will be reimbursed, in whole or in part, from the proceeds of the Tax-Exempt Obligations; (b) the principal amount of the Tax-Exempt Obligations will not exceed \$17,000,000 for the Project (which amount includes the capital expenditures described in Exhibit A, plus an allowance for financing costs, reserve funds and original issue discount); (c) such reimbursement from the proceeds of the Tax-Exempt Obligations for the Project shall occur within 18 months following the later of (i) the date the capital expenditure to be reimbursed was paid, or (ii) the date on which the Project is placed in service, but not later than three years after the date of such capital expenditure for the Project; and (d) the authorization and terms of the Tax-Exempt Obligations shall be subject and pursuant to subsequent action and approval by the City Council.



CITY OF CLERMONT
RESOLUTION NO. 2024-030R

SECTION 2: EFFECTIVE DATE.

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2024-030R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 13th day of August 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

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. 2024-030R of said City passed and adopted on August 13, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 13th day of August, 2024.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT
RESOLUTION NO. 2024-030R

EXHIBIT A

DESCRIPTION OF PROJECT

General Description of Project

Estimated Capital Cost

The acquisition, construction, installation and equipping of a new fire station with approximately 19,000 square feet of space and four (4) bays to house up to four units, including a command officer and sleeping capacity for 15 personnel

\$15,000,000



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Retirement Plan Actuarial Valuation <i>FMPTF Closed Plan</i>		
Requested Action		
Approval of the Actuarial Valuation as of 10/01/2022 for the FMPTF General Employees Retirement Plan.		
Staff Report		
Prior to September 2019, the City's general employees participated in a defined benefit retirement plan with the Florida Municipal Pension Trust Fund (FMPTF). The FMPTF plan has been closed since the transition to defined contribution plans (457b and 401a). Long-term debt obligations related to the FMPTF plan remain on the City's financial statements as long as there are active retirees or beneficiaries receiving distributions. As of the date of this valuation, three individuals continue to receive benefits. The attached actuarial valuation will be utilized in our preparation for the FYE 2023 audit and the liability disclosure of the plan. The Local Retirement Section within the Bureau of Local Retirement Systems reviews all local government defined benefit pension plans to ensure compliance with Chapter 112 of the Florida Statutes. Actuarial reports are required to be accepted by a pension board or similar governing body such as the City Council.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Disclosure - 2022_2013-100_clermontgeneral	Disclosure - 2022_2013-100_clermontgeneral.pdf	
2. FMPTF Actuarial Report 10.01.22	FMPTF Actuarial Report 10.01.22.pdf	

DISCLOSURES REQUIRED PURSUANT TO CHAPTER 2013-100, FLORIDA STATUTES

(a) City/District	Clermont
(b) Plan Name	Retirement Plan for the General Employees
(c) Plan Type	Defined Benefit
(d) Valuation Date	10/1/2022
(e) Interest Rate:	
(1) Discount Rate, net of investment fees	7.00%
(2) Long-Term Expected Rate of Return, net of investment fees	7.00%

With respect to the reporting standards for defined benefit retirement plans or systems contained in Section 112.664(1), F.S., the actuarial disclosures required under this section were prepared and completed by me or under my direct supervision and I acknowledge responsibility for the results. To the best of my knowledge, the results are complete and accurate, and in my opinion, meet the requirements of Section 112.664(1), F.S., and Section 60T-1.0035, F.A.C.

(f) Certification Statement:

(1) Signature	<u>Charles T. Carr</u>
(2) Actuary's Name	Charles T. Carr
(3) Enrollment Number	23-04927
(4) Signature Date	2/15/2024
(5) Cover letter attached (pdf)?	N

Section 112.664(1)(a), F.S.

(g) Total pension liability:

(1) Service cost	\$0
(2) Interest	\$33,563
(3) Benefit changes	\$0
(4) Difference between expected and actual experience	(\$10,065)
(5) Changes in assumptions	\$0
(6) Benefit payments	(\$73,758)
(7) Contribution refunds	\$0
(8) Net change in total pension liability	(\$50,260)
(9) Total pension liability - beginning of year	\$267,261
(10) Total pension liability - ending of year	\$217,001

(h) Plan fiduciary net position:

(1) Contributions - Employer	(\$5,582)
(2) Contributions - State	\$0
(3) Contributions - Member	\$0
(4) Net investment income	\$33,627
(5) Benefit payments	(\$73,758)
(6) Contribution refunds	\$0
(7) Administrative expenses	(\$6,861)
(8) Other	\$0
(9) Net change in plan fiduciary net position	(\$52,574)
(10) Plan fiduciary net position - beginning of year	\$273,580
(11) Plan fiduciary net position - ending of year	\$221,006

(i) Net pension liability/(asset) [(g)(10) minus (h)(11)]	(\$4,005)
---	-----------

Section 112.664(1)(b), F.S.

(j) Total pension liability:

(1) Service cost	\$0
(2) Interest	\$26,687
(3) Benefit changes	\$0
(4) Difference between expected and actual experience	(\$10,049)
(5) Changes in assumptions	\$0
(6) Benefit payments	(\$73,758)
(7) Contribution refunds	\$0
(8) Net change in total pension liability	(\$57,120)
(9) Total pension liability - beginning of year	\$296,337
(10) Total pension liability - ending of year	\$239,217

(k) Plan fiduciary net position:

(1) Contributions - Employer	(\$5,582)
(2) Contributions - State	\$0
(3) Contributions - Member	\$0
(4) Net investment income	\$33,627
(5) Benefit payments	(\$73,758)
(6) Contribution refunds	\$0
(7) Administrative expenses	(\$6,861)
(8) Other	\$0
(9) Net change in plan fiduciary net position	(\$52,574)
(10) Plan fiduciary net position - beginning of year	\$273,580
(11) Plan fiduciary net position - ending of year	\$221,006

(l) Net pension liability/(asset) [(j)(10) minus (k)(11)] \$18,211

Section 112.664(1)(c), F.S. (on last valuation basis)

(m) Number of Years, and fractional parts of Years, for which the Market Value of Assets are adequate to sustain expected retirement benefits 999.99

Section 112.664(1)(c), F.S. (on Section 112.664(1)(a), F.S. basis)

(n) Number of Years, and fractional parts of Years, for which the Market Value of Assets are adequate to sustain expected retirement benefits 999.99

Section 112.664(1)(c), F.S. (on Section 112.664(1)(b), F.S. basis)

(o) Number of Years, and fractional parts of Years, for which the Market Value of Assets are adequate to sustain expected retirement benefits 22.01

Section 112.664(1)(d), F.S. (on last valuation basis)

(p) Recommended Plan contributions in Annual Dollar Value \$7,413
(q) Recommended Plan contributions as a Percentage of Valuation Payroll 0.00%

Section 112.664(1)(d), F.S. (on Section 112.664(1)(a), F.S. basis)

(r) Recommended Plan contributions in Annual Dollar Value \$6,968
(s) Recommended Plan contributions as a Percentage of Valuation Payroll 0.00%

Section 112.664(1)(d), F.S. (on Section 112.664(1)(b), F.S. basis)

(t) Recommended Plan contributions in Annual Dollar Value \$10,667
(u) Recommended Plan contributions as a Percentage of Valuation Payroll 0.00%

**Retirement Plan for the General Employees
Of the City of Clermont, Florida**

**Actuarial Valuation
As of October 1, 2022**

**Determines the Contribution
For the 2022/23 Fiscal Year**



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February 15, 2024

Introduction

This report presents the results of the October 1, 2022 actuarial valuation for the Retirement Plan for the General Employees of the City of Clermont, Florida. The report is based on the participant data and asset information provided by the pension plan administrator and, except for a cursory review for reasonableness including a comparison to the data provided for the previous valuation, we have not attempted to verify the accuracy of this information.

The primary purpose of this report is to provide a summary of the funded status of the plan as of October 1, 2022 and to determine the minimum required contribution under Chapter 112, Florida Statutes, for the 2022/23 plan year. In addition, this report provides a projection of the long-term funding requirements of the plan, statistical information concerning the assets held in the trust, statistical information concerning the participant population, and a summary of any recent plan changes.

The liabilities and cost presented in this report are based on numerous assumptions concerning the cost of benefits to be provided in the future, long-term investment returns, and the future demographic experience of the current participants. Anyone referring to this report should remember that the cost developed herein is only an *estimate* of the true cost of providing post-employment pension benefits. No one can predict with certainty whether the true cost will be higher or lower than the cost presented in this report. The calculated cost is entirely dependent upon the assumptions that are described in Table IV-A. If any of the assumptions is changed, then the cost shown in this report will change accordingly. Likewise, if any of the assumptions is not completely realized, then the cost shown in this report will change in the future.

Certain assumptions play a bigger role than others in determining the cost of the post-employment pension benefits. In some cases, relatively small changes in a particular assumption can have a dramatic impact on the anticipated cost of benefits. Although a thorough analysis of the impact of such changes is beyond the scope of this report, Table I-B illustrates the impact that alternative long-term investment returns would have on the normal cost rate.

Minimum Required Contribution

Table I-A shows the development of the minimum required contribution for the 2022/23 plan year. The minimum required contribution is \$7,413, which is \$1,831 more than the minimum required contribution that was developed in the prior valuation.

The normal cost rate is \$6,944. Table I-C provides a breakdown of the sources of change in the normal cost rate. Significantly, the rate increased by \$1,255 due to investment shortfalls, decreased by \$1,465 due to demographic experience, and increased by \$1,937 due to the assumption changes that are described below. The market value of assets earned 20.05% during the 2020/21 plan year and lost 12.61% during the 2021/22 plan year, whereas a 7.00%



annual investment return was required to maintain a stable contribution rate. The demographic gain occurred because one of four retirees passed away since the previous valuation.

Chapter 112, Florida Statutes, sets forth the rules concerning the minimum required contribution for public pension plans within the state. Essentially, the City must contribute an amount equal to the annual normal cost of the plan plus an adjustment as necessary to reflect interest on any delayed payment of the contribution beyond the valuation date. On this basis, the City's 2022/23 minimum required contribution will be equal to \$7,413. Furthermore, if an actuarial valuation is not prepared as of October 1, 2023, then the \$7,413 contribution amount will also apply for the 2023/24 plan year.

Based on the current assets, participant data, and actuarial assumptions and methods that are used to value the plan, the present-day value of the total long-term funding requirement is \$263,476. As illustrated in Table I-A, current assets are sufficient to cover \$221,006 of this amount and the 2022/23 employer contribution will cover \$7,413 of this amount, leaving \$35,057 to be covered by future employer contributions after the 2022/23 plan year. Again, demographic and investment experience that differs from that assumed will either increase or decrease the future employer funding requirement.

Actuarial Assumption Changes

Since the completion of the previous valuation, the assumed interest (or discount) rate has been reduced from 7.00% per annum to 6.75% per annum and the administrative expense loading was increased from 15.00% of the projected benefit liability to 20.00% of the projected benefit liability. The impact of these assumption changes was to increase the normal cost rate by \$1,937.

Identification and Assessment of Risk

The liabilities and cost presented in this report are based on numerous assumptions concerning the cost of benefits to be provided in the future, long-term investment returns, and the future demographic experience of the current participants. Anyone referring to this report should remember that the cost developed herein is only an *estimate* of the true cost of providing post-employment pension benefits. No one can predict with certainty whether the true cost will be higher or lower than the cost presented in this report. The calculated cost is entirely dependent upon the assumptions that are described in Table IV-A. If any of the assumptions is changed, then the cost shown in this report will change accordingly. Likewise, there is always a risk that, should these assumptions not be realized, the liabilities of the plan, the contributions required to fund the plan, and the funded status of the plan may be significantly different than the amounts shown in this report.

Although a thorough analysis of the risk of not meeting the assumptions is beyond the scope of this report, this discussion is intended to identify the significant risks faced by the plan. In some cases, a more detailed review of the risks, including numerical analysis, may be appropriate to help the plan sponsor and other interested parties assess the specific impact of not realizing certain assumptions. For example, Table I-B illustrates the impact that alternative long-term investment returns would have on the contribution rate. Note that this report is not intended to provide advice on the management or reduction of the identified risks nor is this report intended to provide investment advice.



The most significant risk faced by most defined benefit pension plans is investment risk, i.e. the risk that long-term investment returns will be less than assumed. Other related risks include a risk that, if the investments of the plan decline dramatically over a short period of time (such as occurred with many pension plans in 2008), the plan's assets may not have sufficient time to recover before benefits become due. Even if the assets of the plan grow in accordance with the assumed investment return over time, if benefit payments are expected to be large in the short-term (for example, if the plan provides an actuarial equivalent lump sum payment option and a large number of participants are expected to become entitled to such a lump sum in the near future), the plan's assets may not be sufficient to support such a high level of benefit payments. We have provided a 10-year projection of the expected benefit payments in Table III-G to help the Trustees in formulating an investment policy that is expected to provide an investment return that meets both the short- and long-term cash flow needs of the pension plan.

Another source of risk is demographic experience. This is the risk that participants will receive salary increases that are different than the amount assumed, that participants will retire, become disabled, or terminate their employment at a rate that is different than assumed, and that participants will live longer than assumed, just to cite a few examples of the demographic risk faced by the plan. Although for most pension plans, the demographic risk is not as significant as the investment risk, particularly in light of the fact that the mortality assumption includes a component for future life expectancy increases, the demographic risk can nevertheless be a significant contributing factor to liabilities and contribution rates that become higher than anticipated.

A third source of risk is the risk that the plan sponsor (or other contributing entities) will not make, or will not have the ability to make, the contributions that are required to keep the plan funded at a sufficient level. Material changes in the number of covered employees, covered payroll, and, in some cases, hours worked by active participants can also significantly impact the plan's liabilities and the level of contributions received by the plan.

Finally, an actuarial funding method has been used to allocate the gap between projected liabilities and assets to each year in the future. The contribution rate under some funding methods is higher during the early years of the plan and then is lower during the later years of the plan. Other funding methods provide for lower contribution rates initially, with increasing contribution rates over time.

The Trustees have adopted the aggregate funding method for this plan, which is expected to result in a contribution rate that is level over the remaining life of the plan's retired participants. A brief description of the actuarial funding method is provided in Table IV-A.

Contents of the Report

Tables I-D through I-G provide a detailed breakdown of various liability amounts by type of benefit and by participant group. Tables II-A through II-F provide information concerning the assets of the trust fund. Tables III-A through III-D provide statistical information concerning the plan's participant population. In particular, Table III-D gives a 10-year projection of the cash that is expected to be required from the trust fund in order to pay benefits to the current group of participants. Finally, Tables IV-A and IV-B provide a summary of the actuarial assumptions and methods that are used



to value the plan's benefits as of October 1, 2022, as well as a summary of the changes that have occurred since the previous valuation report was prepared.

Certification

This actuarial valuation was prepared by me or under my direct supervision and I acknowledge responsibility for the results. To the best of my knowledge, the results are complete and accurate and, in my opinion, the techniques and assumptions used are reasonable and meet the requirements and intent of Chapter 112, Florida Statutes. There is no benefit or expense to be provided by the plan and/or paid from the plan's assets for which liabilities or current costs have not been established or otherwise taken into account in the valuation. All known events or trends which may require a material change in plan costs or required contribution rates have been taken into account in the valuation.

For the firm,

Charles T. Carr

Charles T. Carr
Consulting Actuary
Southern Actuarial Services Company, Inc.

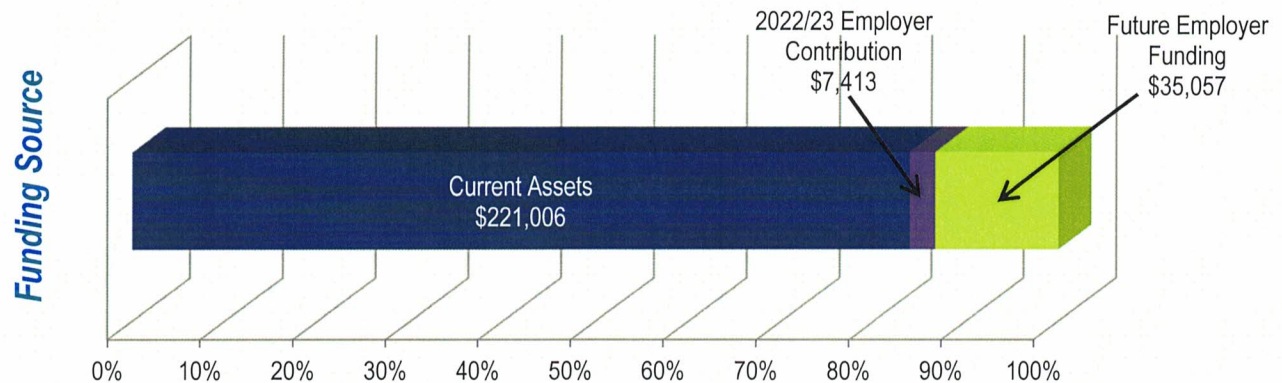
Enrolled Actuary No. 23-04927

The individual above is a member of the American Academy of Actuaries and meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.



Minimum Required Contribution

Table I-A



For the 2022/23 Plan Year

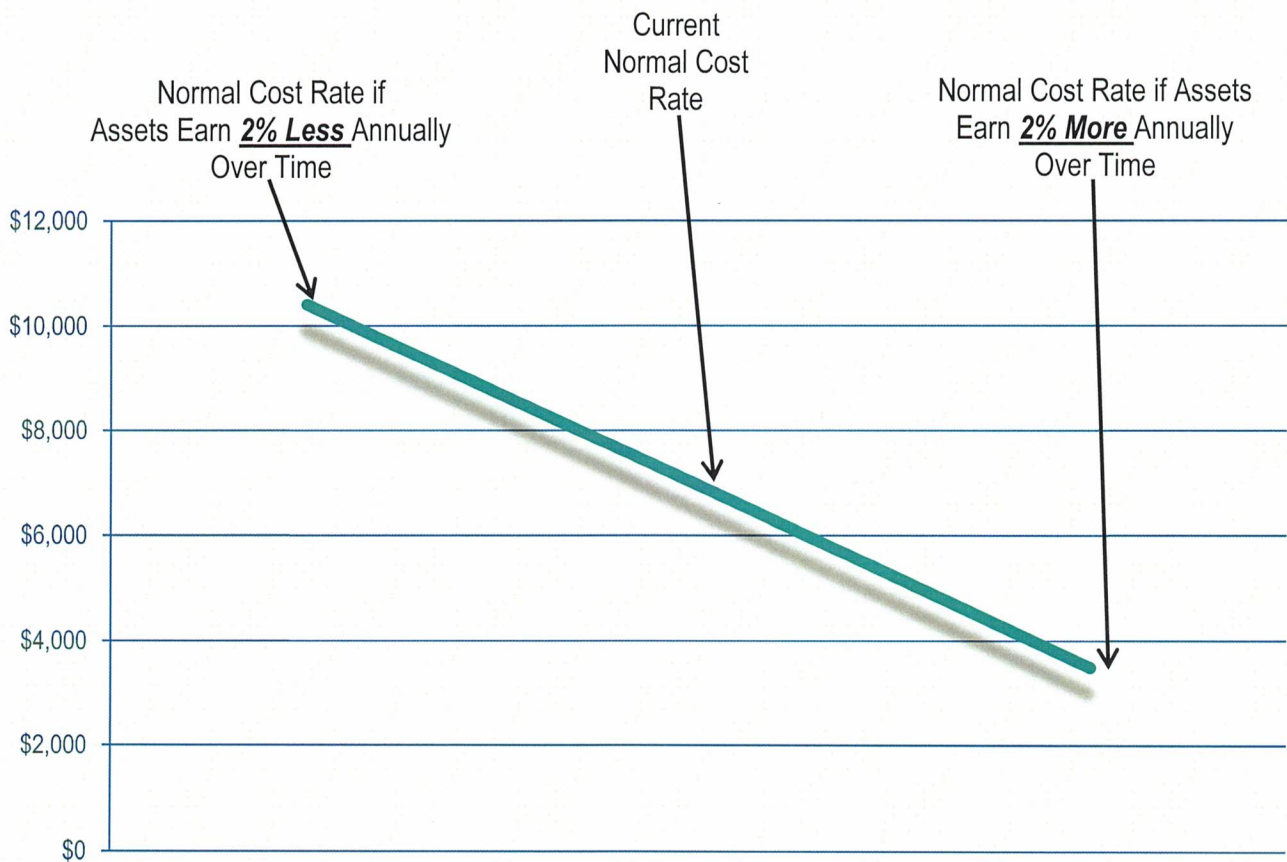
Present Value of Future Benefits	\$219,563
Present Value of Future Administrative Expenses	\$43,913
Actuarial Value of Assets	(\$221,006)
Present Value of Future Employee Contributions	\$0
Present Value of Future Normal Costs	\$42,470
Present Value of Future Life	÷ 18.3476
Normal Cost Rate	= \$2,315
Expected Lives	x 3.0000
Normal Cost	\$6,944
Adjustment to Reflect an End-of-Year Employer Contribution	\$469

Minimum Required Contribution	\$7,413
--------------------------------------	----------------



Sensitivity Analysis

Table I-B



The line above illustrates the sensitivity of the normal cost rate to changes in the long-term investment return.



Gain and Loss Analysis

Table I-C

Previous normal cost rate	\$5,217
Increase (decrease) due to investment gains and losses	\$1,255
Increase (decrease) due to demographic experience	(\$1,465)
Increase (decrease) due to plan amendments	\$0
Increase (decrease) due to actuarial assumption changes	\$1,937
Increase (decrease) due to actuarial method changes	\$0
Current normal cost rate	<u>\$6,944</u>



Present Value of Future Benefits

Table I-D

	Old Assumptions w/o Amendment	Old Assumptions w/ Amendment	New Assumptions w/ Amendment
<u>Actively Employed Participants</u>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<u>Deferred Vested Participants</u>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<u>Due a Refund of Contributions</u>	\$0	\$0	\$0
<u>Deferred Beneficiaries</u>	\$0	\$0	\$0
<u>Retired Participants</u>			
Service retirements	\$188,221	\$188,221	\$190,483
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$28,780	\$28,780	\$29,080
DROP participants	\$0	\$0	\$0
Sub-total	\$217,001	\$217,001	\$219,563
<u>Grand Total</u>	<u>\$217,001</u>	<u>\$217,001</u>	<u>\$219,563</u>
Present Value of Future Payroll	\$0	\$0	\$0
Present Value of Future Employee Contribs.	\$0	\$0	\$0
Present Value of Future Employer Contribs.	\$39,395	\$39,395	\$42,470



Present Value of Accrued Benefits

Table I-E

	Old Assumptions <u>w/o Amendment</u>	Old Assumptions <u>w/ Amendment</u>	New Assumptions <u>w/ Amendment</u>
<u>Actively Employed Participants</u>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<u>Deferred Vested Participants</u>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<u>Due a Refund of Contributions</u>	\$0	\$0	\$0
<u>Deferred Beneficiaries</u>	\$0	\$0	\$0
<u>Retired Participants</u>			
Service retirements	\$188,221	\$188,221	\$190,483
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$28,780	\$28,780	\$29,080
DROP participants	\$0	\$0	\$0
Sub-total	\$217,001	\$217,001	\$219,563
<u>Grand Total</u>	<u>\$217,001</u>	<u>\$217,001</u>	<u>\$219,563</u>
<u>Funded Percentage</u>	101.85%	101.85%	100.66%



Present Value of Vested Benefits

Table I-F

	Old Assumptions <u>w/o Amendment</u>	Old Assumptions <u>w/ Amendment</u>	New Assumptions <u>w/ Amendment</u>
<i><u>Actively Employed Participants</u></i>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<i><u>Deferred Vested Participants</u></i>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<i><u>Due a Refund of Contributions</u></i>	\$0	\$0	\$0
<i><u>Deferred Beneficiaries</u></i>	\$0	\$0	\$0
<i><u>Retired Participants</u></i>			
Service retirements	\$188,221	\$188,221	\$190,483
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$28,780	\$28,780	\$29,080
DROP participants	\$0	\$0	\$0
Sub-total	\$217,001	\$217,001	\$219,563
<i><u>Grand Total</u></i>	<u>\$217,001</u>	<u>\$217,001</u>	<u>\$219,563</u>



Entry Age Normal Accrued Liability

Table I-G

	Old Assumptions <u>w/o Amendment</u>	Old Assumptions <u>w/ Amendment</u>	New Assumptions <u>w/ Amendment</u>
<u>Actively Employed Participants</u>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<u>Deferred Vested Participants</u>			
Retirement benefits	\$0	\$0	\$0
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$0	\$0	\$0
<u>Due a Refund of Contributions</u>	\$0	\$0	\$0
<u>Deferred Beneficiaries</u>	\$0	\$0	\$0
<u>Retired Participants</u>			
Service retirements	\$188,221	\$188,221	\$190,483
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$28,780	\$28,780	\$29,080
DROP participants	\$0	\$0	\$0
Sub-total	\$217,001	\$217,001	\$219,563
<u>Grand Total</u>	<u>\$217,001</u>	<u>\$217,001</u>	<u>\$219,563</u>



Actuarial Value of Assets

Table II-A

Market Value of Assets as of October 1, 2022 \$221,006

Minus advance employer contributions \$0

Actuarial Value of Assets as of October 1, 2022 \$221,006

Historical Actuarial Value of Assets

October 1, 2013	\$487,714
October 1, 2014	\$458,926
October 1, 2015	\$391,547
October 1, 2016	\$358,184
October 1, 2017	\$348,625
October 1, 2018	\$323,262
October 1, 2019	\$293,669
October 1, 2020	\$273,580
October 1, 2021	\$286,556
October 1, 2022	\$221,006

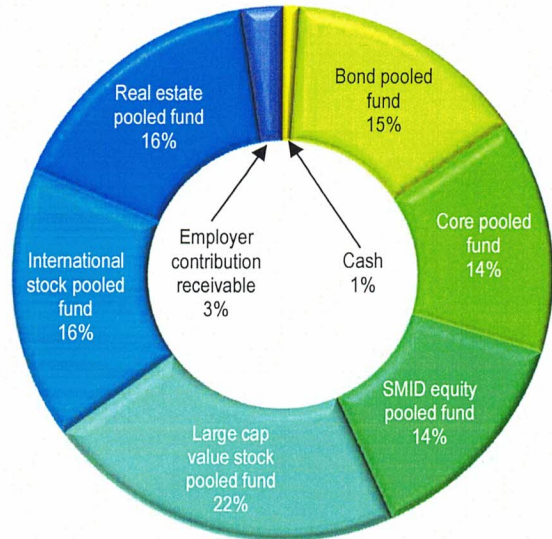


Market Value of Assets

Table II-B

As of October 1, 2022

Market Value of Assets	<u>\$221,006</u>
Cash	\$2,154
Bond pooled fund	\$32,098
Core pooled fund	\$31,237
SMID equity pooled fund	\$30,159
Large cap value stock pooled fund	\$47,824
International stock pooled fund	\$36,407
Real estate pooled fund	\$35,545
Employer contribution receivable	\$5,582

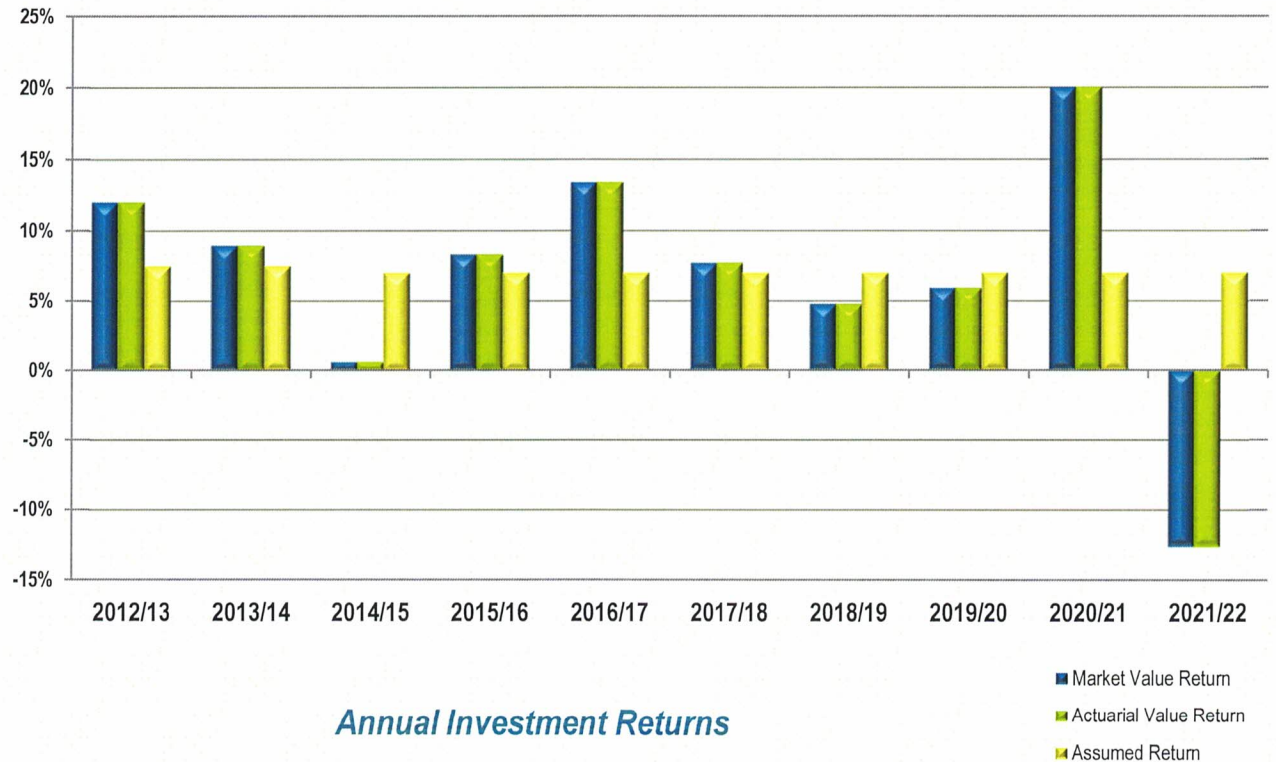
Historical Market Value of Assets

October 1, 2013	\$487,714
October 1, 2014	\$458,926
October 1, 2015	\$391,547
October 1, 2016	\$358,184
October 1, 2017	\$348,625
October 1, 2018	\$323,262
October 1, 2019	\$293,669
October 1, 2020	\$273,580
October 1, 2021	\$286,556
October 1, 2022	\$221,006



Investment Return

Table II-C

*Annual Investment Returns*

Plan Year	Market Value Return	Actuarial Value Return	Assumed Return
2012/13	12.02%	12.02%	7.50%
2013/14	8.95%	8.95%	7.50%
2014/15	0.62%	0.62%	7.00%
2015/16	8.29%	8.29%	7.00%
2016/17	13.43%	13.43%	7.00%
2017/18	7.69%	7.69%	7.00%
2018/19	4.78%	4.78%	7.00%
2019/20	5.92%	5.92%	7.00%
2020/21	20.05%	20.05%	7.00%
2021/22	-12.61%	-12.61%	7.00%
10yr. Avg.	6.58%	6.58%	7.10%



Asset Reconciliation

Table II-D

	<u>Market Value</u>	<u>Actuarial Value</u>
As of October 1, 2020	\$273,580	\$273,580
<i>Increases Due To:</i>		
Employer Contributions	\$11,164	\$11,164
Total Contributions	<u>\$11,164</u>	<u>\$11,164</u>
Interest and Dividends	\$0	
Realized Gains (Losses)	\$0	
Unrealized Gains (Losses)	<u>\$16,881</u>	
Total Investment Income	\$16,881	\$16,881
Other Income	\$0	
Total Income	<u>\$28,045</u>	<u>\$28,045</u>
<i>Decreases Due To:</i>		
Monthly Benefit Payments	(\$73,758)	(\$73,758)
Total Benefit Payments	<u>(\$73,758)</u>	<u>(\$73,758)</u>
Investment Expenses	\$0	
Administrative Expenses	(\$6,861)	(\$6,861)
Advance Employer Contribution		\$0
Total Expenses	<u>(\$80,619)</u>	<u>(\$80,619)</u>
As of October 1, 2022	<u><u>\$221,006</u></u>	<u><u>\$221,006</u></u>



Historical Trust Fund Detail

Table II-E

Income

<u>Plan</u>	<u>Employer</u>		<u>Realized</u>	<u>Unrealized</u>	
<u>Year</u>	<u>Contribs.</u>	<u>Interest /</u>	<u>Gains /</u>	<u>Gains /</u>	<u>Other</u>
		<u>Dividends</u>	<u>Losses</u>	<u>Losses</u>	<u>Income</u>
2012/13	\$0	\$0	\$0	\$56,009	\$0
2013/14	\$0	\$0	\$0	\$40,560	\$0
2014/15	\$0	\$0	\$0	\$2,613	\$0
2015/16	\$0	\$0	\$0	\$29,829	\$0
2016/17	\$8,767	\$0	\$0	\$44,469	\$0
2017/18	\$8,767	\$0	\$0	\$24,889	\$0
2018/19	\$11,018	\$0	\$0	\$14,396	\$0
2019/20	\$11,018	\$0	\$0	\$16,320	\$0
2020/21	\$5,582	\$0	\$0	\$51,034	\$0
2021/22	\$5,582	\$0	\$0	-\$34,153	\$0

Expenses

<u>Plan</u>	<u>Monthly</u>		
<u>Year</u>	<u>Benefit</u>	<u>Admin.</u>	<u>Invest.</u>
	<u>Payments</u>	<u>Expenses</u>	<u>Expenses</u>
2012/13	\$66,212	\$1,985	\$0
2013/14	\$66,212	\$3,136	\$0
2014/15	\$63,484	\$6,508	\$0
2015/16	\$61,435	\$1,757	\$0
2016/17	\$57,338	\$5,457	\$0
2017/18	\$57,338	\$1,681	\$0
2018/19	\$53,410	\$1,597	\$0
2019/20	\$42,156	\$5,271	\$0
2020/21	\$38,315	\$5,325	\$0
2021/22	\$35,443	\$1,536	\$0

Other Actuarial Adjustments

<u>Advance</u>
<u>Employer</u>
<u>Contribs.</u>
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0

Note: Information was not available to separate the investment expenses from the investment income nor was information available to separate the investment income by source.



Other Reconciliations

Table II-F

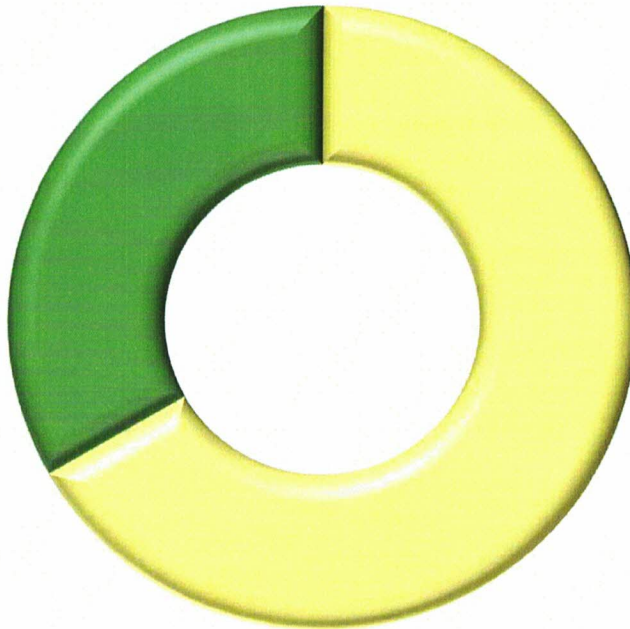
Advance Employer Contribution

Advance Employer Contribution as of October 1, 2020	\$0
Additional Employer Contribution	\$5,582
Minimum Required Contribution	(\$5,582)
Net Increase in Advance Employer Contribution	\$0
Advance Employer Contribution as of October 1, 2021	\$0
Additional Employer Contribution	\$5,582
Minimum Required Contribution	(\$5,582)
Net Increase in Advance Employer Contribution	\$0
Advance Employer Contribution as of October 1, 2022	\$0



Summary of Participant Data

Table III-A

As of October 1, 2022*Participant Distribution by Status*Actively Employed Participants

◆ Active Participants	0
◆ DROP Participants	0

Inactive Participants

◆ Deferred Vested Participants	0
◆ Due a Refund of Contributions	0
◆ Deferred Beneficiaries	0

Participants Receiving a Benefit

◆ Service Retirements	2
◆ Disability Retirements	0
◆ Beneficiaries Receiving	1

Total Participants 3Number of Participants Included in Prior Valuations

	<i>Active</i>	<i>DROP</i>	<i>Inactive</i>	<i>Retired</i>	<i>Total</i>
October 1, 2013	N/A	N/A	N/A	N/A	N/A
October 1, 2014	0	0	0	8	8
October 1, 2015	N/A	N/A	N/A	N/A	N/A
October 1, 2016	0	0	0	7	7
October 1, 2017	N/A	N/A	N/A	N/A	N/A
October 1, 2018	0	0	0	7	7
October 1, 2019	N/A	N/A	N/A	N/A	N/A
October 1, 2020	0	0	0	4	4
October 1, 2021	N/A	N/A	N/A	N/A	N/A
October 1, 2022	0	0	0	3	3



Data Reconciliation

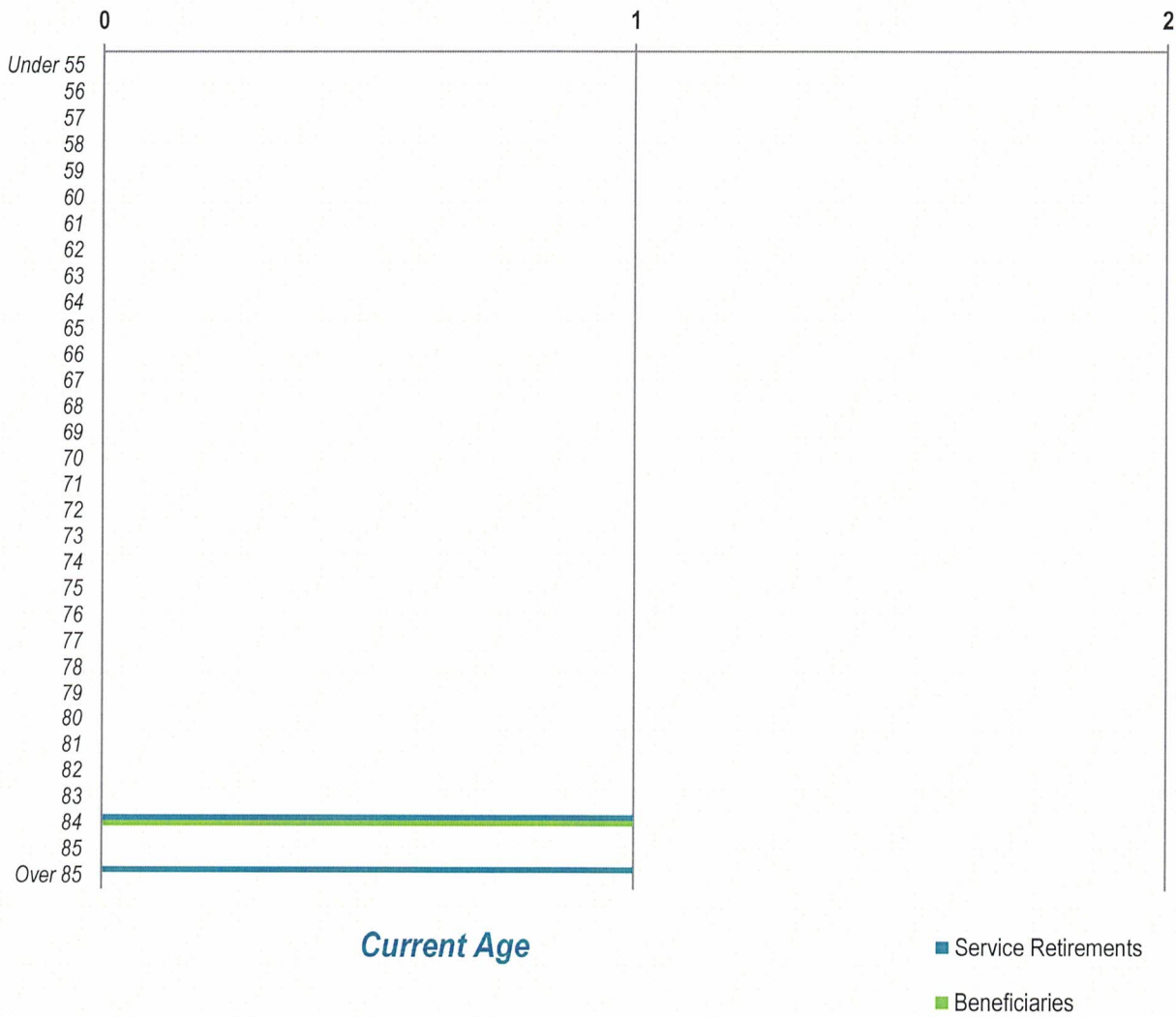
Table III-B

	<u>Active</u>	<u>DROP</u>	<u>Deferred Vested</u>	<u>Due a Refund</u>	<u>Def. Benef.</u>	<u>Service Retiree</u>	<u>Disabled Retiree</u>	<u>Benef. Rec'v.</u>	<u>Total</u>
<u>October 1, 2020</u>	0	0	0	0	0	3	0	1	4
<u>Change in Status</u>									
Re-employed									
Terminated									
Retired									
<u>Participation Ended</u>									
Transferred Out									
Cashed Out									
Died						(1)			(1)
<u>Participation Began</u>									
Newly Hired									
Transferred In									
New Beneficiary									
<u>Other Adjustment</u>									
<u>October 1, 2022</u>	0	0	0	0	0	2	0	1	3



Inactive Participant Data

Table III-C



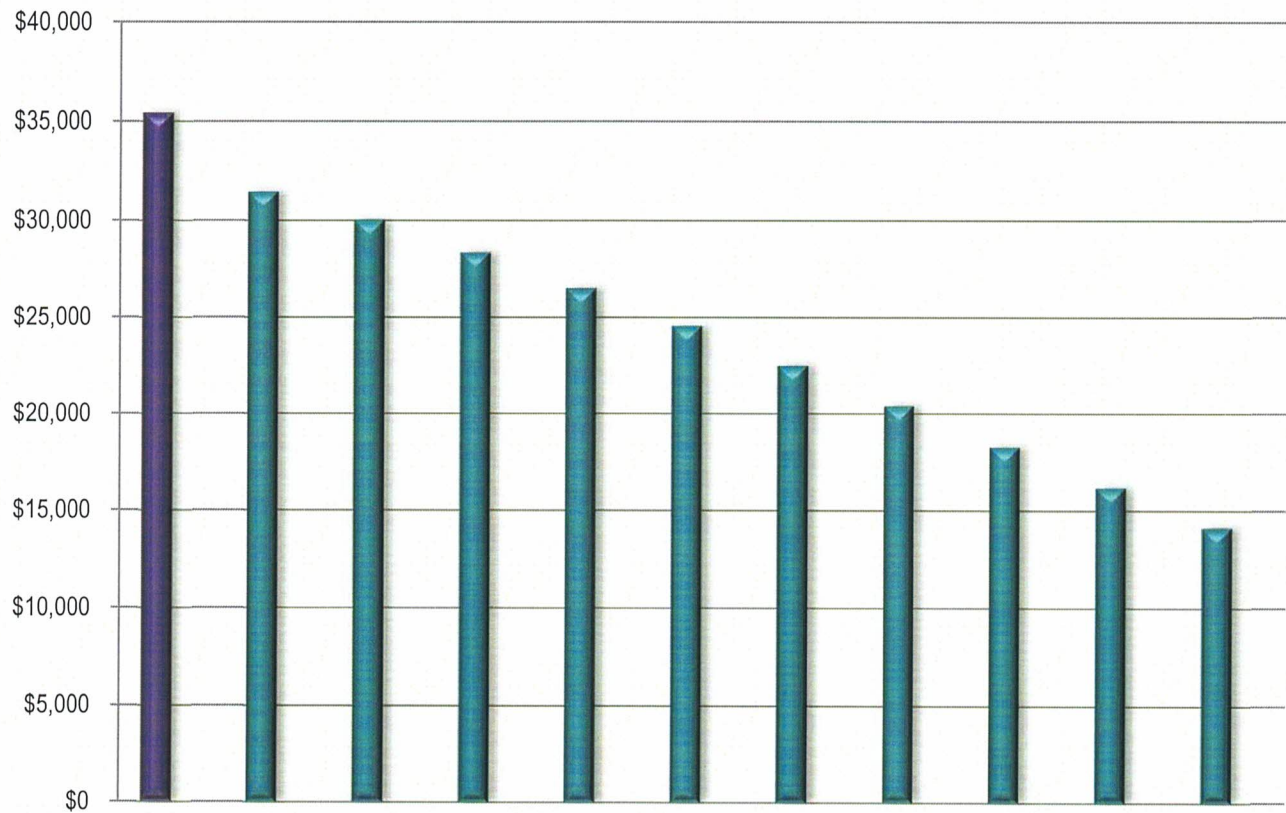
Average Monthly Benefit

Service Retirements	\$1,142.35
Disability Retirements	Not applicable
Beneficiaries Receiving	\$429.63
DROP Participants	Not applicable
Deferred Vested Participants	Not applicable
Deferred Beneficiaries	Not applicable



Projected Benefit Payments

Table III-D

Actual

For the period October 1, 2021 through September 30, 2022

\$35,443

Projected

For the period October 1, 2022 through September 30, 2023

\$31,463

For the period October 1, 2023 through September 30, 2024

\$30,033

For the period October 1, 2024 through September 30, 2025

\$28,361

For the period October 1, 2025 through September 30, 2026

\$26,515

For the period October 1, 2026 through September 30, 2027

\$24,549

For the period October 1, 2027 through September 30, 2028

\$22,505

For the period October 1, 2028 through September 30, 2029

\$20,416

For the period October 1, 2029 through September 30, 2030

\$18,307

For the period October 1, 2030 through September 30, 2031

\$16,207

For the period October 1, 2031 through September 30, 2032

\$14,150



Summary of Actuarial Methods and Assumptions

Table IV-A

NOTE: The following assumptions and methods have been selected and approved by the Board of Trustees based in part on the advice of the plan's enrolled actuary in accordance with the authority granted to the Board under the pension ordinances and State law.

1. Actuarial Cost Method

Aggregate cost method. Under this actuarial cost method, a funding cost is developed for the plan as a level dollar amount per individual. The level dollar amount is calculated as the excess of the total future benefit liability over accumulated assets and future employee contributions, with this excess spread over the life expectancy for current retired participants and their beneficiaries. The normal cost is equal to the level dollar amount multiplied by the total life expectancy for retired participants and their beneficiaries solely during the year immediately following the valuation date. The actuarial accrued liability is equal to the accumulated assets. Therefore, under the aggregate cost method, no unfunded accrued liability is developed.

2. Asset Method

The actuarial value of assets is equal to the market value of assets.

3. Interest (or Discount) Rate

6.75% per annum

4. Decrements

- Post-retirement mortality: Sex-distinct rates set forth in the PUB-2010 Headcount-Weighted Below Median Healthy Retiree Mortality Table for general employees, with full generational improvements in mortality using Scale MP-2018 and with male ages set back one year

5. Expenses

The total projected benefit liability has been loaded by 20.00% to account for anticipated administrative expenses. In addition, the interest rate set forth in item 3. above is assumed to be net of investment expenses and commissions.



Changes in Actuarial Methods and Assumptions

Table IV-B

Since the completion of the previous valuation, the assumed interest (or discount) rate was decreased from 7.00% per annum to 6.75% per annum and the administrative expense loading was increased from 15.00% of the projected benefit liability to 20.00% of the projected benefit liability.

The following additional assumption and method changes were made during the past 10 years:

- (1) Effective October 1, 2020, the mortality basis was changed from the RP-2000 Combined Mortality Table with generational improvements in mortality using Scale BB to selected PUB-2010 Mortality Tables with generational improvements in mortality using Scale MP-2018.*
- (2) Effective October 1, 2020, the administrative expense loading was increased from 5.00% of the projected benefit liability to 15.00% of the projected benefit liability.*
- (3) Effective October 1, 2016, the mortality basis was changed from a 2015 projection of the RP-2000 Mortality Table for annuitants to a full generational projection using Scale BB of the RP-2000 Combined Mortality Table as required by State law.*
- (4) Effective October 1, 2014, the assumed interest (or discount) rate was reduced from 7.50% per annum to 7.00% per annum.*
- (5) Effective October 1, 2014, the mortality basis was updated from a 2007 projection of the RP-2000 Mortality Table to a 2015 projection of the RP-2000 Mortality Table.*





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Auditor Selection Committee		
Requested Action		
Staff Report		
The Procurement Services Department will be issuing a Request for Proposal (RFP), on behalf of the City, seeking the services of a financial auditor to audit the city's financial statements. The current financial auditing services contract with McDermit Davis & Company, LLC., ends on June 12, 2025, and there are no renewal options left. Florida Statutes 218.391 states the auditor selection committee must consist of at least three members and one member of the committee must be a member of the city's governing body and serve as the chair of the committee. City staff are not allowed to serve as committee members and select or evaluate the RFP responses; however, they may serve in an advisory role to the selection committee. City staff recommends the following members for the auditor selection committee: Chandra Myers – City Council Member Bryan Bain – Planning & Zoning Commission Member Kelly Cartier – Firefighter Pension Board		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. FL Statutes 218.391 v2024 Auditor Selection Committee	FL Statutes 218.391 v2024 Auditor Selection Committee.pdf	

Select Year: 2024 ▼ Go

The 2024 Florida Statutes

[Title XIV](#)
TAXATION AND
FINANCE

[Chapter 218](#)
FINANCIAL MATTERS PERTAINING TO POLITICAL
SUBDIVISIONS

[View Entire
Chapter](#)

218.391 Auditor selection procedures.—

(1) Each local governmental entity, district school board, charter school, or charter technical career center, prior to entering into a written contract pursuant to subsection (7), except as provided in subsection (8), shall use auditor selection procedures when selecting an auditor to conduct the annual financial audit required in s. [218.39](#).

(2) The governing body of a county, municipality, special district, district school board, charter school, or charter technical career center shall establish an auditor selection committee.

(a) The auditor selection committee for a county must, at a minimum, consist of each of the county officers elected pursuant to the county charter or s. 1(d), Art. VIII of the State Constitution or their respective designees and one member of the board of county commissioners or its designee.

(b) The auditor selection committee for a municipality, special district, district school board, charter school, or charter technical career center must consist of at least three members. One member of the auditor selection committee must be a member of the governing body of an entity specified in this paragraph, who shall serve as the chair of the committee.

(c) An employee, a chief executive officer, or a chief financial officer of the county, municipality, special district, district school board, charter school, or charter technical career center may not serve as a member of an auditor selection committee established under this subsection; however, an employee, a chief executive officer, or a chief financial officer of the county, municipality, special district, district school board, charter school, or charter technical career center may serve in an advisory capacity.

(d) The primary purpose of the auditor selection committee is to assist the governing body in selecting an auditor to conduct the annual financial audit required in s. [218.39](#); however, the committee may serve other audit oversight purposes as determined by the entity's governing body. The public may not be excluded from the proceedings under this section.

(3) The auditor selection committee shall:

(a) Establish factors to use for the evaluation of audit services to be provided by a certified public accounting firm duly licensed under chapter 473 and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. Such factors shall include, but are not limited to, ability of personnel, experience, ability to furnish the required services, and such other factors as may be determined by the committee to be applicable to its particular requirements.

(b) Publicly announce requests for proposals. Public announcements must include, at a minimum, a brief description of the audit and indicate how interested firms can apply for consideration.

(c) Provide interested firms with a request for proposal. The request for proposal shall include information on how proposals are to be evaluated and such other information the committee determines is necessary for the firm to prepare a proposal.

(d) Evaluate proposals provided by qualified firms. If compensation is one of the factors established pursuant to paragraph (a), it shall not be the sole or predominant factor used to evaluate proposals.

(e) Rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to paragraph (a). If

fewer than three firms respond to the request for proposal, the committee shall recommend such firms as it deems to be the most highly qualified.

(4) The governing body shall inquire of qualified firms as to the basis of compensation, select one of the firms recommended by the auditor selection committee, and negotiate a contract, using one of the following methods:

(a) If compensation is not one of the factors established pursuant to paragraph (3)(a) and not used to evaluate firms pursuant to paragraph (3)(e), the governing body shall negotiate a contract with the firm ranked first. If the governing body is unable to negotiate a satisfactory contract with that firm, negotiations with that firm shall be formally terminated, and the governing body shall then undertake negotiations with the second-ranked firm. Failing accord with the second-ranked firm, negotiations shall then be terminated with that firm and undertaken with the third-ranked firm. Negotiations with the other ranked firms shall be undertaken in the same manner. The governing body, in negotiating with firms, may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time.

(b) If compensation is one of the factors established pursuant to paragraph (3)(a) and used in the evaluation of proposals pursuant to paragraph (3)(d), the governing body shall select the highest-ranked qualified firm or must document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) The governing body may select a firm recommended by the audit committee and negotiate a contract with one of the recommended firms using an appropriate alternative negotiation method for which compensation is not the sole or predominant factor used to select the firm.

(d) In negotiations with firms under this section, the governing body may allow a designee to conduct negotiations on its behalf.

(5) The method used by the governing body to select a firm recommended by the audit committee and negotiate a contract with such firm must ensure that the agreed-upon compensation is reasonable to satisfy the requirements of s. 218.39 and the needs of the governing body.

(6) If the governing body is unable to negotiate a satisfactory contract with any of the recommended firms, the committee shall recommend additional firms, and negotiations shall continue in accordance with this section until an agreement is reached.

(7) Every procurement of audit services shall be evidenced by a written contract embodying all provisions and conditions of the procurement of such services. For purposes of this section, an engagement letter signed and executed by both parties shall constitute a written contract. The written contract shall, at a minimum, include the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services.

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract.

(c) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed.

(8) Written contracts entered into pursuant to subsection (7) may be renewed. Such renewals may be done without the use of the auditor selection procedures provided in this section. Renewal of a contract shall be in writing.

(9) If the entity fails to select the auditor in accordance with the requirements of subsections (3)-(6), the entity must again perform the auditor selection process in accordance with this section to select an auditor to conduct audits for subsequent fiscal years.

History.—s. 65, ch. 2001-266; s. 1, ch. 2005-32; s. 15, ch. 2019-15.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Grant Submittal Approval <i>Florida Department of Environmental Protection</i>		
Requested Action		
Requesting City Council approval to submit grant applications		
Staff Report		
The staff is requesting City Council approval for submitting grant applications for a Trail-Go Grant from the Florida Department of Environmental Protection. This is a new grant that is provided specifically for the maintenance of trails in the state. The grant will pay for equipment, contracted services, safety, trail repairs and operations and access. This is a competitive grant that requires no matching funds to be awarded. Priority is given to cities that do provide a funding match. Matching funds can be a cash outlay or in-kind service. City staff is proposing to submit four grant applications during this first grant cycle. Award notifications are expected in November 2024. The first application would be for a safety project which would construct a 30" high decorative seating wall at Waterfront Park along the bike trail. This decorative wall would prevent sand from blowing across the trail, which currently creates a slip and fall hazard. For this project, the City would propose the grant paying for the decorative wall materials and the City staff would provide the installation of the wall. The cost of staff building the wall would be submitted as an in-kind funding match. The estimated material cost would be \$40,000. The estimated value of staff-in-kind service to construct the wall would be \$28,000. The second application submitted would be for additional mowing equipment to mow and maintain the property next to the trail. The proposed equipment would be larger and mow more width in one cut than our current equipment, which will improve our mowing efficiency and be an upgrade to our existing equipment. The new mowing equipment would replace older equipment that is currently in our fleet. The cost of the mowing equipment would be \$61,000. Staff recommends \$5,000 be allocated as matching funds from the 2025 budget. The third application would be for additional utility vehicles to provide maintenance of the trail and the property adjacent to the trail. These utility vehicles are similar to golf carts and are easier and safer to maneuver around trail users than pickup trucks. Both of these proposed vehicles would be additions to our fleet. The cost of the equipment is \$66,000. Staff recommends \$5,000 be allocated as matching funds from the 2025 budget. The fourth application would be for an asphalt rejuvenator application to be applied to the trail between East Avenue and 7th Street. This rejuvenator will preserve the asphalt trail and prevent deterioration which will prolong the life of the trail. Cost of the application is estimated to be \$7,500. No funding match is expected.		
Additional Analysis		
There is no cost to the City to submit these applications.		
Fiscal Impact Summary		
Award notifications are expected in November 2024. If awarded the grant, \$10,000 would need to be added to 10541-55204, minor equipment, in the Fiscal Year 2024-2025 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$10,000	10541-55204 minor equipment	\$10,000

Exhibits Attached (copies of original agreements)

1.	TRAIL-GO GRANT	TRAIL-GO GRANT.pdf
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Florida Department of Environmental Protection

TRAIL-GO

The Local Trail Management Grant

Examples of Eligible Projects

Projects include but are not limited to:

Equipment or contracted services

1. Mow grass along trail
2. Sweep trail of debris
3. Blow vegetative debris from trail
4. Prune vegetation along trail
5. Remove Trees or limbs fallen, or as risk of falling on or near trail
6. Trash or debris collection along trail;
7. Clean stormwater facilities such as culverts, catch basins to keep swales clear of debris
8. Manage Invasive plants
9. Control Drainage
10. Replant native vegetation along trails, mainly trees and shrubs, to improve native habitat and prevent erosion

Safety

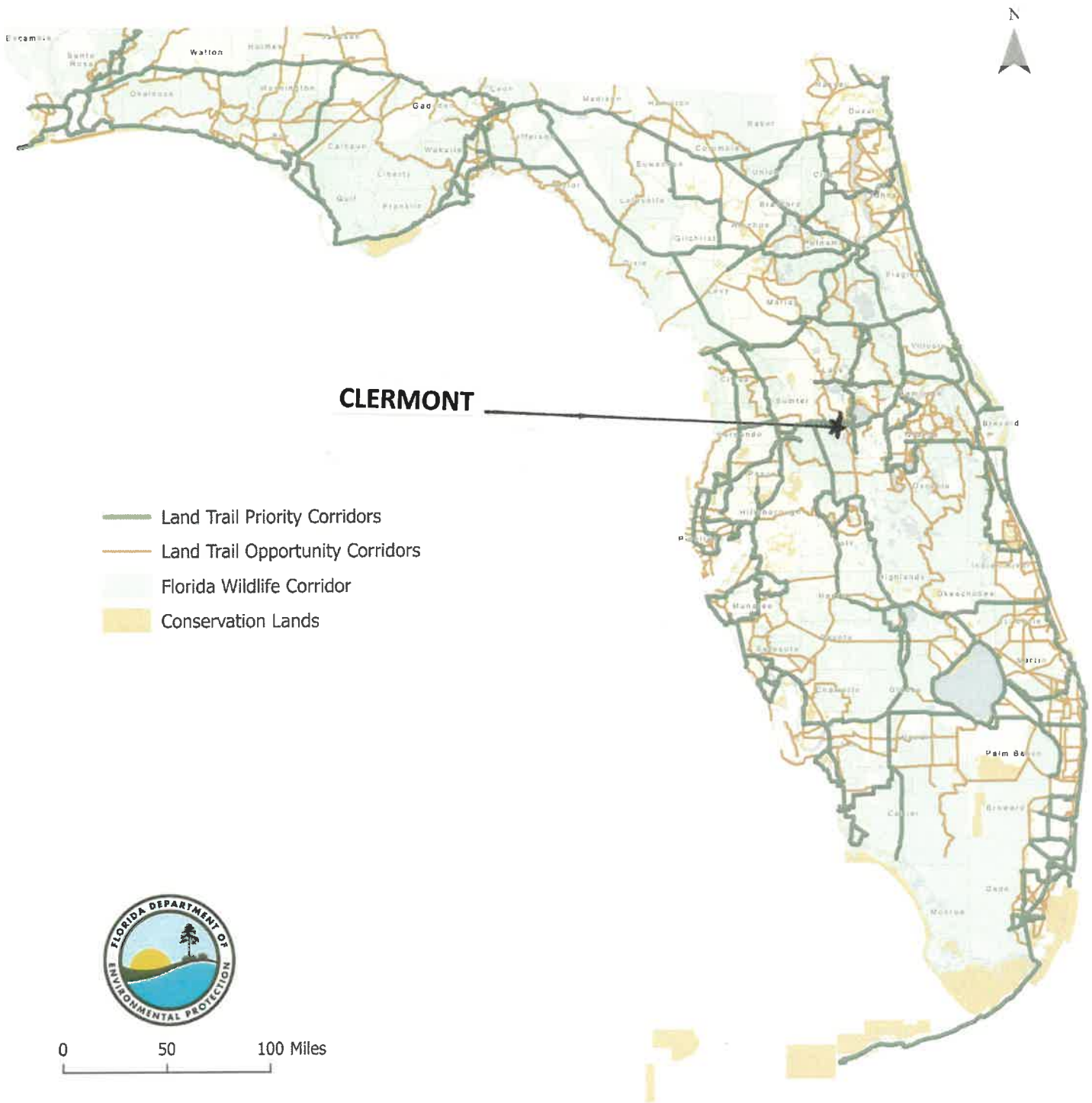
1. Maintain wayfinding, informational kiosks and permanent signs
2. Install or replace damaged access control devices
3. Inspect bridges to ensure structural integrity
4. Install lighting to improve visibility
5. Trim vegetation to ensure sight distance
6. Remove hazardous tree limbs and other obstructions
7. Install fencing

Trail Repair

- a. Repair trail or boardwalk surface
- b. Seal, fill, or patch cracks in asphalt or concrete trail
- c. Cut and remove tree and shrub roots
- d. Repair trail to remove standing water
- e. Repair pothole/depression

Operations and access

1. Maintain/install concrete pads
2. Purchase and install benches
3. Purchase and install bike racks
4. Purchase waste receptacles
5. Purchase and install picnic tables
6. Purchase and install water fountain/waterbottle refill station

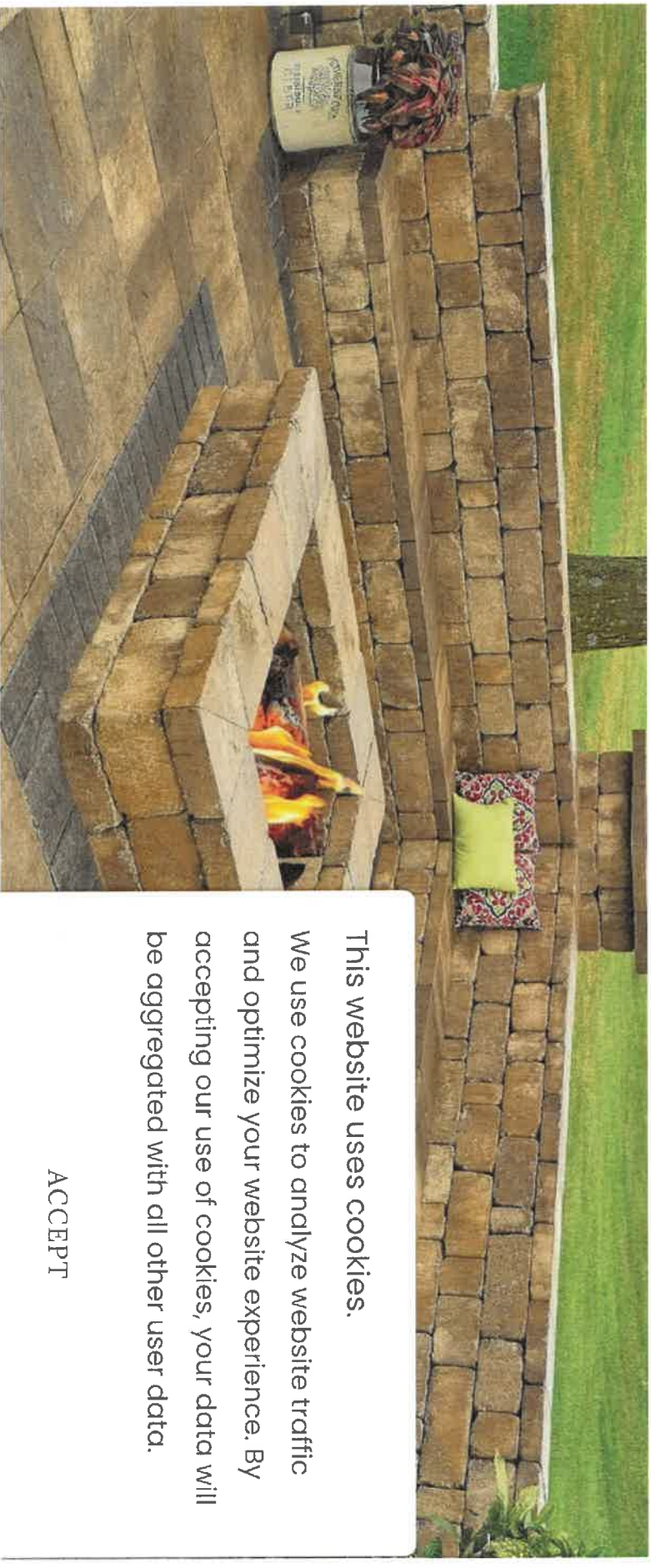


WATERFRONT PARK TRAIL
30" HIGH SAFETY WALL



Date: 7/31/2024

COLONIAL TILE & DESIGN CENTER



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ACCEPT

Like what you see?



1730 S Highway 27
 Clermont, FL 34711
 352-243-8384
 www.ColonialTile-DesignCenter.com

Quote

Invoice #: 00000917

Bill To:

City of Clermont Attn:
 620 West Montrose St
 Clermont, FL 34711
 352-708-5975

Ship To:

City of Clermont Attn: Dusty Pacheco
 620 West Montrose St
 Clermont, FL 34711
 352-708-5975

SALESPERSON		YOUR NO.	SHIP VIA	COL	PPD	SHIP DATE	TERMS		DATE	PG.
Herrera, Ari		Retaining Wall	Best Way	X			C.O.D.		7/30/2024	1
QTY.	ITEM NO.	DESCRIPTION				PRICE	UNIT	DISC %	EXTENDED PRICE	TX.
1,430	Stonegate Wall	Stonegate Wall-3 Piece 6" H Stonegate Wall Cap Freight, Fuel Surcharges 4 trucks				\$18.60			\$26,598.00	X
852	Stonegate Wall					\$6.99			\$5,955.48	X
4	Freight					\$389.00			\$1,556.00	
We appreciate your business.							Sale Amt.:		\$34,109.48	
							Freight:		\$0.00	
							Sales Tax:		\$2,278.74	
							Total Amt.:		\$36,388.22	
							Paid Today:		\$0.00	
							Balance Due:		\$36,388.22	

Q U O T A T I O N

PAGE: 1

Main Street Mower
17736 US-27
Clermont, FL 34715
Phone #: (352)432-9940
Fax #:

PHONE #: (352)267-2368
CELL #: (352)267-2368
ALT. #: (518)567-1171
P.O.#: DUSTY
TERMS: Cash
SALES TYPE: Quote

DATE: 7/26/2024
ORDER #: 1632574
CUSTOMER #: 29472
CP: Patrick
LOCATION: 3
STATUS: Active

BILL TO 29472

City Of Clermont
685 W. Montrose Street
Tim Contact
Clermont, FL 34711

SHIP TO

City Of Clermont
685 W. Montrose Street
Tim Contact
Clermont, FL 34711

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
TOR	72922	26.5 HP Kohler CP EFI w/ 72" TURBO FORCE RD Deck, Tweels	1	\$17,999.00	\$14,599.27	\$14,599.27
TOR	72098	37 HP Yanmar Diesel w/ 96" TURBO FORCE RD Deck Scoop Hood	1	\$55,999.00	\$45,421.33	\$45,421.33

- * Minimum charge of \$25.00 on repairs
- * Repairs must be picked up within 30 days of notification. Afters 60 days, repairs are considered abandoned and disposed of at our discesion.
- * While the manufacturer may warrant the goods sold to the customer, we make no warranties, express or implied, including any implied warranties of merchantability
- * No returns on special orders and non stocking parts.
- * NO RETURNS ON CHAIN SAW, GENERATOR, FUEL CAN OR ANY HURRICANE PREPARATION ITEMS. ALL SALES ARE FINAL.

SUBTOTAL:	\$60,020.60
TAX:	\$0.00
ORDER TOTAL:	<u>\$60,020.60</u>

Authorized By: _____

Z MASTER®

7500 SERIES

MASSIVE
144-INCH WING-DECK



HORIZON360
COLLECTOR BUSINESS SOFTWARE

COMPATIBLE



STEP UP YOUR PRODUCTIVITY

WITH THE TORO Z MASTER 7500-D.

The NEW 144" deck folds up neatly to only 83" for fast and easy transport up to 17 MPH, then folds down to handle your biggest jobs in less time than comparable mowers. Powerful engines deliver all the speed and maneuverability of a zero-turn, along with the superior cut quality you expect from Toro.

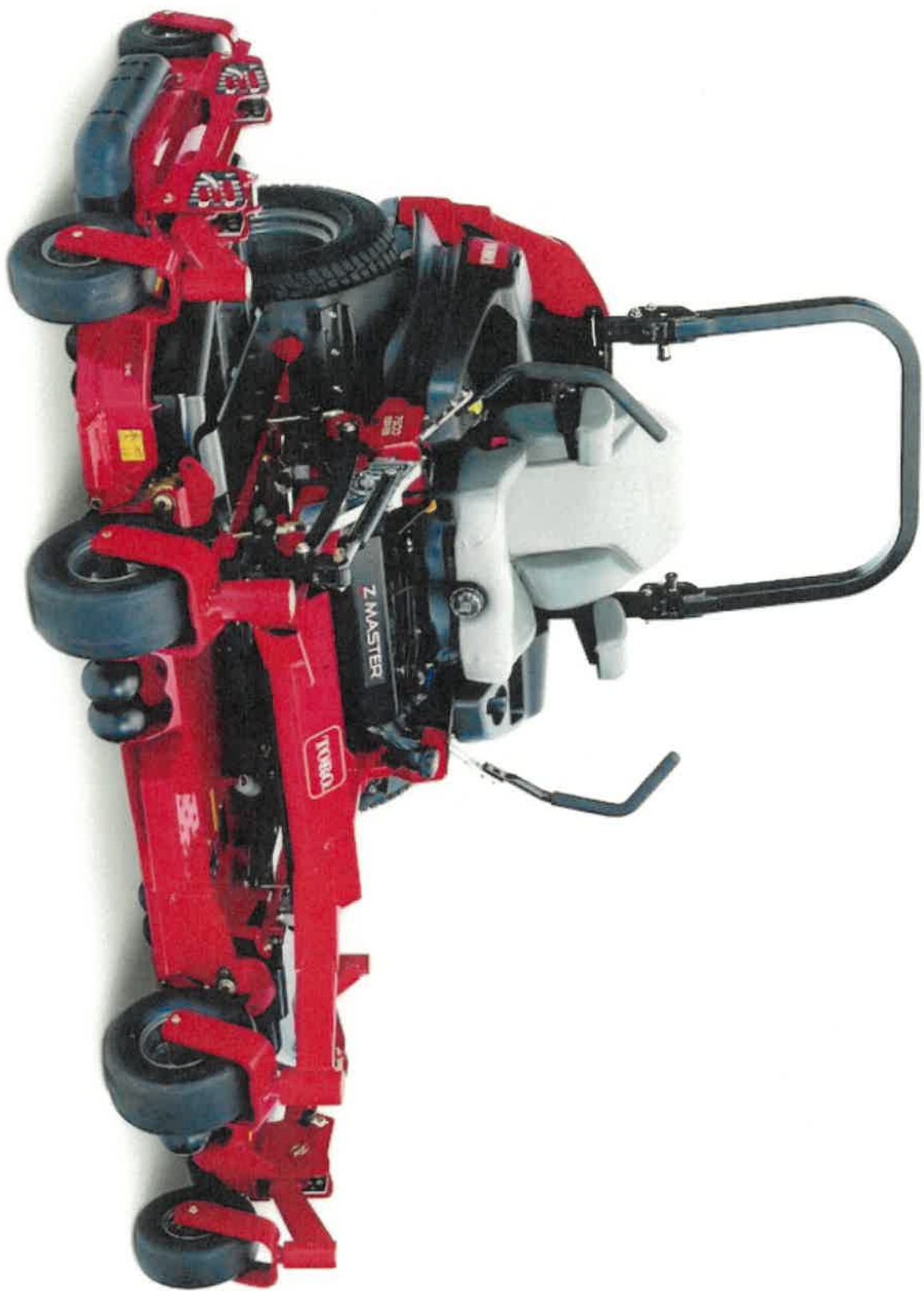
POWER THROUGH the toughest mowing jobs with a Yanmar diesel engine or Kohler 38 HP* gas engine.

MAXIMIZE PRODUCTIVITY with side and rear discharge commercial cutting decks ranging from 60 to 144 inches.

MOW SMARTER with Horizon™ Technology that lets you choose the right operating mode for the conditions, saving fuel costs while maintaining top-level performance.

RIDE IN COMFORT with the iso-mounted floor pan and deluxe suspension iso-mount seat that dramatically reduce vibration for less operator downtime and more productivity.

MASSIVE 144-INCH WINGSPAN REDEFINES THE PRODUCTIVE WORKHORSE







1 Cantu Court, Sarasota FL 34232
 Technology Park, Lake Mary FL 32746
 337-37 Commonwealth Avenue, Jacksonville FL 32220

Q-25033

Date: July 31, 2024
 Expires: August 30, 2024

Prepared For:

Dusty Pacheco
 Public Services manager
 Clermont
 400 12th St
 Clermont, FL 34711

Bill To:

CLERMONT, CITY OF
 P.O. BOX 120219
 CLERMONT, FL 34712

Ship To:

PARKS & RECREATION
 685 WEST MONTROSE STREET
 CLERMONT, FL 34711

Sourcewell Cooperative Contract Number: Toro 031121-TTC. Ventrac 031121TTC-2. Effective 4/31/2021 - 4/30/2025

Total Units	Qty	Model No.	Description	MSRP Each	Price Each	Extended Price
1	1	07386	Toro Workman - (HDX) - 4WD (Kubota Gas)	\$48,012.00	\$37,449.36	\$37,449.36
	1	07372	Canopy	\$1,019.00	\$794.82	\$794.82
	1	07373	Folding Windshield	\$427.00	\$333.06	\$333.06
	1	TDELIVERY	Toro Delivery Fee		\$771.54	\$771.54
	1	TSETUP	Toro Setup Fee		\$771.54	\$771.54
			Total			\$40,120.32

Terms:	Net 30
Equipment Total	\$40,120.32
Sales Tax	\$0.00
Totals:	\$40,120.32

Warranty

The above quote meets or exceeds ANSI Safety Specification. Toro Commercial Equipment carries a two-year or 1500 hour warranty.

The undersigned hereby orders from Wesco Turf the equipment detailed in this quotation. This order is subject to our ability to obtain such equipment from the manufacturer and Wesco Turf shall be under no liability if delivery of the equipment is delayed or prevented due to labor disturbances, transportation difficulties, or for any reason beyond our control. The price indicated is subject to your receipt of the Equipment prior to any change in price by the manufacturer.

Please indicate your acceptance of this quote as an order by signing below and returning via email to bill.hoffer@wescoturf.com or fax 941.487.6889. Payment terms are subject to credit approval. Time of delivery may vary; please check when placing order.

Signed: _____

Name: _____

Date: _____

Thank you for considering Wesco Turf, Inc. for your equipment needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Bill Hoffer

Commercial Sports Fields & Grounds Territory Manager
 (407) 467-2067, bill.hoffer@wescoturf.com





2101 Cantu Court, Sarasota FL 34232
 300 Technology Park, Lake Mary FL 32746
 7037-37 Commonwealth Avenue, Jacksonville FL 32220

Prepared For:

Dusty Pacheco
 Public Services manager
 Clermont
 400 12th St
 Clermont, FL 34711

Bill To:

CLERMONT, CITY OF
 P.O. BOX 120219
 CLERMONT, FL 34712

Q-25031

Date: July 31, 2024
 Expires: August 30, 2024

Ship To:

PARKS & RECREATION
 685 WEST MONTROSE STREET
 CLERMONT, FL 34711

Sourcewell Cooperative Contract Number: Toro 031121-TTC. Ventrac 031121TTC-2. Effective 4/31/2021 - 4/30/2025

Total Units	Qty	Model No.	Description	MSRP Each	Price Each	Extended Price
1	1	08100	Toro Workman UTX 2-Passenger Gas	\$22,999.00	\$21,389.07	\$21,389.07
	1	08110	Canopy, Polyethylene	\$526.00	\$489.18	\$489.18
	1	08113	Windshield, Hard Coat Polycarbonate	\$649.00	\$603.57	\$603.57
	1	08116	Rear Window Polycarbonate	\$499.00	\$464.07	\$464.07
	1	08141	Rear View Mirror	\$130.00	\$120.90	\$120.90
	1	08143	Underseat Storage	\$179.00	\$166.47	\$166.47
	1	08134	Electric Bed Lift	\$800.00	\$744.00	\$744.00
	1	TDELIVERY	Toro Delivery Fee		\$479.55	\$479.55
	1	TSETUP	Toro Setup Fee		\$479.55	\$479.55
			Total			\$24,936.36

Terms:	Net 30
Equipment Total	\$24,936.36
Sales Tax	\$0.00
Totals:	\$24,936.36

Warranty

The above quote meets or exceeds ANSI Safety Specification. Toro Commercial Equipment carries a two-year or 1500 hour warranty.

The undersigned hereby orders from Wesco Turf the equipment detailed in this quotation. This order is subject to our ability to obtain such equipment from the manufacturer and Wesco Turf shall be under no liability if delivery of the equipment is delayed or prevented due to labor disturbances, transportation difficulties, or for any reason beyond our control. The price indicated is subject to your receipt of the Equipment prior to any change in price by the manufacturer.

Please indicate your acceptance of this quote as an order by signing below and returning via email to bill.hoffer@wescoturf.com or fax 941.487.6889. Payment terms are subject to credit approval. Time of delivery may vary; please check when placing order.

Signed: _____

Name: _____

Date: _____

Thank you for considering Wesco Turf, Inc. for your equipment needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Bill Hoffer

Commercial Sports Fields & Grounds Territory Manager
 (407) 467-2067, bill.hoffer@wescoturf.com



4500' Section Of South Lake Trail From 7th St To East Ave



Date: 8/1/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Federally Funded Subaward and Grant Agreement <i>Hurricane Idalia</i>		
Requested Action		
Request approval of the revised Subaward and Grant Agreement for DR 4734 - Hurricane Idalia.		
Staff Report		
In response to Hurricane Idalia, FEMA allocated grant funds for communities to respond to and recover from major disasters. These funds were allotted to the Florida Division of Emergency Management, who will pass them down to qualified communities. In order to access the funds, the state requires that the attached agreement be signed and submitted. Due to multiple hurricanes and large storms, city staff have been working with FEMA contractors to request reimbursement for costs related to the storms. While the details of those requests are first reviewed and approved by staff at the federal level, the State of Florida also reviews them and approves them before any funds are disbursed. Grant funds are then passed down from the federal level, to the state level, and ultimately to the city. In its role as a pass-through entity for these grant funded reimbursements, the State of Florida requires the city to agree to and abide by the attached agreement. In order to receive reimbursement for our efforts during Hurricane Idalia, the State of Florida requires that we have a signed subaward agreement in place. This agreement was previously approved by the City Council and signed on February 13, 2024. However, the state notified us that their original template for the agreement had incorrect dates for the period of performance. This version has correct dates, with the period of performance starting on 8/27/2023 instead of 8/31/2023.		
Additional Analysis		
Fiscal Impact Summary		
The dollar amounts that will be requested for reimbursement are still being reviewed. There are no match requirements to receive these funds.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. DR4734 - Clermont City of - REVISED	DR4734 - Clermont City of - REVISED.pdf	

FEDERALLY FUNDED SUBAWARD AND GRANT AGREEMENT for DR - 4734 - Hurricane Idalia

The following Agreement is made and information is provided pursuant to 2 CFR §200.332(a)(1):

Subrecipient's name:	<u>Clermont, City of</u>
Subrecipient's unique entity identifier:	<u>T36XEEDA7QZ3</u>
Federal Award Date:	<u>09/01/2023</u>
Subaward Period of Performance Start and End Date (Cat A-B):	<u>08/27/2023 - 2/29/2024</u>
Subaward Period of Performance Start and End Date (Cat C-G):	<u>08/27/2023 - 2/28/2025</u>
Amount of Federal Funds Obligated by this Agreement:	<u>N/A</u>
Total Amount of Federal Funds Obligated to the Subrecipient by the pass-through entity to include this Agreement:	<u></u>
Total Amount of the Federal Award committed to the Subrecipient by the pass-through entity:	<u></u>
Federal award project description (see Federal Funding Accountability and Transparency Act (FFATA):	<u>Grant for communities to respond to and recover from major disasters or emergencies and for limited mitigation measures.</u>
Name of Federal awarding agency:	<u>Department of Homeland Security (DHS) Federal Emergency Management Agency (FEMA)</u>
Name of pass-through entity:	<u>Florida Division of Emergency Management (FDEM)</u>
Contact information for the pass-through entity:	<u>2555 Shumard Oak Blvd. Tallahassee, FL 32399-2100</u>
Assistance Listing Number (Formerly CFDA Number):	<u>97.036</u>
Assistance Listing Program Title (Formerly CFDA program Title):	<u>Disaster Grants - Public Assistance (Presidentially Declared Disasters)</u>

THIS AGREEMENT is entered into by the State of Florida, Division of Emergency Management, with headquarters in Tallahassee, Florida (hereinafter referred to as the "Division"), and Clermont, City of (hereinafter referred to as the "Subrecipient").

THIS AGREEMENT IS ENTERED INTO BASED ON THE FOLLOWING REPRESENTATIONS:

- A. The Subrecipient represents that it is fully qualified and eligible to receive these grant funds to provide the services identified herein;
- B. The Subrecipient, by its decision to participate in this grant program, bears the ultimate responsibility for ensuring compliance with all applicable State and Federal laws, regulations and policies, and bears the ultimate consequences of any adverse decisions rendered by the Division, the Federal Awarding Agency, or any other State and Federal agencies with audit, regulatory, or enforcement authority;

C. This Agreement establishes the relationship between the Division and the Subrecipient to allow the Division to pay grant funds to the Subrecipient.

THEREFORE, the Division and the Subrecipient agree to the following:

(1) APPLICATION OF STATE LAW TO THIS AGREEMENT

2 CFR § 200.302 provides: "Each state must expend and account for the Federal award in accordance with state laws and procedures for expending and accounting for the state's own funds." Therefore, section 215.971, Florida Statutes, entitled "Agreements funded with federal or state assistance," applies to this Agreement.

(2) LAWS, RULES, REGULATIONS AND POLICIES

a. Performance under this Agreement is subject to 2 CFR Part 200, entitled "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards."

b. In addition to the foregoing, the Subrecipient and the Division shall be governed by all applicable State and Federal laws, rules, and regulations. Any express reference in this Agreement to a particular statute, rule, or regulation in no way implies that no other statute, rule, or regulation applies. The applicable statutes, rules, or regulations are the statutes, rules, or regulations in effect at the time of the declaration of the incident through which federal funds are awarded, or as otherwise indicated as retroactively applied.

(3) CONTACT

a. In accordance with section 215.971(2), Florida Statutes, the Division's Grant Manager shall be responsible for enforcing performance of this Agreement's terms and conditions and shall serve as the Division's liaison with the Subrecipient. As part of his/her duties, the Grant Manager for the Division shall:

- i. Monitor and document Subrecipient performance; and
- ii. Review and document all deliverables for which the Subrecipient requests payment.

b. The Division's Grant Manager for this Agreement is:

Name Mr. Stephane Malet
Title Grant Program Manager
Bureau of Recovery
Address: Florida Division of Emergency
 Management 2555 Shumard Oak Blvd.
 Tallahassee, FL 32399-2100
Telephone: (850) 815-4469
Email: Stephane.Malet@em.myflorida.com

c. The name and address of the Representative of the Subrecipient responsible for the administration of this Agreement is:

Name: _____
Address: _____

Telephone: _____

Email: _____

d. In the event that different representatives or addresses are designated by either party after execution of this Agreement, notice of the name, title, and address of the new representative will be provided to the other party in writing via letter or electronic email.

e. Systems Access: It is the Subrecipient's responsibility to maintain current active users in the Division's grants management system in accordance with Attachment B to this Agreement ("Systems Access Form").

(4) TERMS AND CONDITIONS

This Agreement contains all the terms and conditions agreed upon by the parties.

(5) EXECUTION

This Agreement may be executed in any number of counterparts, of which may be taken as an original.

(6) MODIFICATION

Either party may request modification of the provisions of this Agreement. Changes which are agreed upon shall be valid only when in writing, signed by each of the parties, and attached to the original of this Agreement.

(7) SCOPE OF WORK

The Subrecipient shall perform the work as approved by FEMA and provide the necessary documentation to substantiate work completed.

(8) PERIOD OF AGREEMENT/PERIOD OF PERFORMANCE

The Period of Agreement establishes a timeframe for all Subrecipient contractual obligations to be completed. Upon execution by both parties, this Agreement shall begin on the first day of the incident period for the disaster applicable to the agreement and shall end upon closeout of the Subrecipient's account for this disaster by the Federal Awarding Agency, unless terminated earlier as specified elsewhere in this Agreement. This Agreement survives and remains in effect after termination for the herein referenced State and Federal audit requirements and the referenced required records retention periods. Work may only be performed during the timeframes established and approved by FEMA for each Category of Work type.

(9) FUNDING

a. The amount of total available funding for this subgrant is limited to the amount obligated by the Federal Awarding Agency for all projects approved for this Subrecipient for DR - 4734 - Hurricane Idalia. Payments to Subrecipients are contingent upon the granting of budget authority to the Division.

b. Pursuant to section 252.37(5)(a), Florida Statutes, unless otherwise specified in the General Appropriations Act, whenever the State accepts financial assistance from the Federal Government or its agencies under the Federal Public Assistance Program and such financial assistance is conditioned upon a requirement for matching funds, the State shall provide the entire match requirement for state agencies and one-half of the required match for grants to Local governments. **Affected Local governments shall be required to provide one-half of the required match prior to receipt of such financial assistance. Section 252.37, Florida Statutes, does not**

apply to Subrecipients that are considered Private Non-Profit entities, therefore the entire non-federal share shall be the responsibility of the Private Non-Profit Subrecipient.

c. The Executive Office of the Governor may approve a waiver to local governments for the Non-Federal match requirement. The local government must apply for the waiver in accordance with Section 252.37(5)(b), Florida Statutes. Local governments must apply for the match waiver independently from their respective County.

(10) PAYMENT

a. The payment method used by the Division is either a Cost Reimbursement or an Advance Payment. Advance payments will be governed by Chapter 216, Florida Statutes.

b. The Division's Grant Manager, as required by section 215.971(2)(c), Florida Statutes, shall reconcile and verify all funds received against all funds expended during the grant agreement period and produce a final reconciliation report. The final report must identify any funds paid in excess of the expenditures incurred by the Subrecipient.

(11) REPAYMENTS

a. Refunds or repayments of obligated funds may be paid to the Division through check or through a payment plan as approved by the Department of Financial Services. Additionally, FEMA may permit the Division to off-set against other obligated projects where deemed appropriate. In accordance with Chapter 255, Florida Statutes, the Subrecipient has 30 days to repay the funds from the issuance of the invoice from the Division. The Division may impose a 1% per month interest fee for unpaid invoices.

b. All refunds or repayments due to the Division under this Agreement are to be made payable to the order of "Division of Emergency Management," and must include the invoice number and the applicable Disaster and Project number(s) that are the subject of the invoice, and be mailed directly to the following address:

Division of Emergency Management
Cashier
2555 Shumard Oak Boulevard
Tallahassee FL 32399-2100

(12) RECORDS

a. As required by 2 CFR § 200.334, and modified by Florida Department of State's record retention requirements (Fla. Admin. Code R. 1B-24.003), the Subrecipient shall retain sufficient records to show its compliance with the terms of this Agreement and all relevant terms and conditions of the award paid from funds under this Agreement, for a period of five (5) years from the date of submission of the final expenditure report. This period may be extended for reasons including, but not limited to, litigation, fraud, or appeal. As required by 2 CFR § 200.303(e), the Subrecipient shall take reasonable measures to safeguard protected personally identifiable information and other information the Federal Awarding Agency or the Division designates as sensitive or the Subrecipient considers sensitive consistent with applicable Federal, State, local, and tribal laws regarding privacy and responsibility over confidentiality.

b. The Subrecipient shall maintain all records for the Subrecipient and for all subcontractors or consultants to be paid from funds provided under this Agreement, including documentation of all program costs, in a form sufficient

to determine compliance with the requirements and objectives of the award and all other applicable laws and regulations.

(13) AUDITS

- a. The Subrecipient shall comply with the audit requirements contained in 2 CFR Part 200, Subpart F.
- b. As required by 2 CFR § 200.337(a), “The Federal awarding agency, Inspectors General, the Comptroller General of the United States, and the [Division], or any of their authorized representatives, shall enjoy the right of access to any documents, papers, or other records of the [Subrecipient] which are pertinent to the Federal award, in order to make audits, examinations, excerpts, and transcripts. The right also includes timely and reasonable access to the [Subrecipient’s] personnel for the purpose of interview and discussion related to such documents.” The right of access is not limited to the required retention period but lasts as long as the records are retained (2 CFR § 200.337(c)).
- c. As required by 2 CFR § 200.332(a)(5), the Division, the Chief Inspector General of the State of Florida, the Florida Auditor General, or any of their authorized representatives, shall enjoy the right of access to any documents, financial statements, papers, or other records of the Subrecipient which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The right of access also includes timely and reasonable access to the Subrecipient’s personnel for the purpose of interview and discussion related to such documents.

(14) REPORTS

- a. Consistent with 2 CFR § 200.329, the Subrecipient shall provide the Division with quarterly reports and any applicable financial reporting, including reports required by the Federal Funding Accountability and Transparency Act (FFATA). These reports shall include the current status and progress by the Subrecipient and, as applicable, all subcontractors in completing the work described in the Scope of Work and the expenditure of funds under this Agreement, in addition to any other information requested by the Division.

	Reporting Time Period	Subrecipient Report Submittal Deadline
Quarter 1 (Q1)	October 1 – December 31	January 15
Quarter 2 (Q2)	January 1 – March 31	April 15
Quarter 3 (Q3)	April 1 – June 30	July 15
Quarter 4 (Q4)	July 1 – September 30	October 15

- b. The Subrecipient agrees to submit quarterly reports to the Division no later than fifteen (15) days after the end of each quarter of the program year and to submit quarterly reports each quarter until one quarter past the closeout of each project in the Division’s Grant Management System. The ending dates for each quarter of the program year are March 31, June 30, September 30, and December 31.
- c. The closeout report is due sixty (60) days after completion of each project worksheet associated with the applicant executing this Agreement, or sixty (60) days after termination of this Agreement, whichever first occurs.

d. The Subrecipient shall provide additional program reports, updates, or information that may be required by the Division or the Federal awarding agency.

(15) MONITORING

a. The Division shall monitor the performance of the Subrecipient under this Agreement to ensure that the Scope of Work is being accomplished within the specified time periods, and that other performance goals are being met.

b. The Subrecipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Division. In the event that the Division determines that an audit of the Subrecipient is appropriate, the Subrecipient agrees to comply with any additional instructions provided by the Division to the Subrecipient regarding such audit.

c. Small Projects, as defined in 44 CFR § 206.203, that are obligated above the Federal Simplified Acquisition Threshold (SAT) will be subject to enhanced oversight and monitoring by the Division as authorized by 2 CFR § 200.332(a)(2).

(16) LIABILITY

a. Unless the Subrecipient is a State agency or political subdivision, as defined in section 768.28(2), Florida Statutes, the Subrecipient is solely responsible to third parties it deals with in carrying out the terms of this Agreement. As authorized by section 768.28(19), Florida Statutes, Subrecipient shall hold the Division harmless against all claims of whatever nature by third parties arising from the work performance under this Agreement. For purposes of this Agreement, Subrecipient agrees that it is not an employee or agent of the Division but is an independent contractor.

b. As required by section 768.28(19), Florida Statutes, any Subrecipient which is a State agency or political subdivision, as defined in section 768.28(2), Florida Statutes, agrees to be fully responsible for its negligent or tortious acts or omissions which result in claims or suits against the Division and agrees to be liable for any damages proximately caused by the acts or omissions to the extent set forth in section 768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by any Subrecipient to which sovereign immunity applies. Nothing herein shall be construed as consent by a State agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of any contract.

(17) TERMINATION

This Agreement terminates upon the completion of all eligible work and payment of all eligible costs in accordance with the Public Assistance Program requirements. The Division and Subrecipient agree that all records will be maintained until the conclusion of any record retention period.

(18) PROCUREMENT

a. The Subrecipient must ensure that any procurement involving funds authorized by the Agreement complies with all applicable Federal and State laws and regulations, including 2 CFR §§ 200.318 through 200.327 as well as Appendix II to 2 CFR Part 200 (entitled "Contract Provisions for Non-Federal Entity Contracts Under Federal Awards"). Additional requirements, guidance, templates, and checklists regarding procurement may be obtained through the FEMA Procurement Disaster Assistance Team. Resources found here: <https://www.fema.gov/grants/procurement>.

b. The Subrecipient must include all applicable federal contract terms for all contracts for which federal

funds are received.

If the Subrecipient contracts with any contractor or vendor for performance of any portion of the work required under this Agreement, the Subrecipient must incorporate into its contract with such contractor or vendor an indemnification clause holding the Federal Government, its employees and/or their contractors, the Division, its employees and/or their contractors, and the Subrecipient and its employees and/or their contractors harmless from liability to third parties for claims asserted under such contract.

c. The Subrecipient must monitor and document, in the quarterly report, the contractor's progress in performing its work on its behalf under this Agreement in addition to its own progress.

d. The Subrecipient must ensure all contracts conform to sections 287.057 and 288.703, Florida Statutes, as applicable.

(19) ATTACHMENTS

a. All attachments to this Agreement are incorporated as if set out fully.

b. In the event of any inconsistencies or conflict between the language of this Agreement and the attachments, the language of the attachments shall control, but only to the extent of the conflict or inconsistency.

c. This Agreement has the following attachments:

- i. Attachment A – Certification Regarding Debarment
- ii. Attachment B – Systems Access Form
- iii. Attachment C – Certification Regarding Lobbying

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

SUBRECIPIENT: Clermont, City of

By: _____

(Signature)

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

By: _____
Governor's Authorized Representative

Date: _____

Attachment A

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY
and VOLUNTARY EXCLUSION**

The Subrecipient certifies, to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
2. Have not within the five-year period preceding entering into this Agreement had one or more public transactions (Federal, State, or Local) terminated for cause or default; and
3. Have not within the five-year period preceding entering into this proposal been convicted of or had a civil judgment rendered against them for:
 - a) the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or Local) transaction or a contract under public transaction, or b) violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property.

The Subrecipient understands and agrees that the language of this certification must be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, contracts under grants, loans, and cooperative agreements) and that all contractors and sub-contractors must certify and disclose accordingly.

The Subrecipient further understands and agrees that this certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

By: _____

Signature

Name and Title

685 West Montrose Street

Street Address

Clermont, FL, 34711

City, State, Zip

Date

Clermont, City of

Subrecipient's Name

Z4004

DEM Contract Number

Attachment B

SYSTEMS ACCESS

The **System Access Form** is submitted with each new disaster or emergency declaration to identify the Subrecipient's contacts for the FDEM Grants Management System in order to enter notes, review notes and documents, and submit the documentation necessary to work the new event. The Systems Access Form is originally submitted as Attachment "B" to the PA Funding Agreement. The Subrecipient is responsible for regularly reviewing its contacts. Contacts should be removed within 14 days of separation, retirement, or are reassignment by the Subrecipient. A new form will only be needed if all listed contacts have separated from the Agency. If a new Systems Access form is submitted, all Agency Representatives currently listed as contacts that are not included on the updated form will be deleted from FDEM Grants Management System for the specified grant. All users must log in on a monthly basis to keep their accounts from becoming locked. **Note: the Systems Access Form is NOT a delegation of authority. A signatory must have an attached delegation of authority as appropriate.**

Instructions for Completion

Complete the form in its entirety, listing the name and information for all representatives who will be working in the FDEM Grant Management System. Users will be notified via email when they have been granted access. The user must log in to the FDEM Grants Management System within twelve (12) hours of being notified or their account will lock them out. Each user must log in within a sixty (60) day period or their account will lock them out. In the event you try to log in and your account is locked, users must submit a request for unlocking to RPA.Help@em.myflorida.com.

The form is divided into twelve blocks; each block must be completed where appropriate.

Block 1: "Authorized Agent" – This should be the highest authority in your organization who is authorized to sign legal documents on behalf of your organization. A subsequent new Authorized Agent must be designated through a letter on letterhead from the Subrecipient's Authorized Representative. It is recommended to delegate this authority to an organizational staff member to avoid delays in grant management (Only one Authorized Agent is allowed, and this person will have full access/authority unless otherwise requested).

Block 2: "Primary Contact" – This is the person designated by your organization to receive all correspondence and is our main point of contact. This contact will be responsible for answering questions, uploading documents, and submitting reports/requests in FDEM Grants Management System. The Authorized Agent may designate a new Primary Contact. (Only one Primary Contact is allowed, and this contact will have full access).

Block 3: "Alternate Contact" – This is the person designated by your organization to be available when the Primary is not. Either the Authorized Agent or Primary Contact may designate a new Alternate Contact. (Only one Alternate Contact is allowed, and this contact will have full access).

Block 4, 5, and 6: "Other" (Finance/Point of Contact, Risk Management-Insurance, and Environmental-Historic). Providing these contacts is essential in the coordination and communication required between State and Local subject matter experts. We understand that the same agent may be identified in multiple blocks, however we ask that you enter the name and information again to ensure we are communicating with the correct individuals.

Block 7 – 12: "Other" (Read Only Access) – There is no limit on "Other" contacts, but we ask that this be restricted to those that are going to actually need to log in and have a role in reviewing the information. This designation is only for situational awareness purposes as individuals with the "Other Read-Only" designation cannot take any action in FDEM Grants Management System.

Note: The Systems Access Form is NOT a delegation of authority. A signatory must have an attached delegation of authority as appropriate.

SYSTEMS ACCESS FORM (CONTACTS)
FEMA/GRANTEE PUBLIC ASSISTANCE PROGRAM
FLORIDA DIVISION OF EMERGENCY MANAGEMENT

Subrecipient: Clermont, City of

Box 1: Authorized Agent (Full Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Box 2: Primary Contact (Full Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Box 3: Alternate Contact (Full Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Box 4: Other-Finance/Point of Contact (Full Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Box 5: Other-Risk Mgmt-Insurance (Full Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Box 6: Other-Environmental-Historic (Full Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

The above contacts may utilize the FDEM Grants Management System to perform the Subrecipient's responsibilities regarding the Public Assistance Grant according to their level of access. The Subrecipient is responsible for ensuring that all contacts are correct and up-to-date.

Subrecipient Authorized Representative Signature

Date

**SYSTEMS ACCESS FORM (CONTACTS)
FEMA/GRANTEE PUBLIC ASSISTANCE PROGRAM
FLORIDA DIVISION OF EMERGENCY MANAGEMENT**

Subrecipient: Clermont, City of

Date:

Box 7: Other (Read Only Access)

Box 8: Other (Read Only Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Box 9: Other (Read Only Access)

Box 10: Other (Read Only Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Box 11: Other (Read Only Access)

Box 12: Other (Read Only Access)

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Name
Signature
Organization / Official Position
Mailing Address
City, State, Zip
Daytime Telephone
E-mail Address

Subrecipient's Fiscal Year (FY) Start: **Month:** **Day:**

Subrecipient's Federal Employer's Identification Number (EIN) 59-6000290

Subrecipient's Grantee Cognizant Agency for Single Audit Purposes: Florida Division of Emergency Management

Subrecipient's: FIPS Number (If Known) 069-12925-00

Attachment C
Certification Regarding Lobbying

APPENDIX A, 44 CFR PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Subrecipient or contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Signature of Subrecipient/contractor's Authorized Official

Name and Title of Subrecipient/contractor's Authorized Official

Date



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
License Agreement <i>St. Johns River Water Management District</i>		
Requested Action		
Consider approval of agreement for a Lake Minneola Monitoring Site.		
Staff Report		
The St. Johns River Water Management District (SJRWMD) is requesting to relocate their hydro-monitoring equipment that is currently attached to the 8th Street Pier to the Lake Hiawatha Pier. The equipment is for monitoring water levels of Lake Minneola as part of the SJRWMD Minimum Flows and Levels (MFL's). Lake Minneola is on the MFLS's Priority Water Body List, which schedules the establishment of MFL's pursuant to Chapter 373.042(2) of the Florida Statutes: <i>Chapter 373.042(2) requires the state's water management districts or the Department of Environmental Protection to establish minimum flows and levels (MFL's) for water bodies. MFL's are a range of water levels and/or flows that identify the point at which further withdrawals would significantly harm the water resources or ecology of the area.</i>		
Additional Analysis		
Fiscal Impact Summary		
This request has no financial impact.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024_07_29_License Agreement w SJRWMD	2024_07_29_License Agreement w SJRWMD.pdf	

Lake County Parcel 14-22-25-0004-000-01700
451 Lake Minneola Shores
SJRWMD SITE 7040
LRS LA# 2536

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is hereby made and entered into as of the date of the last signature below ("Effective Date"), by and between **CITY OF CLERMONT, FLORIDA**, a political subdivision of the State of Florida, whose address is 685 West Montrose Street, Clermont, Florida, 34711 ("City"), and the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT** (the "District"), a public body existing under Chapter 373, Florida Statutes, whose address is 4049 Reid Street, Palatka, Florida, 32177.

WITNESSETH:

WHEREAS, the City is the fee simple owner of certain real property known as the dock at Lake Minneola Shores (County parcel id: 14-22-25-0004-000-01700) , hereinafter referred to as the "License Area," located in Lake County, Florida, and more particularly described in Exhibit "A," attached hereto and incorporated herein by reference; and

WHEREAS, the District desires to utilize the License Area for the purpose of monitoring real-time water level readings for users to review and use through telemetry network and observing hydrogeologic conditions by constructing, operating, and maintaining scientific, equipment upon the License Area; and

WHEREAS, City is desirous of granting to the District a non-exclusive revocable license to accomplish the aforementioned purpose.

NOW THEREFORE, for and in consideration of the terms, conditions, and mutual covenants below, City and the District, both intending to be legally bound, agree as follows:

1. License. City grants the District, its agents and employees, a non-exclusive revocable license to access across, over and through the License Area to construct, install, maintain, monitor, replace and repair a staff gauge, stilling well, telemetry box, solar power system and associated equipment to collect real-time data for scientific purposes and monitor the water quality and water levels in Lake Minneola and the surrounding waterbodies. The location of any items, structures or improvements as contemplated herein, shall be subject to the prior written approval of City, which shall not be unreasonably withheld. The District's use of the License Area shall be limited to the purposes and uses stated herein and shall not interfere with the primary function and use of the License Area by the City; the City retains all rights to use the License Area during the term of this License.

2. Term. This License is granted for a primary term of thirty (30) years, commencing on the Effective Date and shall continue in full force and effect thereafter unless terminated earlier. This License Agreement may be terminated at any time, with or without cause, by either Party upon the terminating Party providing the other Party one-hundred eighty (180) days-written notice of termination.

3. The District shall not claim any damages from the City in connection with or on account of any injuries or damages arising in or on the License Area resulting from use of the License Area by the District and its agents, representatives, and employees. The District shall maintain a program of insurance covering its liabilities as prescribed by *Section 768.28, Florida Statutes*, and shall be responsible for the acts and omission of its officers, employees, representatives, and agents in the event that such acts or omissions result in injury to persons or damage to property.

4. The City does not warrant or represent that the License Area is safe or suitable for the purpose for which the District is permitted to use it, and the District assumes all risks in its use.

5. Before the initial use of the License Area by the District, the District shall provide the City at least forty-eight (48) hours notification. The District agrees that any and all work performed in the License Area shall be accomplished in a good, safe, and workman like manner and in accordance with applicable Federal, State, and local statutes, rules, regulations, and ordinances.

6. All notices and communications hereunder shall be in writing and shall be deemed to have been duly given when delivered in person or sent by certified or overnight U.S. mail, to their appropriate addresses set forth above, or to such other address(es) as may be furnished in writing by a party to the other.

7. Upon termination of this License Agreement, or revocation by the City, the District shall, within one hundred eighty (180) days of said termination or revocation and at its sole cost and expense, remove all equipment, accessories, and materials owned by the District from the License Area and restore said License Area to as good a condition as it was before the District entered upon it, normal wear and tear excepted, and otherwise comply with all applicable Federal, State, and local statutes, rules, regulations and ordinances. The City agrees to allow the District continued use of the stilling well and monitoring equipment for a mutually agreed upon time after termination or revocation to stitch together the data points from a new location to ensure continuity of that data.

8. The District shall, upon request, provide to City an annual copy of any and all data collected as a result of the District's hydrogeological monitoring activities in the License Area.

9. The license herein granted is subject to revocation by the City if the License Area is not utilized for the purposes outlined in this License Agreement; the City's use of the property changes; the City determines, in its sole discretion, that the District's use of the License Area is no longer compatible with the City's use of the License Area; or if there is a change in ownership of the License Area.

10. This License shall be construed according to the laws of the State of Florida. Jurisdiction and venue for any action hereunder shall lie with the Fifth Judicial Circuit, in and for Lake County, Florida. EACH PARTY HEREBY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT. Each party shall be responsible for its own attorneys' fees and costs associated with any such litigation.

IN WITNESS WHEREOF, the undersigned parties have executed this License Agreement on the respective dates under each signature:

CITY OF CLERMONT, FLORIDA, through its
City Council

ATTEST:

Tim Murry, Mayor

This ____ day of _____ 2024.

Tracy Ackroyd Howe, MMC, City Clerk
City of Clermont, Florida

Approved as to form and legality:

_____, Attorney

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes

By: _____
Michael A. Register, P.E.
Executive Director

ATTEST:

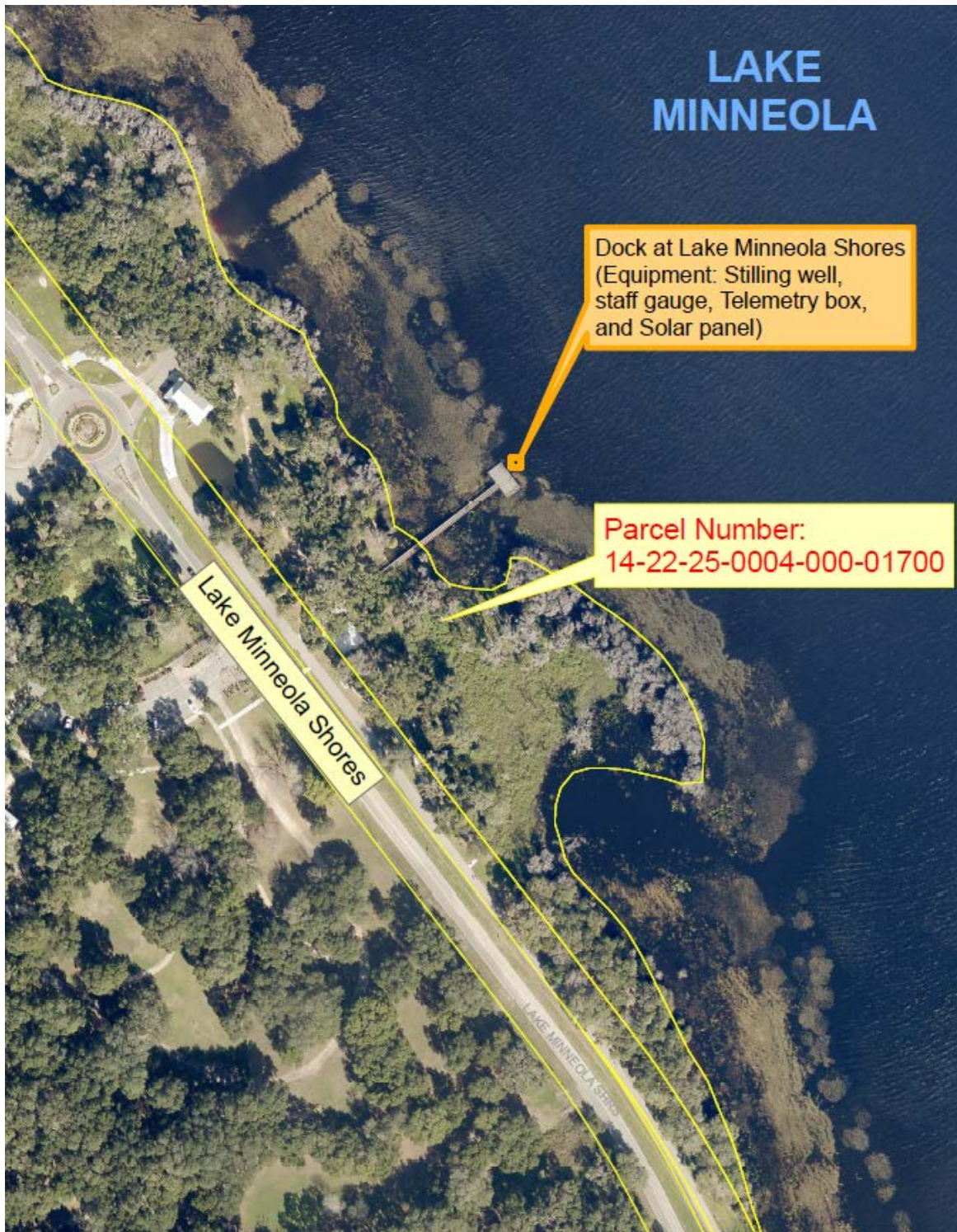
By: _____
Erin Preston,
General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177

For use and reliance only by
St. Johns River Water Management District,
Legal Form and Content Approved:

By: _____
Karen Ferguson, Sr. Asst. General Counsel
Office of General Counsel

Exhibit A

Lake County Parcel 14-22-25-0004-000-01700





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Boys and Girls Club of Central Florida Rental Agreement		
Requested Action		
Approve Boys and Girls Club Rental Agreement Renewal of the Arts and Recreation Center		
Staff Report		
In 2014, the City and the Boys and Girls Club of Central Florida entered into a 10-year agreement which has provided space for approximately 100 children and teens to use the Arts and Recreation Center each day for after-school and school vacation programming. The agreement, in which the City received \$7,500 annually from the Boys and Girls Club, expires on August 31, 2024. The City has partnered with the Boys and Girls Club to provide educational and recreational opportunities to thousands of children from Clermont and South Lake County at the Arts and Recreation Center since 2014. The agreement includes use of rooms dedicated for Boys and Girls Club use, the gymnasium, pool, and outdoor space. The Boys and Girls Club would like to continue using the Arts and Recreation Center to create positive experiences for local children. A 10-year agreement, which would begin on September 1, 2024, with the City receiving \$10,500 for the first year (a 40% increase from the 2014 agreement) and annual increases of the lesser of 2% or the CPI is proposed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. BGCCF Agreement-2024	BGCCF Agreement-2024.pdf	

FACILITY USE AND LICENSE AGREEMENT

THIS AGREEMENT, entered into this 1st day of September, 2024 by and between the City of Clermont, hereinafter referred to as "City," and Boys and Girls Club of Central Florida, a Florida non-profit corporation, hereinafter referred to as "Licensee," whose address is 101 E. Colonial Drive, Orlando, FL 32801.

WITNESSETH:

WHEREAS, the City is the owner of a certain public facility located in Clermont, Florida, commonly known as Clermont Arts & Recreation Center, hereinafter referred to as the "Site"; and

WHEREAS, Licensee desires to utilize certain facilities located at the Site for the purposes hereinafter set forth; and

WHEREAS, the City, pursuant to its municipal authority as set forth in Chapter 166, Florida Statutes, may provide the general public with playgrounds, recreation areas, and other recreational and cultural facilities, programs and support for recreational programs, including such programs as Licensee desires to promote.

NOW, THEREFORE, in consideration of the covenants herein contained, it is mutually agreed between the parties as follows:

1. Term and Termination. The term of this Agreement shall commence on September 1, 2024 and terminate on August 31, 2034. The Agreement may be renewed thereafter based on the mutual agreement of the parties after considering and reviewing Licensee's activities, programs and attendance statistics.

Either party may terminate this Agreement for cause at any time upon written notice to the other party. City, may, upon one-hundred eighty (180) days written notice to Licensee, terminate

the Agreement for any reason. Upon termination of the Agreement for any reason, the Licensee shall, as of the effective date of the termination, cancel or terminate all activities occurring or to occur on the Site and remove all personal property of Licensee from the Site.

2. **Use of Property.** The City agrees to permit Licensee to utilize the Site for the purpose of providing youth recreation and sports programs in Clermont, Florida subject to the terms and conditions set forth herein and as more particularly described in Exhibit "A" attached hereto and incorporated herein.

3. **Guidelines and Non-Exclusive Rights.** This Agreement is specifically conditioned upon Licensee continuing to run its program in such a manner that Licensee's activities are open to all eligible youth who wish to participate, regardless of ability, sex, religion or race. The Licensee must operate as a 501(c) (3) non-profit corporation under the laws set forth for incorporation by the State of Florida. A certificate of incorporation and copy of the Licensee's by-laws must be supplied to the City. In the event that Licensee changes this policy or loses its 501(c) (3) status this Agreement shall be terminated immediately.

This Agreement may not be assigned or transferred in any manner by Licensee. Any such assignment or transfer is expressly prohibited. Any previously existing oral or written agreements between the parties shall be terminated as of the date of this Agreement and shall be deemed hereafter null and void and of no further force and effect whatsoever.

4. **Certification & Volunteer Screening.** Each manager, coach, and supervisor of Licensee is encouraged to be certified in Cardiopulmonary Resuscitation and First Aid. As a condition precedent to Licensee's rights hereunder, Licensee shall obtain at its expense and maintain fingerprint background screenings reports on every employee or volunteer who will have direct access to children. The reports shall be obtained through the Florida Department of Law

enforcement and shall be no older than three (3) years. Copies of the reports shall be provided to the City upon City's request. Licensee shall prohibit any employee or volunteer on the Site if said employee or volunteer has at any time pled no contest to, participated in pre-trial diversion or other alternative sentencing or been convicted of a crime constituting a felony under the laws of the State of Florida or any comparable law of another state. Licensee shall provide an affidavit, in a form acceptable to City and executed by the Licensee's president verifying that the above background screening was completed for all employees and volunteers who may have direct access to children. The Licensee must submit the affidavit within three days of the effective date hereof.

5. Indemnification. Licensee shall defend, indemnify and hold harmless the City from and against all claims, damages, lawsuits, liabilities, losses and expenses, including reasonable attorney's fees and costs, arising out of or resulting from the Licensee's use of the Site. Such indemnification shall include all claims of Licensee's guests and participants. Nothing herein shall be construed or act as a waiver of any sovereign immunity that City may enjoy.

In accordance with the above, Licensee expressly agrees and acknowledges that it will require each participant, if of legal age, or each participant's parent and/or legal guardian, execute a hold harmless, waiver and release of potential claims against the City. The release shall be in a format as approved by the City in advance.

6. Insurance. Licensee, at its own cost and expense, shall keep in force during the term of this Agreement minimum insurance coverage, as set forth in Exhibit "B" attached hereto and incorporated herein.

All such insurance shall be evidenced by a Certificate of Insurance which must be submitted to, and approved by, the City prior to any use by Licensee of the Site under this Agreement. The City shall be named as an additional insured on the insurance policy, which shall be noted on the

Certificate of Insurance and the City shall be provided with a thirty (30) day, prior written notice in the event of cancellation, non-renewal or adverse change to such policies. Failure to comply with any insurance requirement shall cause immediate cancellation of this Agreement. Nothing herein shall be construed or act as a waiver of any sovereign Immunity that City may enjoy. All Licensee personal property housed or placed at the Site shall be at the sole risk of Licensee. The City shall not be liable, in any manner, for any loss or damage to any of the Licensee's or participants' personal property whatsoever.

7. **Communication.** Licensee shall advise City in advance of the name and contact information for Licensee's designee for communication purposes between the City and the Licensee. All communication by the Licensee with the City must be made through the Licensee's designee. Communication, information or requests for service by Licensee must be made to the Parks and Recreation Director, Arts and Recreation Center Manager or their designee.

8. **Maintenance of Records: Audit.** For a period ending three (3) years after the expiration or termination of this agreement, Licensee shall make all records and documents relating to this agreement available for inspection and copying by the City or any agent designated by the City. Notwithstanding anything to the contrary stated above, Licensee recognizes that certain documents that it may maintain in accordance with the use of the Site and this Agreement may be Public Records under the law of the State of Florida and, therefore, Licensee agrees that it shall comply with all applicable terms of said law to the greatest extent possible.

9. **Inspection Rights and General Right of Entry by City.** The City shall have the unrestricted right at all times to enter on the premises used by Licensee to inspect the premises to ensure Licensee's compliance with the terms and conditions contained herein. This right shall include, but not be limited to, the right to enter into any sporting event or recreation program.

10. Maintenance. The City will maintain the Site in accordance with the City's routine maintenance policies and plans. Notwithstanding the foregoing, Licensee, at its expense, shall be responsible regular cleaning of the facilities designated for Boys and Girls Club exclusive use, namely the rooms and hallways located in the northeast wing of the Site. This includes, but is not limited to, bathrooms and garbage disposal, in a manner consistent with the City's routine cleaning and maintenance policies.

11. City's Right to Usage. The City retains the right to schedule use of the Facilities to accommodate the greater need of the Clermont community. In accordance therewith, Licensee and City shall plan on no less than a monthly basis during the term of the Agreement, the use of the Site and specific portions thereof, by Licensee.

12. Facility Usage Fees.

Licensee shall pay to City EIGHT HUNDRED SEVENTY FIVE DOLLARS (\$875.00) monthly for facility use as described in this Agreement. Each year during the Renewal Term, as of the anniversary of the Commencement Date, the rental amount as set forth above, shall be adjusted and increased by the lesser of the applicable Consumer Price Index for Urban Wage Earners and Clerical Workers, U.S. City Average, published by the Bureau of Labor Statistics of the United States Department of Labor (the Price Index) as of the anniversary date or TWO PERCENT (2%). Licensee shall pay the fee, on or before the 10th day of each month or portion thereof. The payment shall be made to the City of Clermont, c/o Clermont City Manager, 685 West Montrose Street, Clermont, Florida 34711.

13. Enforcement of Use Policies. All persons entering Site are subject to the policies set forth by the City. The Licensee is charged with the enforcement of those policies by the participants in Licensee's programs and events. Uniformed law officers may be called upon to enforce applicable City ordinances. The City may ban any program participant or event attendee from admission to the Site for such length of time as the City may deem necessary.

14. Safety Requirements. Licensee will take all reasonable precautions for the safety of, and will provide reasonable protection to prevent damage, injury or loss to all persons and property in the park.

Licensee will be responsible for completing a pre-program/event/field/pool safety check. Any unsafe condition/deficiency shall be reported immediately to City prior to the start of use. Commencement of use by Licensee constitutes agreement as to the safety of Site conditions. Licensee shall report all safety concerns to the City immediately.

Licensee will comply with all applicable safety laws, ordinances, rules, regulations, standards and lawful orders of any public authority bearing on the safety of persons or property, and protection of such from damage, injury or loss. Licensee will act to prevent threatened damage, injury or loss in an emergency affecting the safety of persons or property.

The City, at any time, may cancel, postpone, or delay any use, program or event due to inclement weather or any other factors which might impair the safety of the participants or cause damage to the Site. The City will advise the Licensee, as soon as reasonably possible, in the event of cancellation.

15. License Only. This Facility Agreement is a license for temporary use only and creates no possession or ownership interest in the Licensee, or exclusive use, of the Site. The term "Licensee" is used in this document merely for descriptive convenience and in no way creates or implies any possessory interest whatsoever

16. Signs/Banners. All signs and banners to be used by Licensee shall be approved in advance by City and installed, erected or hung in accordance with the City's specifications. Any unapproved signage may be immediately removed by the City.

17. Concessions. Licensee may not operate a concession facility of any kind without prior written approval from the City.

18. **Improvements.** Licensee shall not make any alterations or improvements to the Site, or any facility thereon, without prior written approval from the City.

19. **Amendments.** This Agreement may be amended only through a written document executed by both parties.

20. **Assignment.** This Agreement may not be assigned by either party without the prior written consent of the other party. Failure to comply with this provision may result in immediate termination of this Agreement

21. **Notice.** All notices required to be given under this agreement shall be deemed sufficient to each party when delivered by United States Mail to the following:

As to the City.

685 West Montrose Street Clermont, FL 34711

Attn.: Brian Bulhuis, City Manager

As to the Licensee:

Boys & Girls Club of Central Florida

101 E. Colonial Drive

Orlando, FL 32801

Attn: Jamie Merrill, President & CEO

22. **Governing Law/Venue.** This Agreement shall be governed by and construed in, accordance with the laws of the State of Florida. Venue for any action hereunder shall be exclusively in Lake County, Florida.

23. **Signatory.** Each signatory below represents and warrants that he or she has full power and is duly authorized by their respective party to enter into and perform this Agreement. Such signatory also represents that he or she has fully reviewed and understands the above

24. **Signatory.** Each signatory below represents and warrants that he or she has full power and is duly authorized by their respective party to enter into and perform this Agreement. Such signatory also represents that he or she has fully reviewed and understands the above conditions and intends to fully abide by the conditions and terms of this Agreement as stated.

25. **Entire Agreement.** This Agreement contains the entire agreement between the parties. No promises, representations, warranties or covenants not included herein has been or shall be relied upon by either party. Any modifications, additions, or amendments hereto must be in writing and signed by all parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this ____ day of _____, 2024.

"CITY OF CLERMONT"

Tim Murry, Mayor

Boys & Girls Club of Central Florida	
	7/12/2024
_____ Jamie Merrill, President & CEO	_____ Date

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

**Clermont Arts & Recreation
Center
Boys & Girls Clubs of Central
Florida
Facility Use Agreement
Exhibit “A”**

Additional use of the ARC facility will be scheduled on a monthly basis, after facility rentals, city use, and recreation programming schedules have been finalized. The scheduling of Elections and other government functions will also take precedence.

SCHOOL SCHEDULE:

Monday-Friday between 3:00-6:00pm

- Gymnasium -up to 3 hours per week
- North Field- Up to 5 hours per week

SUMMER SCHEDULE:

Monday – Friday between 8:00am-6:00pm

- Gymnasium- up to 6 hours per week
- North Field- up to 10 hours per week
- Pool- up to 4 hours, one day per week.

WINTER & SPRING BREAK SCHEDULE

Monday – Friday between 8:00am-6:00pm

- Gymnasium- up to 6 hours per week
- North Field- up to 10 hours per week

FACILITY USE GUIDELINES

General:

- Youth must be supervised and escorted through the building at all times.
- Food, drinks, candy, gum, etc. are not permitted in the gym or hallways; water bottles are permitted
- The maximum capacity of the club may not exceed 262 persons

Maintenance, Repair & Cleaning:

- The City will be responsible for routine maintenance and testing of:
 - The fire system, to include sprinklers, strobes, fire extinguishers, emergency lights
 - The security and fire alarm systems
 - Service/repair of major building systems (HVAC, electrical, plumbing)
 - This does not include regular maintenance such as replacing ballasts, clogged pipes, etc.
- The BGCCF will be responsible for repair and maintenance to all rooms and areas inside the club. This includes but not limited to repair/replacement of ballasts, holes in walls, plumbing, door locks.
- Repairs and damages will be reported to the ARC Facility Manager or Operations Chief immediately.
All repairs, renovations, upgrades, etc. to the club must be performed by an approved contractor,
following city approval.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Facility Use and License Agreement <i>Lake Sumter State College</i>		
Requested Action		
Approve agreement to allow Lake Sumter State College use of the Black Box Theater at the Arts and Recreation Center for academic instruction		
Staff Report		
Lake Sumter State College has rented facilities at the Arts and Recreation Center consistently since 2018 for graduations and other events. The college has been impressed with the facility and has developed a good relationship with the City staff. Lake Sumter State College would like to provide an academic program involving theater arts and production for their students. College administration reached out to the City about the possibility of utilizing the Black Box Theater at the Arts and Recreation Center for the academic program. City staff reviewed if and how the City could accommodate Lake Sumter State College's request. It was determined that Tuesday's and Thursday's from 8:30am - 4:30pm during the school year could generally be accommodated with limited conflict. Lake Sumter State College requested additional days and hours to produce two performances each semester (four performances for the academic year). City staff reserved the days and times available in the Black Box Theater for Lake Sumter State College at the time of the request. Lake Sumter State College will pay for additional days and hours at the regular, non-profit rate as well as any staff related expenses to meet technical needs.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. LSSC Draft Agreement	LSSC Draft Agreement.docx	

FACILITY USE AND LICENSE AGREEMENT

THIS AGREEMENT, entered into this 15th day of August, 2024 by and between the City of Clermont, hereinafter referred to as "City," and Lake Sumter State College, hereinafter referred to as "Licensee," whose address is 1250 N. Hancock Road, Clermont, FL 34711.

WITNESSETH:

WHEREAS, the City is the owner of a certain public facility located in Clermont, Florida, commonly known as Clermont Arts & Recreation Center, hereinafter referred to as the "Site"; and

WHEREAS, Licensee desires to utilize certain facilities located at the Site for the purposes hereinafter set forth; and

NOW, THEREFORE, in consideration of the covenants herein contained, it is mutually agreed between the parties as follows:

1. **Term and Termination.** The term of this Agreement shall commence on August 15, 2024 and terminate on May 3, 2025. The Agreement may be renewed thereafter based on the mutual agreement of the parties. Either party may terminate this Agreement for cause at any time upon written notice to the other party. Upon termination of the Agreement, the Licensee shall, as of the effective date of the termination, cancel or terminate all activities occurring or to occur on the Site and remove all personal property of Licensee from the Site.

2. **Use of Property.** The City agrees to permit Licensee to utilize the Site for the purpose of providing instruction in Theater Arts and Production in Clermont, Florida subject to the terms and conditions set forth herein and as more particularly described in Exhibit "A" attached hereto and incorporated herein.

3. **Guidelines and Non-Exclusive Rights.** This Agreement may not be assigned or transferred in any manner by Licensee. Any such assignment or transfer is expressly prohibited. Any

previously existing oral or written agreements between the parties shall be terminated as of the date of this Agreement and shall be deemed hereafter null and void and of no further force and effect whatsoever.

4. **Indemnification.** Licensee shall defend, indemnify and hold harmless the City from and against all claims, damages, lawsuits, liabilities, losses and expenses, including reasonable attorney's fees and costs, arising out of or resulting from the Licensee's use of the Site. Such indemnification shall include all claims of Licensee's guests and participants. Nothing herein shall be construed or act as a waiver of any sovereign immunity that City may enjoy.

5. **Insurance.** Licensee, at its own cost and expense, shall keep in force during the term of this Agreement minimum insurance coverage.

All such insurance shall be evidenced by a Certificate of Insurance which must be submitted to, and approved by, the City prior to any use by Licensee of the Site under this Agreement. The City shall be named as an additional insured on the insurance policy, which shall be noted on the Certificate of Insurance and the City shall be provided with a thirty (30) day, prior written notice in the event of cancellation, non-renewal or adverse change to such policies. Failure to comply with any insurance requirement shall cause immediate cancellation of this Agreement. Nothing herein shall be construed or act as a waiver of any sovereign Immunity that City may enjoy.

All Licensee personal property housed or placed at the Site shall be at the sole risk of Licensee. The City shall not be liable, in any manner, for any loss or damage to any of the Licensee's or participants' personal property whatsoever.

6. **Communication.** Licensee shall advise City in advance of the name and contact information for Licensee's designee for communication purposes between the City and the Licensee. Communication, information or requests for service by Licensee must be made to the Parks

and Recreation Director, Arts and Recreation Center Manager or their designee.

7. **Maintenance of Records; Audit.** For a period ending three (3) years after the expiration or termination of this agreement, Licensee shall make all records and documents relating to this agreement available for inspection and copying by the City or any agent designated by the City. Notwithstanding anything to the contrary stated above, Licensee recognizes that certain documents that it may maintain in accordance with the use of the Site and this Agreement may be Public Records under the law of the State of Florida and, therefore, Licensee agrees that it shall comply with all applicable terms of said law to the greatest extent possible.

8. **Inspection Rights and General Right of Entry by City.** The City shall have the unrestricted right at all times to enter on the premises used by Licensee to inspect the premises to ensure Licensee's compliance with the terms and conditions contained herein. This right shall include, but not be limited to, the right to enter into any program.

9. **Maintenance.** The City will maintain the Site in accordance with the City's routine maintenance policies and plans.

10. **City's Right to Usage.** The City retains the right to schedule use of the Facilities to accommodate the greater need of the Clermont community.

11. **Facility Usage Fees.**

Licensee shall pay to City the regular, hourly non-profit rate for Facility Usage and technical assistance from City staff, except for use of the Black Box Theater between the hours of 8:30am – 4:30pm on Tuesdays and Thursdays as described in this Agreement.

Facility Usage fees between the hours of 8:30am - 4:30pm on Tuesdays and Thursdays are waived by City for the Black Box Theater only for the purpose of academic instruction.

Licensee shall pay any fees for additional Facility Usage at the non-profit rate in accordance with City rental policies and procedures.

12. **Enforcement of Use Policies.** All persons entering Site are subject to the policies set forth by the City. The Licensee is charged with the enforcement of those policies by the participants in Licensee's programs and events. Uniformed law officers may be called upon to enforce applicable City ordinances. The City may ban any program participant or event attendee from admission to the Site for such length of time as the City may deem necessary.

13. **Safety Requirements.** Licensee will take all reasonable precautions for the safety of, and will provide reasonable protection to prevent damage, injury or loss to all persons and property in the Facility.

Licensee will be responsible for completing a pre-program/event safety check. Any unsafe condition/deficiency shall be reported immediately to City prior to the start of use. Commencement of use by Licensee constitutes agreement as to the safety of Site conditions. Licensee shall report all safety concerns to the City immediately.

Licensee will comply with all applicable safety laws, ordinances, rules, regulations, standards and lawful orders of any public authority bearing on the safety of persons or property, and protection of such from damage, injury or loss. Licensee will act to prevent threatened damage, injury or loss in an emergency affecting the safety of persons or property.

The City, at any time, may cancel, postpone, or delay any use, program or event due to inclement weather or any other factors which might impair the safety of the participants or cause damage to the Site. The City will advise the Licensee, as soon as reasonably possible, in the event of cancellation.

14. **License Only.** This Facility Agreement is a license for temporary use only and creates no possession or ownership interest in the Licensee, or exclusive use, of the Site. The term "Licensee" is used in this document merely for descriptive convenience and in no way creates or

implies any possessory interest whatsoever

15. **Signs/Banners.** All signs and banners to be used by Licensee shall be approved in advance by City and installed, erected or hung in accordance with the City's specifications. Any unapproved signage may be immediately removed by the City.

16. **Concessions.** Licensee may not operate a concession facility of any kind without prior written approval from the City.

17. **Improvements.** Licensee shall not make any alterations or improvements to the Site, or any facility thereon, without prior written approval from the City.

18. **Amendments.** This Agreement may be amended only through a written document executed by both parties.

19. **Assignment.** This Agreement may not be assigned by either party without the prior written consent of the other party. Failure to comply with this provision may result in immediate termination of this Agreement.

20. **Notice.** All notices required to be given under this agreement shall be deemed sufficient to each party when delivered by United States Mail to the following:

As to the City. 685 West Montrose Street
Clermont, FL 34711
Attn.: Brian Bulthuis, City Manager

As to the Licensee: Lake Sumter State College
1250 N. Hancock Road
Clermont, FL 34711
Attn: Dr. Heather Bigard, President

21. **Governing Law/Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action hereunder shall be exclusively in Lake County, Florida.

22. **Signatory.** Each signatory below represents and warrants that he or she has full power and is duly authorized by their respective party to enter into and perform this Agreement. Such signatory also represents that he or she has fully reviewed and understands the above conditions and intends to fully abide by the conditions and terms of this Agreement as stated.

23. **Entire Agreement.** This Agreement contains the entire agreement between the parties. No promises, representations, warranties or covenants not included herein has been or shall be relied upon by either party. Any modifications, additions, or amendments hereto must be in writing and signed oy all parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this ____ day of _____, 2024.

"CITY OF CLERMONT"

Mayor

ATTEST:

Lake Sumter State College

President

Date: _____

**Clermont Arts & Recreation
Center
Lake Sumter State College
Facility Use Agreement
Exhibit “A”**

Additional use of the Black Box Theater and any additional rooms will be scheduled with the Parks and Recreation Department.

August 20, 2024 – December 12, 2024 General Use, no fee for Black Box Theater:

- Tuesdays and Thursdays from 8:30am – 4:30pm
- The Black Box Theater is not available on Thursday, August 29 and Thursday, November 28
- The Black Box Theater is only available 8:30am – 2:00pm on Tuesday, September 24 and Tuesday, October 29

August 20, 2024 – December 12, 2024 Additional Use, regular fees, non-profit rate:

- 8:30am – 7:00pm:
Monday, September 30
Wednesday, October 2
Friday, October 4
Saturday, October 5
Monday, October 7
Wednesday, October 9
Friday, October 11
Saturday, October 12

Monday, December 2
Wednesday, December 4
Monday, December 9
Wednesday, December 11
Saturday, December 14
- 4:30pm – 7:00pm
Tuesday, October 1
Thursday, October 3
Tuesday, October 8
Thursday, October 10

Tuesday, December 3
Thursday, December 5
Tuesday, December 10
Thursday, December 12
- 8:30am – 2:00pm
Friday, December 6

January 14, 2025 – May 3, 2025 General Use, no fee for Black Box Theater:

- Tuesdays and Thursdays from 8:30am – 4:30pm

January 14, 2025 – May 3, 2025 Additional Use, regular fees, non-profit rate:

- 8:30am – 7:00pm:
Monday, February 17
Wednesday, February 19
Friday, February 21
Saturday, February 22
Monday, February 24
Wednesday, February 26
Friday, February 28
Saturday, March 1

Monday, April 21
Wednesday, April 23
Friday, April 25
Saturday, April 26
Monday, April 28
Wednesday, April 30
Friday, May 2
Saturday, May 3
- 4:30pm – 7:00pm
Tuesday, February 18
Thursday, February 20
Tuesday, February 25
Thursday, February 27

Tuesday, April 22
Thursday, April 24
Tuesday, April 29
Thursday, May 1

Maintenance, Repair & Cleaning:

- The City will be responsible for routine maintenance and testing of:
 - The fire system, to include sprinklers, strobes, fire extinguishers, emergency lights
 - The security and fire alarm systems
 - Service/repair of major building systems (HVAC, electrical, plumbing)
- Lake Sumter State College will be responsible for repair and maintenance due to their misuse of equipment and facilities. Damages must be reported to the ARC Facility Manager or Operations Chief immediately.
- City equipment may only be used with staff approval.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Veterans Day Event and Road Closure Request		
Requested Action		
Allow South Lake Florida Base Submarine Veterans to have Veterans Day Event and Parade, with Parade Road Closures		
Staff Report		
To honor and recognize all Military Veterans and active Military, South Lake Florida Base Submarine Veterans requests a Veterans Day Event and Parade. The Parade starts at West Park and ends at Waterfront Park on November 11, 2024. The park and Recreation Events staff assists with set-up and organization. Road Closures, beginning at 9:00am: • 12th Street from Minneola Avenue to Montrose Street • Montrose Street from 12th Street to 3rd Street • 3rd Street from Montrose Street to Waterfront Park The parade begins at 9:30am. Roads are expected to reopen at approximately 11:00am.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024 Special Events Application	2024 Special Events Application.pdf
2.	2024 Parade Application	2024 Parade Application.pdf
3.	2024 Veterans Day Parade Route	2024 Veterans Day Parade Route.pdf
4.	2024 Parade Staging	2024 Parade Staging.png
5.	2024 Veterans Day Parade Letter to Residents	2024 Veterans Day Parade Letter to Residents.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date Jan 26, 2024
Name of Event Clermont's 2024 Veterans Day Tribute
Date(s) of Event November 11, 2024 (Monday) Estimated Attendance: 500+
Event Start Time: 11:11 AM Event End Time: 1:00 PM
Before Event Setup Time: 7:00 AM After Event Cleanup Time: after 1:00 PM
Name of Organization/Applicant South Lake Florida Base, USSVI (Submarine Vets)

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 # 06-1007203

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

Federal ID # or Driver's License # M200-763-52-376-0 FL

Event Contact Robert Mock Email Rmock3@icbuad.com

Day Phone 321-536-9964 Cell Phone 321-536-9964

Address 270 Division St City Clermont State FL Zip 34711

Secondary Contact _____ Phone # _____

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

No - N/A

Briefly Describe Event: To Honor and Recognise all Military Veterans and active Military members

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: N/A

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* _____

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

Electrical Use: ☐ Yes ☒ No Describe the need: _____

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 *N/A* ☐ 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: *N/A* ☐ 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 *(for parade)*

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: _____

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.

NAME OF EVENT: Clermont's 2024 Veterans Day Tribute

DATE OF EVENT: November 11, 2024 (Monday)

EVENT CONTACT: Robert Mack

REFUND MAILING ADDRESS: 270 Division St
Street Address

Clermont FL 34711
City ST Zip

CELL PHONE: 321-536-9964

***Application Fee and deposit are due upon submission
Final payment is due 30 days prior to event date.***

	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	
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				

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- 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.

 Applicant's Signature	 Title
 Printed Name	 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.



UNITSTA-06

SPRAK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/1/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Rust Insurance Agency, LLC 1510 H Street NW 5th Floor Washington, DC 20005	CONTACT NAME: Emily Van Oudenaren	
	PHONE (A/C, No, Ext): (202) 776-5037	FAX (A/C, No): (202) 776-5035
INSURED United States Submarine Vets, Inc. P.O. Box 3870 Silverdale, WA 98383-8358	E-MAIL ADDRESS: emily@rustinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Phoenix Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC # 25623		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR			6607N840699	6/10/2023	6/10/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						\$ \$ \$ \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

USSVI South Lake Florida Base, Attn: Robert Moc, 270 Division St., Clermont, FL 34711.

- Veterans Day Parade/Veterans Tribute at 330 3rd St., Highlander Building and Pavilion Complex on November 11, 2023.

CERTIFICATE HOLDER

CANCELLATION

Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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Internal Revenue Service
District Director

Department of the Treasury

P.O. Box 2107

Date:

JUL 21 1980

Employer Identification Number:

06-1007203

Internal Revenue Code

Section 501(c)(19)

Accounting Period Ending:

December 31

Form 990 Required: ☒ Yes ☐ No

Person to Contact:

E. Brown

Contact Telephone Number:

213-4241

United States Submarine Veterans

12 School St.

Groton, CT 06340

Dear Applicant:

DETERMINATION LETTER 80-2131

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under the provisions of the Internal Revenue Code section indicated above.

Unless specifically excepted, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) for each employee to whom you pay \$100 or more during a calendar year. And, unless excepted, you are also liable for tax under the Federal Unemployment Tax Act for each employee to whom you pay \$50 or more during a calendar quarter if, during the current or preceding calendar year, you had one or more employees at any time in each of 20 calendar weeks or you paid wages of \$1,500 or more in any calendar quarter. If you have any questions about excise, employment or other Federal taxes, please address them to this office.

If your purpose, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status. Also, you should inform us of all changes in your name or address.

The block checked at the top of this letter shows whether you must file Form 990, Return of Organization Exempt from Income Tax. If the Yes box is checked, you are only required to file Form 990 if your gross receipts each year are normally more than \$10,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law provides for a penalty of \$10 a day, up to a maximum of \$5,000, when a return is filed late, unless there is reasonable cause for the delay. This penalty may also be charged if a return is not complete. So, please make sure your return is complete before you file it.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Internal Revenue

(over)

JFK Federal Bldg., Boston, Mass. 02203

Letter 948(DQ) (3-79)

In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in Code section 513.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Because this letter could help resolve any questions about your exempt status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

HERBERT B. MOSIER
District Director

This supersedes our letter dated July 9, 1980.

cc: James Donovan, Esq.
600 Main St
Melrose, MA 02176

Letter 948(DO) (3-79)

2024 Clermont's Veterans Day

MONDAY, NOVEMBER 11, 2024, at 9:30 AM

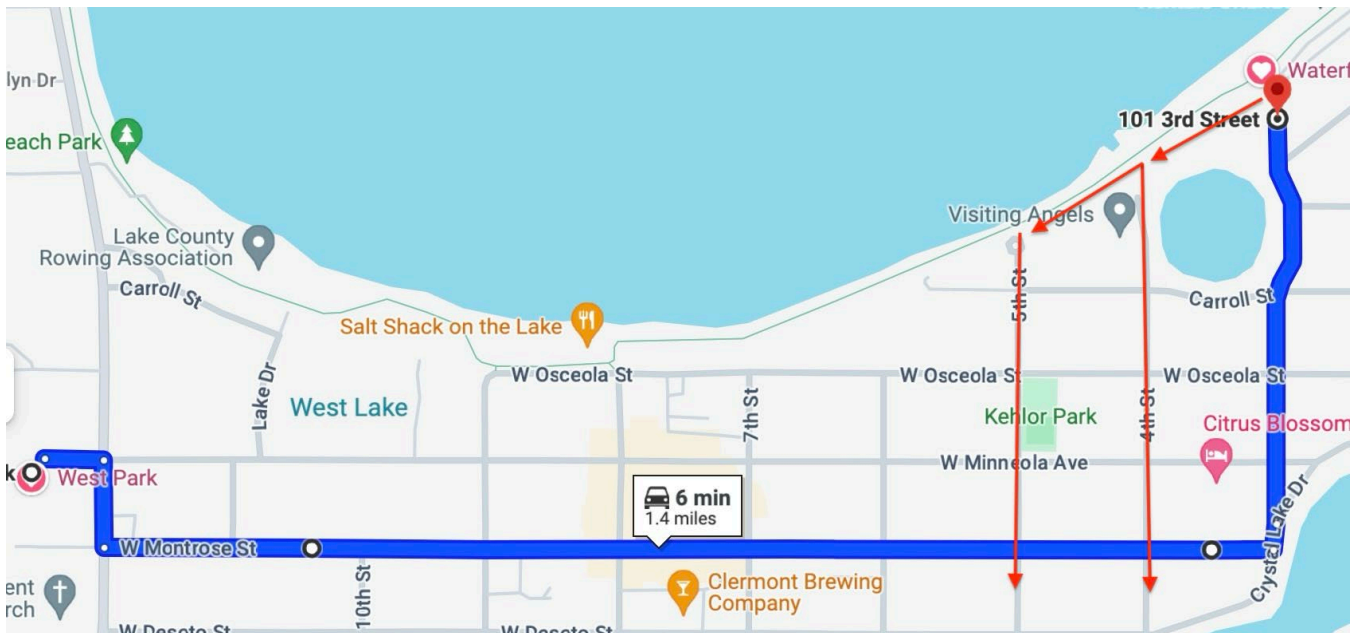
PARADE APPLICATION AND INFORMATION

Entry deadline is October 28, 2024

Check-In, Staging Area / Line-Up: 12TH ST. WEST PARK

Timeline

- 8:15 AM - Participants **START** check in.
- 8:30–9:15 AM – Check-in, Staging/lineup of participants.
- 9:30 AM - Parade will start.



Parade Route

Parade will begin at 12TH ST. West Park, turn left onto Montrose Street traveling East down to 3RD St, turn left onto 3rd St. ending up at Clermont's Highlander Building and Pavilion – Route is approximately 1.5 miles. or a 60-minute walk.

Organization:

Contact Person:

Contact's Email address:

Contact's Phone #

Contact's Mailing Address:

City

State

Zip Code

Entry Category: Circle -Select all that apply

☐

Float

☐

Marching/Walking Unit (band, dance group, etc.)

☐

Car, truck, van

☐

Other

☐

Vehicle Trailer under 15 ft

☐

Overall length =

☐

Trailer 15 -25 ft

☐

Overall length =

☐ Trailer over 25 ft

☐ Overall length =

Description of Parade Entry:

	YES	NO		YES	NO
Music on Float?	☐	☐	Generator	☐	☐
# of Participants			Number of vehicles:		
Circle-Check One:	☐	Business	☐	Non-Profit	

Entry deadline is October 28, 2024

Email application and for more information contact:

For any questions or more information on the event, please contact

Robert Mock - rmock3@cfl.rr.com / 321-536-9964 or

Carlos Martinez - cmartinez349@cfl.rr.com / 352-223-366

Bill Bish - IslandBoyBy5@yahoo.com / (352) 404-6281

Stan Lay – stanley.lay2011@yahoo.com / (352) 277-6980

Bruce Hargis - blhargis67@gmail.com / 407.405.6259

Bob Farrell - rfarr47938@gmail.com / 352-250-2052

Veterans Day Parade Entry Rules and Guidelines

1. Participants must be in the staging area by 08:30 AM.

Vehicles that are not in the parade will not be allowed in the staging area.

2. Parade theme is **“HONORING ALL VETERANS”** All entries including cars and trucks towing floats will reflect this theme. Parade officials will review entries prior to the start of the parade.

3. All drivers must be 18 years of age and possess a valid driver's license and current registration for the vehicle. They should be ready to provide evidence of insurance.

4. Drivers must not be under the influence of drugs, alcohol, or any medication that may impair his/her ability to drive.

5. When the parade starts, relax. Start the car and follow the car or entry in front of you. All vehicles must proceed at a slow parade pace, proceeding in a forward motion and maintaining 50 feet from the preceding unit. No speeding up, skidding, sudden braking and/or “wheelies” will be allowed. Parade speed is between **4-6mph**. Make sure your parking lights or driving lights are on. Keep your distance and watch your side mirrors for those behind you

6. Please have plenty of water available especially for children under five (5) years age.

Encourage participants to drink plenty of fluids, especially if they are walking the route

7. The parade vehicles with trailers or any single vehicle identified by parade staff as having a potential risk to parade participants/spectators must have two spotters each during the entire parade. A spotter must be at least 18 years old and capable of understanding his/her responsibility in directing the vehicle and crowds.

Spotters shall walk in the front of a specific vehicle and slightly on either side of the front bumper. Spotters shall be far enough in front that the driver can have a full and clear view of spotters for assistance and/or directions. Spotters shall direct the driver regarding starting, stopping, back up, speed and any other potential danger to participants/spectators. Spotters shall consistently direct the spectators to remain well away from the vehicle at all times to ensure safety

8. No sale or distribution of merchandise, food or beverages is permitted along the parade route. **Consumption of alcohol is strictly prohibited.**

9. To avoid serious injury to children, animals and spectators:

THE THROWING OF CANDY OR NOVELTIES WILL NOT BE PERMITTED.

Parade participants may walk along the street side and hand out candy and novelties to the parade crowd.

10. PLEASE READ THE FOLLOWING CAREFULLY AND SIGN

In consideration for the acceptance of my participation, the undersigned hereby releases and forever discharges the City of Clermont and South Lake Florida Bass, USSVI Inc., directors, agents and employees; and all sponsors, producers, their agents, representatives, successors and assigns; of all liabilities, suits, claims, actions, damages, costs or expenses which the undersigned may have against any of them arising out of or in any way connected with the undersigned's participation of Clermont's Veterans Day Parade, including loss or damage to my property, travel to or from this event, any injuries which may be suffered by the undersigned in connection with the event. This waiver includes any claims based on negligence, action or inaction of any of the above parties. I also agree to abide by all rules and regulations of the City of Clermont and South Lake Florida Bass, USSVI Inc.

I understand that the event may be canceled due to rain, a natural disaster, or any other unforeseen problem which the City of Clermont and South Lake Florida Bass, USSVI Inc. deems appropriate to warrant cancellation of Clermont's Veterans Day Parade. I also agree that any required licenses and or insurance are my responsibility.

FAILURE TO COMPLY WITH THE RULES WILL RESULT IN EXPULSION FROM THE LINE UP BY PARADE OFFICIALS AT THE STAGING AREA AND THROUGHOUT THE PARADE ROUTE.

☐

Check here if you agree to abide by the rules and regulations.

Note: Application cannot be processed without your agreement

Applicant's Signature:

Printed Name:

Date:

Email application and for more information contact:

For any questions or more information on the event, please contact

Robert Mock - rmock3@cfl.rr.com / 321-536-9964 or

Carlos Martinez - cmartinez349@cfl.rr.com / 352-223-366

Bill Bish - IslandBoyBy5@yahoo.com / (352) 404-6281

Stan Lay - stanley.lay2011@yahoo.com / (352) 277-6980

Bruce Hargis - blhargis67@gmail.com / 407.405.6259

Bob Farrell - rfarr47938@gmail.com / 352-250-2052

Entry deadline is October 28, 2024
CLERMONT'S VETERANS DAY PARADE INSTRUCTIONS
CLERMONT'S VETERANS DAY TRIBUTE CEREMONY

11:00am to 1:00pm
Highlander Building & Pavilion Complex (This is where the parade ends)
330 3rd Street, Clermont, FL 34711.

Timeline

- **8:30 -9:00 am - All parade participants must be on site for check in.**
- **9:00–9:15 AM - Staging/lineup of all participants.**
- **9:30 AM - Parade will start**

- If you are in the parade and are planning to park at the Waterfront Park area, there will be a shuttle to take parade riders to the parade staging area.

- Please be at the Highlander Building between 8:00-8:45 am so we can get you to the parade staging area on time.

- **Not a parade participant and are planning to set a tent and table.** Please be at the Highlander Building between 8:30 - 9:30 am so you can get set up before the parade traffic starts arriving at the Waterfront Park area. (traffic congestion will be heavy)

- **Parade participant and are planning to set up a tent and table** at the Waterfront Park, please have someone there at the Highlander Building between 9:00-9:30 am (or earlier) so you can get set up before the parade traffic starts arriving. (traffic congestion will be heavy)

- **STAYING** - If you are a parade participant and are planning to stay for the VETERANS DAY TRIBUTE ceremony, you will be directed to an assigned section to park your parade unit as you arrive at the Highlander Building & Pavilion Complex.

- **NOT STAYING** - If you are a parade participant and are not planning to stay for the VETERANS DAY TRIBUTE ceremony, you will be directed to the far end of the Waterfront Park grounds so you can exit the area by driving up 4th street or 5th street with your parade unit.

Parade route map



Parade Route

Parade will begin at 12TH ST. West Park, turn left onto Montrose Street traveling East down to 3RD St, turn left onto 3rd St. ending up at Clermont's Highlander Building and Pavilion – Route is approximately 1.5 miles. or a 60-minute walk.







Notice to Area Residents and Businesses
Clermont's Veterans Day Parade and Veterans Day Celebration
Presented by South Lake Florida Base, Submarine Veterans

Dear resident/business owner,

As required by the City of Clermont Special Event Policy, we are providing you with this notice of the following proposed event that may impact you. This event will be heard by the City Council for approval at an upcoming City Council meeting. Please monitor the City's webpage at www.clermontfl.gov for notice on when the exact date the item will be heard.

On Monday, November 11, 2024 South Lake Florida Base (local Submarine Veterans Group). Clermont VFW Post 5277, American Legion Post 55 and the Marine Corps League Detachment 1120 are planning and organizing Clermont's 2024 Veterans Day Parade and Veterans Day Tribute. It will not only attract our local veterans' residences and their local families, but it will bring participants from outside Lake County adding awareness to our beautiful growing Downtown Clermont area and all that it has to offer.

You are receiving this letter because your home or business is on the parade route. Below is some key information about the event and what to expect:

Monday morning November 11, the Veterans Day parade will start, 0930, at West Park on 12th Street, Parade Route - Parade will begin at 12TH ST. West Park, turn left onto Montrose Street traveling East down to 3RD St, turn left onto 3rd St. ending up at Clermont's Highlander Building and Pavilion. The Parade Route is approximately 1.5 miles or a 60-minute walk.

Street closure will be between 9:00AM – 11:00 AM. As soon as the last participant is on their way, we will start reopening the roads behind them.

For any questions or more information on the event, please contact

Robert Mock - rmock3@cfl.rr.com / 321-536-9964 or

Carlos Martinez - cmartinez349@cfl.rr.com / 352-223-366

Bill Bish - IslandBoyBy5@yahoo.com / (352) 404-6281

Stan Lay – stanley.lay2011@yahoo.com / (352) 277-6980

Bruce Hargis - blhargis67@gmail.com / 407.405.6259

Bob Farrell - rfarr47938@gmail.com / 352-250-2052

You may also contact us if your business or club would like to be a sponsor or be involved in any way. We ask that you please take this event into consideration when planning your for 11 November Veterans Day.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Main Street Oddities and Stranger Things Market Road Closure Request		
Requested Action		
Request approval of Clermont Main Street's Road Closure Request of 8th Street between W. Minneola and W. Montrose on Saturday, September 14, 2024, from 2:00pm - 10:00pm.		
Staff Report		
Clermont Main Street is requesting a road closure for a new event, Oddities and Stranger Things Market, on Saturday, September 14, 2024, from 4:00pm - 9:00pm. They are requesting 8th Street between W. Minneola and W. Montrose be closed from 2:00pm - 10:00pm on September 14, 2024, to include load-in and load-out time for this event.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Oddities & Strange Things Market Sept 14 2024 Permit App V1 - july 23 2024	Oddities & Strange Things Market Sept 14 2024 Permit App V1 - july 23 2024.pdf	
2. Oddities & Strange Things Market - EVENT MAP - Permit App	Oddities & Strange Things Market - EVENT MAP - Permit App .pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date July 23, 2024
Name of Event Oddities & Strange Things Market
Date(s) of Event September 14, 2024 Estimated Attendance: 250-500
Event Start Time: 4pm Event End Time: 9pm
Before Event Setup Time: 2 hours - 2pm road closures After Event Cleanup Time: 1 hour - 10pm roads open up
Name of Organization/Applicant _____

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 # ***Number being confirmed with IRS

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

Federal ID # or Driver's License # _____

Event Contact Jenn Christy, Events Director Email jennchristy@clermontdowntown.com

Day Phone 352-217-4359 Cell Phone 352-217-4359

Address 836 W. Montrose St, #2 City Clermont State FL Zip 34711

Secondary Contact Angelina Affrunti, VP Phone # _____

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

Clermont Main Street

Briefly Describe Event: This is a "pilot" or test event. Clermont Main Street is collaborating Comic Controllers and other merchants to bring a 5-hour "oddities" market downtown. The event is intended to draw in vendors, visitors, and shoppers who may not necessarily visit a "traditional" farmers market. Because this is a pilot event, we are only requesting the closure of 1 street to test the market.

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: West End Plaza Parking Lot & 8th Street between W. Montrose & W. Minneola

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* 10x10

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

Electrical Use: ☒ Yes ☐ No Describe the need: _____

Additional permits may be required based on use

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

Gas Fueled Equipment: ☒ Yes ☐ No Describe Use: food truck generators

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: A DJ or live music may be set up on 8th Street or the West End Plaza Parking Lot

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:	Oddities & Strange Things Market		
DATE OF EVENT:	Saturday, September 14, 2024		
EVENT CONTACT:	Jenn Christy, Events Director		
REFUND MAILING ADDRESS:	PO Box 120734		
	Street Address		
	Clermont	FL	34712
	City	ST	Zip
CELL PHONE:	352-217-4359		

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	
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.



 Applicant's Signature

Executive Director

 Title

Jennifer Dougherty

 Printed Name

July 23, 2024

 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.

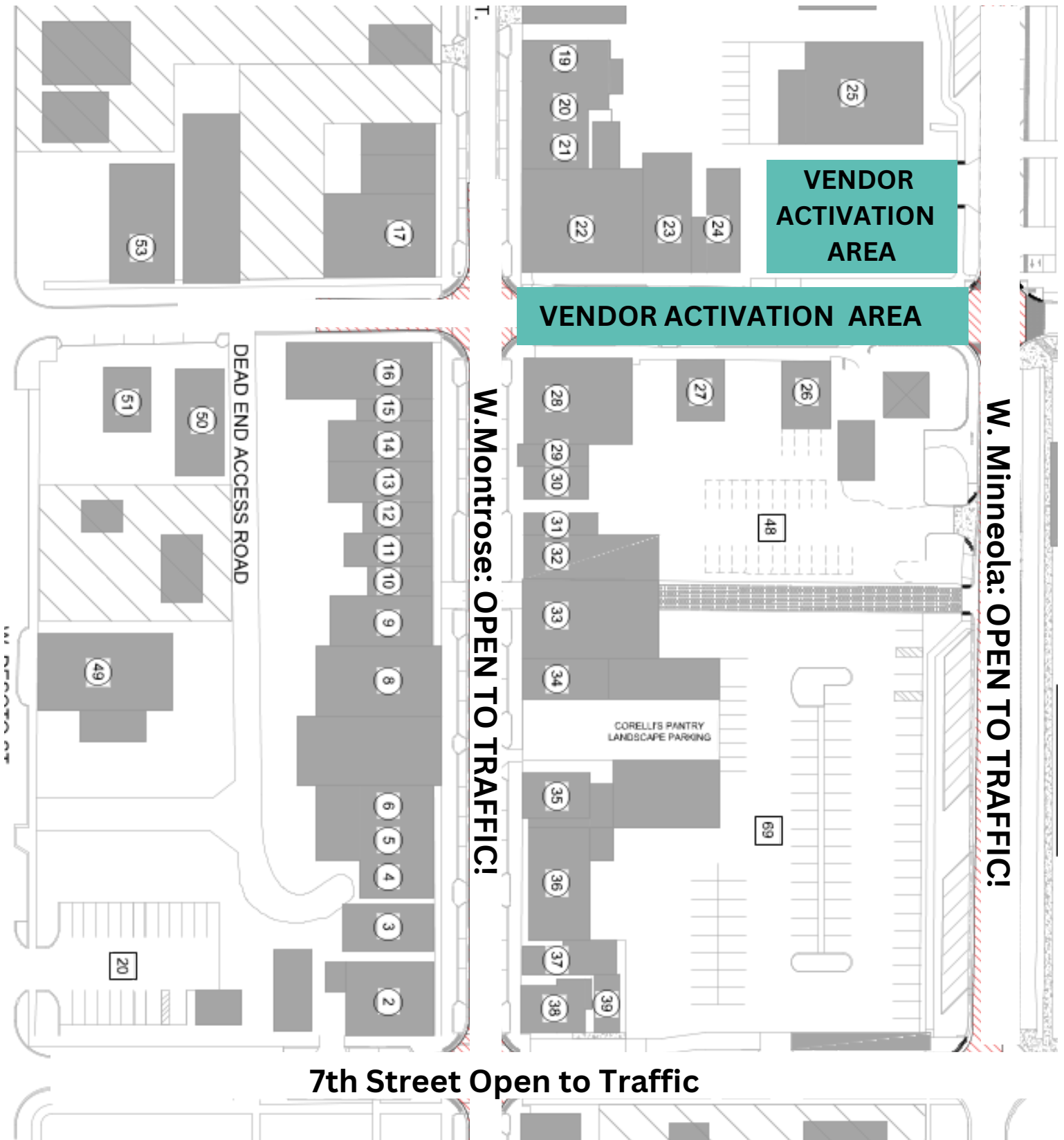
EVENT MAP: Oddities and Strange Things Market

Event Date: Saturday, September 14, 2024

Event Time: 4:00pm to 9:00pm

Road Closure Request: 2pm to 10pm

Road Closure Location: 8th Street Between W. Montrose & W. Minneola





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Main Street Events Revised Road Closure Request		
Requested Action		
Approve Clermont Main Street's street closure request for Harvest Fest on October 19, 2024 from 7:00am - 6:00pm and Hometown Holidays on November 16, 2024 from 7:00am - 10:00pm		
Staff Report		
Clermont Main Street produces popular community events in downtown Clermont. In 2024, street closure requests for their Harvest Fest event on October 19 and their Hometown Holidays event on November 16 were approved by City Council on December 12, 2023. Clermont Main Street requests expanding the footprint for these events to include closing Lake Avenue between Montrose and Minneola. They are also adjusting the time of the Harvest Fest event from the previously approved 10:00am - 10:00pm to 10:00am - 4:00pm. The time change of Harvest Fest reopens the streets on October 19 at 6:00pm rather than 12:00am. The full list of requested street closures are: - Lake Avenue from Montrose to Minneola - 7th Street from Desoto to Montrose - 8th Street from Montrose to Minneola - Montrose from Lake to just west of 8th - Minneola from 7th to 8th The Clermont Police Department and the Clermont Fire Department have reviewed the map and have expressed that they are able to accommodate the updated street closure request and continue to meet the needs of the community.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Hometown 2024 - REVISED Permit to Expand to Lake-July 26, 2024	Hometown 2024 - REVISED Permit to Expand to Lake-July 26, 2024.pdf
2.	Hometown Holidays 2024 - Permit Map to Expand to Lake (1)	Hometown Holidays 2024 - Permit Map to Expand to Lake (1).pdf
3.	2024 Harvest Fest City Permit App - FINALV3- Time and New Street	2024 Harvest Fest City Permit App - FINALV3- Time and New Street.pdf
4.	Harvest Fest 2024 - Permit Map to Expand to Lake (2)	Harvest Fest 2024 - Permit Map to Expand to Lake (2).pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date July 23, 2024 REVISED from previously approved permit
Name of Event 2024 Hometown Holidays
Date(s) of Event November 16, 2024 Estimated Attendance: 2500 - 4000
Event Start Time: 12:00pm Event End Time: 8:00pm
Before Event Setup Time: 3 hours - 9am After Event Cleanup Time: 2 hours - 10pm
Name of Organization/Applicant Clermont Main Street

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 # 85-8018731931C-6

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

Federal ID # or Driver's License # 88-1574917

Event Contact Jenn Christy / Angelina Affrunti Email jennchristy@clermondowntown.com

Day Phone 352-217-4359 Cell Phone 352-217-4359

Address 836 W Montrose Street City Clermont State FL Zip 34711

Secondary Contact Angelina Affrunti Phone # 954-303-3918

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

Clermont Main Street

Briefly Describe Event: Hometown Holidays is Clermont Main Street's annual late-year event celebrating families, community, and the beginning of the Holiday and Shopping. There are family-friendly activities, entertainment, along with food, arts & crafts vendors to bring visitors to downtown and drive money through the local economy through purchases at local brick & mortar merchants, street vendors, bars & restaurants. Because Clermont Main Street received positive feedback from guests and brick & mortar merchants on 2023's event starting mid-day & running through early evening, we are proposing a similar mid-day through 8pm event.

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: 1. W. Minneola Avenue between 7th Street & West Avenue
2. The Pavilion at 8th & Minneola
3. 8th Street from W. Montrose to W. Minneola
4. Parking lot behind Encore & The Animal League
5. The Artwalk
6. The grassy area behind Roasted Spirit
7. City Hall Lawn
8. 7th from W. Montrose to
9. W. Montrose from 8th to Lake

NEW: 10. The parking lot behind The News Leader & Mobility Rehab
11. Lake Ave from W. Montrose to W. Minneola (this will allow St. Matthias to participate in the event.)

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* 10 x 10

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

Electrical Use: ☒ Yes ☐ No Describe the need: for food vendors, vendors, & entertainment

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: music at City Hall lawn; music at pavilion at 8th/Minneola; music at the Art Walk; music on W. Montrose; music at West End Plaza

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:	2024 Hometown Holidays		
DATE OF EVENT:	November 16, 2024		
EVENT CONTACT:	Jenn Christy / Angelina Affrunti		
REFUND MAILING ADDRESS:	Clermont Main Street, PO Box 120734		
	Street Address		
	Clermont	FL	34712
	City	ST	Zip
CELL PHONE:	352-989-0835		

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	
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

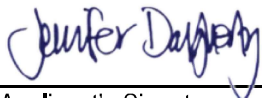
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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.



Applicant's Signature

Executive Director

Title

Jennifer Dougherty

Printed Name

~~July 18, 2024~~

Date

July 23, 2024

*****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.

OTHER ACTIVATION AREAS:

City Hall Lawn

Grassy Area Behind Roasted Spirit

The Art Walk from Roasted to Minneola

West End Plaza Parking Lot

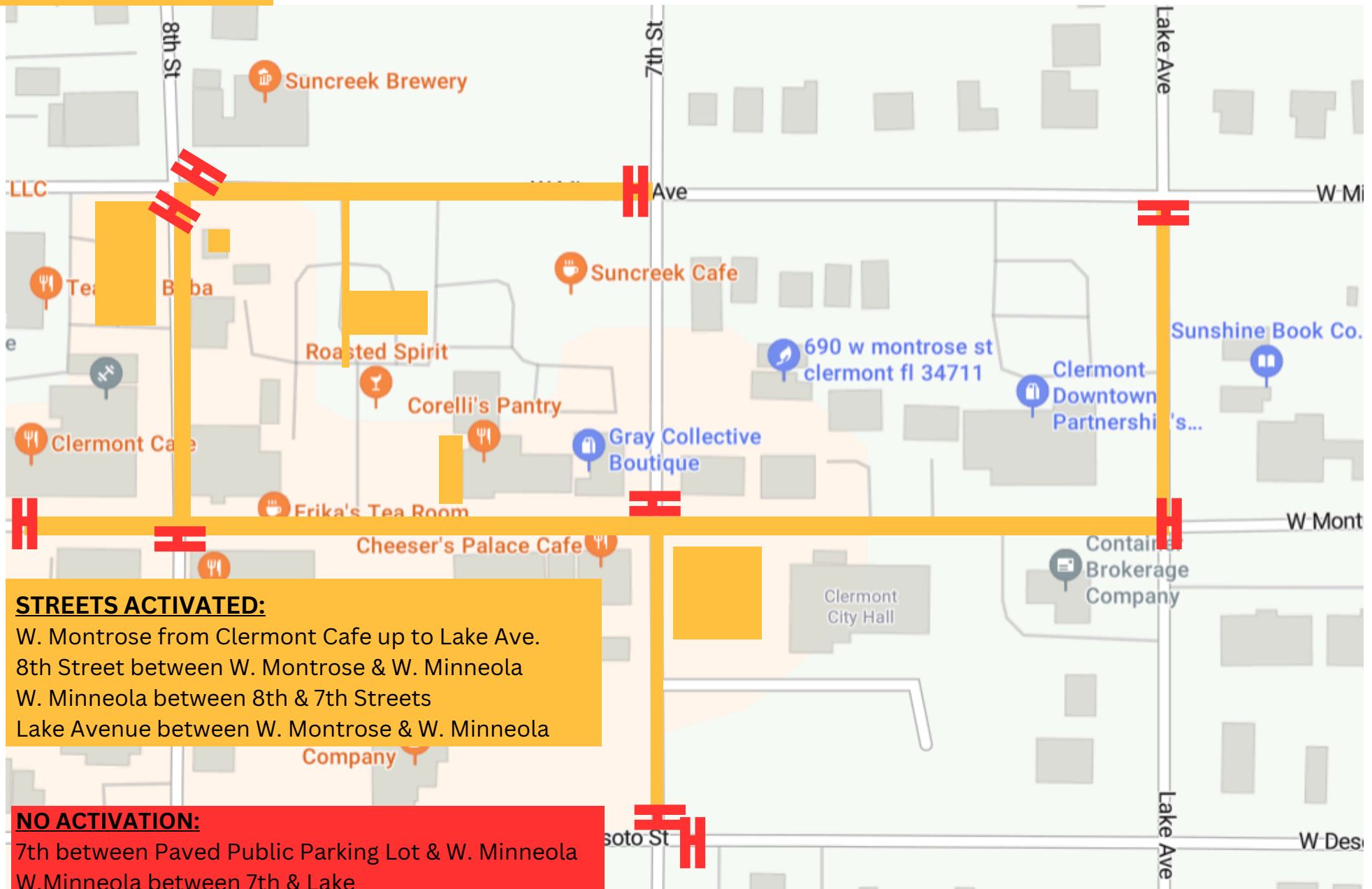
Corelli's Parking Lot

PROPOSED 2024 Hometown Holidays Footprint

Event Date: November 16, 2024 Event Time: 12pm-8pm

Road Closures Requested: 7am - 10pm

Date of Proposed Map Submission: July 26, 2024



STREETS ACTIVATED:

W. Montrose from Clermont Cafe up to Lake Ave.

8th Street between W. Montrose & W. Minneola

W. Minneola between 8th & 7th Streets

Lake Avenue between W. Montrose & W. Minneola

NO ACTIVATION:

7th between Paved Public Parking Lot & W. Minneola

W. Minneola between 7th & Lake

DeSoto Street



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date July 23, 2024 (revised since Council's approval)
Name of Event 2024 Harvest Fest
Date(s) of Event October 19, 2024 Estimated Attendance: 2500 - 4000
Event Start Time: 10:00am Event End Time: 4:00pm ← NEW TIME
Before Event Setup Time: 3 hours - 7am After Event Cleanup Time: 2 hours - 6pm ←
Name of Organization/Applicant Clermont Main Street

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 # 85-8018731931C-6

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

Federal ID # or Driver's License # 88-1574917

Event Contact Jenn Christy/ Angelina Affrunti Email jennchristy@clermontdowntown.com

Day Phone 352-989-0835 Cell Phone 352-989-0835

Address 836 W Montrose Street City Clermont State FL Zip 34712

Secondary Contact Angelina Affrunti Phone # 954-303-3918

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

Clermont Main Street

Briefly Describe Event: Harvest Fest is Clermont Main Street's annual Fall event celebrating families, community, and the fall season.

There are family-friendly activities, entertainment, along with food, and arts & crafts vendors to bring visitors to downtown and drive money through the local economy through purchases at local brick & mortar merchants, street vendors, bars & restaurants.

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: 1. W. Minneola Avenue between 7th Street & West Avenue
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6. The grassy area behind Roasted Spirit
7. City Hall Lawn
8. 7th from W. Montrose to DeSoto
9. W. Montrose from 8th to Lake
10. The parking lot behind The News Leader & Mobility Rehab
NEW → 11. Lake Avenue from W. Montrose to W. Minneola - this will allow St. Matthias Episcopal to activate

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* 10 x 10

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

Electrical Use: ☒ Yes ☐ No Describe the need: for food vendors, vendors, & entertainment

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: music at City Hall lawn; music at pavilion at 8th/Minneola; music at the Art Walk; music on W. Montrose; music at West End Plaza

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.

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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:	2024 Harvest Fest		
DATE OF EVENT:	October 19, 2024		
EVENT CONTACT:	Jenn Christy/ Angelina Affrunti		
REFUND MAILING ADDRESS:	Clermont Main Street, 836 W. Monstrose Street		
	Street Address		
	Clermont	FL	34712
	City	ST	Zip
CELL PHONE:	352-989-0835		

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
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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	
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.



Applicant's Signature

Executive Director

Title

Jennifer Dougherty

Printed Name

July 23, 2024

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.

OTHER ACTIVATION AREAS:

City Hall Lawn

Grassy Area Behind Roasted Spirit
The Art Walk from Roasted to MinneolaWest End Plaza Parking Lot
Corelli's Parking Lot**PROPOSED 2024 Harvest Festival Footprint**Event Date: October 19, 2024 Event Time: 10am-4pmRoad Closures Requested: 7am - 6pmDate of Proposed Map Submission: July 26, 2024**STREETS ACTIVATED:**

W. Montrose from Clermont Cafe up to Lake Ave.

8th Street between W. Montrose & W. Minneola

W. Minneola between 8th & 7th Streets

Lake Avenue between W. Montrose & W. Minneola

NO ACTIVATION:

7th between Paved Public Parking Lot & W. Minneola

W. Minneola between 7th & Lake

DeSoto Street



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Ordinance No. 2024-022 <i>Final</i> <i>ISBA Amendment</i>		
Requested Action		
Staff Report		
In 2010, the Town of Montverde, City of Clermont, City of Minneola, Pine Island Community Development District and Lake County, entered into an Interlocal Service Boundary Agreement ("ISBA") pursuant to §171.203, <i>Florida Statutes</i>. The principal goal of an Interlocal Service Boundary Agreement is to encourage neighboring local governments to jointly determine how to efficiently and effectively provide services to residents and property. It is also intended to promote and encourage intergovernmental coordination in planning, service delivery, and boundary adjustments with the goal of creating boundaries that reduce the costs of local governments and avoid duplicating local services. Before you for your consideration and possible approval is Ordinance 2024-022 which approves an amendment to the 2010 ISBA extending the term to September 30, 2043. Most significantly, the amendment provides that throughout the term of the ISBA the Ferndale Special Area shall not be developed at a density greater than its current entitlement, which is one (1) dwelling unit for five (5) net acres. Additionally, and specifically to the City of Clermont, this amendment would extend the City's agreement not to annex property north of the Turnpike until September 30, 2043. Staff recommends approval of Ordinance 2024-022.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-022 - ISBA amendment (07.31.2024)	2024-022 - ISBA amendment (07.31.2024).pdf
2.	Conservation Areas2	Conservation Areas2.pdf
3.	20240508100449469	20240508100449469.pdf
4.	Legal Ad	Legal Ad.pdf



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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION, AND AN 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 that the Ferndale Special Area shall 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 of Clermont 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.



CITY OF CLERMONT
ORDINANCE NO. 2024-022

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.

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 6: ADMINISTRATIVE CORRECTION

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

SECTION 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 14th day of May, 2024.

Second Reading on 13th day of August, 2024.



CITY OF CLERMONT
ORDINANCE NO. 2024-022

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of August 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

**AMENDMENT TO INTERLOCAL
SERVICE BOUNDARY AGREEMENT
BETWEEN
The Town of Montverde,
The City of Clermont,
The City of Minneola, Bella Collina
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 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”), PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT, an independent special district created by Chapter 190, Florida Statutes (“PINE ISLAND”) now known as the BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT 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*; and

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

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.”; and

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.”; and

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; and

WHEREAS, Cities, Bella Collina and County wish to amend the Agreement to extend the Term of Agreement and to clarify that the 2030 Lake County Comprehensive Plan shall govern development, if any, of the Ferndale Special Area; and

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

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*.

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. **Amendment**. Section 5 of the original agreement dated October 5, 2010, shall be amended to read as follows:

FERNDALE SPECIAL AREA.

A. The Parties agree that the “Ferndale Special Area” described and depicted in **Exhibit “F”** shall be unincorporated. The Ferndale Special Area is located within 180 Utility Districts of MONTVERDE and MINNEOLA as identified and described in their respective ordinances establishing a utility district. With the exception of MINNEOLA’S alternative water facilities, MONTVERDE and MINNEOLA shall not construct utility lines or related utility facilities within the Ferndale Special Area to serve any property or properties within the Ferndale Special Area without the prior written approval of the Board of County Commissioners of Lake County (“The County Commission”). In addition, MINNEOLA and MONTVERDE shall not annex any land within the Ferndale Special Area depicted in **Exhibit “F”** without amending this Agreement. COUNTY agrees to grant MINNEOLA the right to use its right of way or any other lands within the control of COUNTY for placement of MINNEOLA’S alternative water facilities, which may be located in the Ferndale Special Area so long as the following conditions are met: (1) in the COUNTY’S opinion, sufficient right of way or other land within COUNTY’S control exists; (2) the COUNTY approves the proposed location of MINNEOLA’S alternative water facilities or related infrastructure on COUNTY right of way or other lands within COUNTY’S control; and (3) MINNEOLA obtains all necessary permits, such as right of way utilization permits from the COUNTY.

B. Properties within the Ferndale Special Area as depicted in **Exhibit “F”** are designated 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, unless a final Lot of Record/Exception for Density for determination was completed and approved by Lake County. The Parties agree that during the Term of this

Agreement, and any extensions thereof, the County's Comprehensive Plan governs development, if any, within the Ferndale Special Area.

3. **Amendment.** Section 9 of the original agreement dated October 5, 2010, shall be amended to read as follows:

TERM OF AGREEMENT.

A. The Initial Term of this Agreement shall be twenty years from the effective date of this Agreement. This Agreement shall be effective upon final adoption of an Ordinance adopting this Agreement enacted by MONTVERDE, COUNTY, CLERMONT, and MINNEOLA, and upon adoption of a final order, resolution or other method consistent with the Pine Island Community Development District charter by PINE ISLAND. The Effective Date shall be the date of final adoption by the last party.

B. Pursuant to Section 10, entitled *Renewal of Agreement*, the parties have initiated negotiations for extension of this Agreement and hereby agree to extend the term of this Agreement through September 30, 2043.

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 original Agreement dated October 5, 2010, not specifically amended herein shall remain in full force and effect.

{SIGNATURE PAGES TO FOLLOW}

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

Kirby Smith, Chairman

This _____ day of _____, 2024.

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 _____, 2024.

ATTEST:

Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

CITY OF CLERMONT, FLORIDA

Tim Murry, Mayor

This ____ day of _____, 2024.

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 _____, 2024.

ATTEST:

Kristine Thompson, City Clerk

Approved as to form and legality:

Scott Gerken, City Attorney

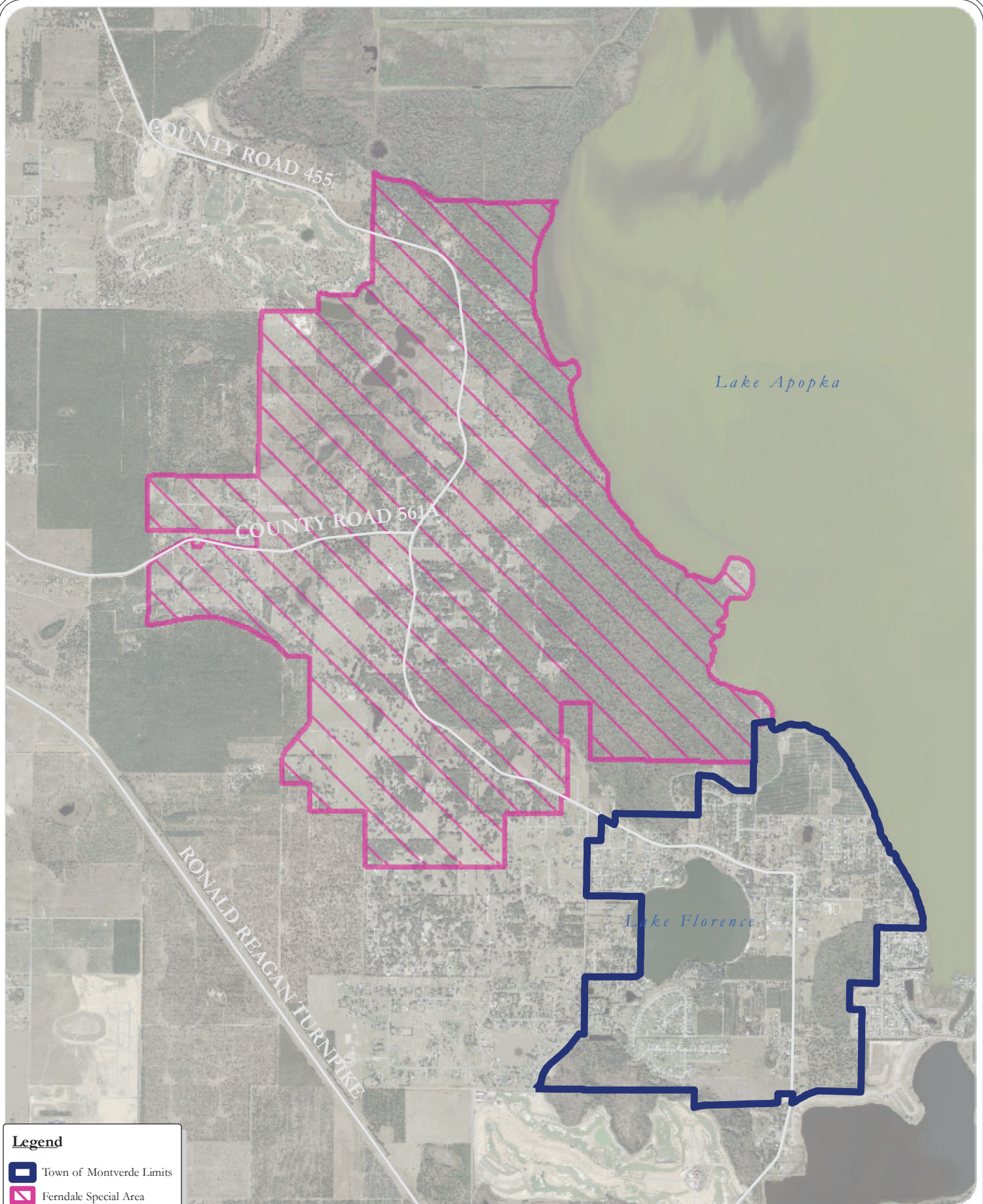
**BELLA COLLINA COMMUNITY
DEVELOPMENT DISTRICT**

This ____ day of _____, 2024.

ATTEST:

Approved as to form and legality:

_____, District Attorney



Legend

-  Town of Montverde Limits
-  Ferndale Special Area

Town of Montverde

Weaver Boos Consultants Southeast, LLC.
 365 Citrus Tower Blvd., Ste 110
 Clermont, FL 34711
 Phone: (352) 241-0848
 Fax: (352) 241-0839



Exhibit "F" - Community of Ferndale

(Source: Lake County Aerial Photographs 2008.)



0 1,500 3,000 Feet

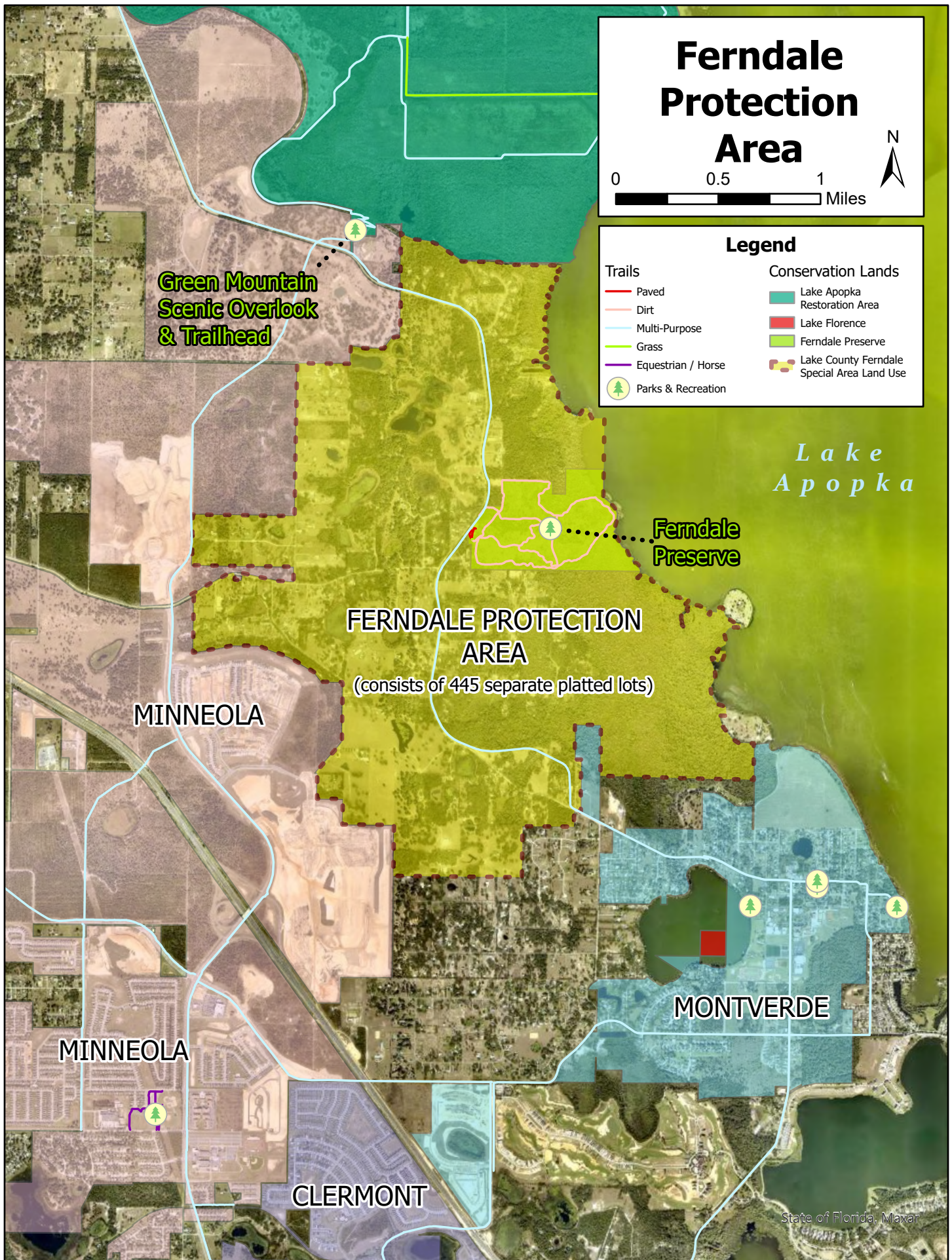
Date of Map: June, 2010

WEAVER

BOOS

CONSULTANTS

Path: X:\3121 Town of Montverde\353 Continuing Planning Services
 \WBC_generated GIS Maps\ISBA Figures_June 2010





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.

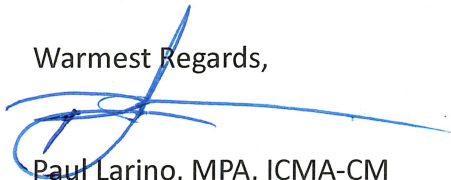
The Ferndale protection area comprises 445 parcels of property and provides numerous benefits to all the cities participating in the ISBA. The area consists of several large tracts of wetlands and waterways essential to filtering water before it enters our aquifer and surrounding lakes. The area is also 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

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:	07/16/2024
Order Number:	10389628
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	62.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/29/2024 - 07/29/2024	Govt Public Notices
LEE dailycommercial.com	1	07/29/2024 - 07/29/2024	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	\$99.96
Tax Amount	\$0.00
Service Fee 3.99%	\$3.99
Cash/Check/ACH Discount	-\$3.99
Payment Amount by Cash/Check/ACH	\$99.96
Payment Amount by Credit Card	\$103.95

Order Confirmation Amount	\$99.96
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider the enactment of the following proposed ordinance at a public hearing on Tuesday, August 13, 2024 at 6:30 PM for the final reading and ordinance adoption

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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

This Ordinance is available for public inspection in the City Clerk's Office, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
July 29, 2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Ordinance No. 2024-027 <i>Final</i> <i>Bongard Estates Annexation</i>	
Requested Action	
Recommend approval of Ordinance 2024-027	
Staff Report	
The applicant, Sloan Engineering Group, Inc., is requesting voluntary annexation of the subject property by contingency requirements for Florida State Statute 171.044 for annexation. The 19.68 +/- acre parcel is adjacent to the Regency Hills subdivision, which is located in the City of Clermont jurisdiction. The City is able to provide adequate services for the proposed development, and the annexation is consistent with the intent of the Florida Statutes. The property is located within the Clermont Joint Planning Area (JPA) and Utility Service Boundary. The applicant is also requesting a small scale comprehensive plan amendment from Lake County Urban Low Density to Clermont Low Density Residential, which allows up to three dwelling units per acre. A rezoning request will also be heard concurrently to change the zoning from Lake County Agriculture to Clermont R-2 Medium Density Residential. The request to change the current zoning to R-2 Medium Density Residential will allow for the construction of a 51 single family dwelling unit subdivision to be developed on the property. The R-2 zoning land development regulations require a minimum lot area of 7,500 square feet with a 75-foot lot width at the building setback line. The project as proposed can meet the R-2 land development regulations and is not in conflict with the Comprehensive Plan goals, objectives and policies for residential development. The applicant has provided a Traffic Impact Analysis prepared by the Traffic Planning and Design Group, which is conducted in accordance with the Lake–Sumter MPO’s Traffic Impact Methodology and Guidelines. Staff recommends approval of Ordinance 2024-027.	



Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-027 - Bongard Estates Annexation (06.19.2024)	2024-027 - Bongard Estates Annexation (06.19.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	2804 Prelim3-Site	2804 Prelim3-Site.pdf
4.	Annexation Application	Annexation Application.pdf
5.	Affidavit for Land Development	Affidavit for Land Development.pdf
6.	Ad_ANEX Bongard Estates - Legal Ad ANEX	Ad_ANEX Bongard Estates - Legal Ad ANEX.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-027

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1:

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

PARCEL ID: 10-23-26-0004-000-00600

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 28, SOUTHERN FIELDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 30-32, PUBLIC RECORDS OF LAKE COUNTY FLORIDA FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°49'47" EAST, ALONG THE EAST LINE OF REGENCY HILLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 51-58 AND REGENCY HILLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 32-36, BOTH RECORDED IN SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 1294.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE RUN NORTH 89°59'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 662.10 FEET;

CITY OF CLERMONT
ORDINANCE NO. 2024-027

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°47'10" WEST, 1294.52 FEET TO THE NORTH LINE OF AFORESAID PLAT OF SOUTHERN FIELDS PHASE 1; THENCE RUN NORTH 89°58'20" WEST, ALONG SAID NORTH LINE, 663.08 FEET; TO THE POINT OF BEGINNING

LOCATION

A vacant parcel located on Hartwood Marsh Road
and east of Hancock Road
Alternate Key 1412293
19.68 +/- Acres



SECTION 2:

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3:

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



CITY OF CLERMONT
ORDINANCE NO. 2024-027

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or 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 and paid by the Applicant.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-027

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of August 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

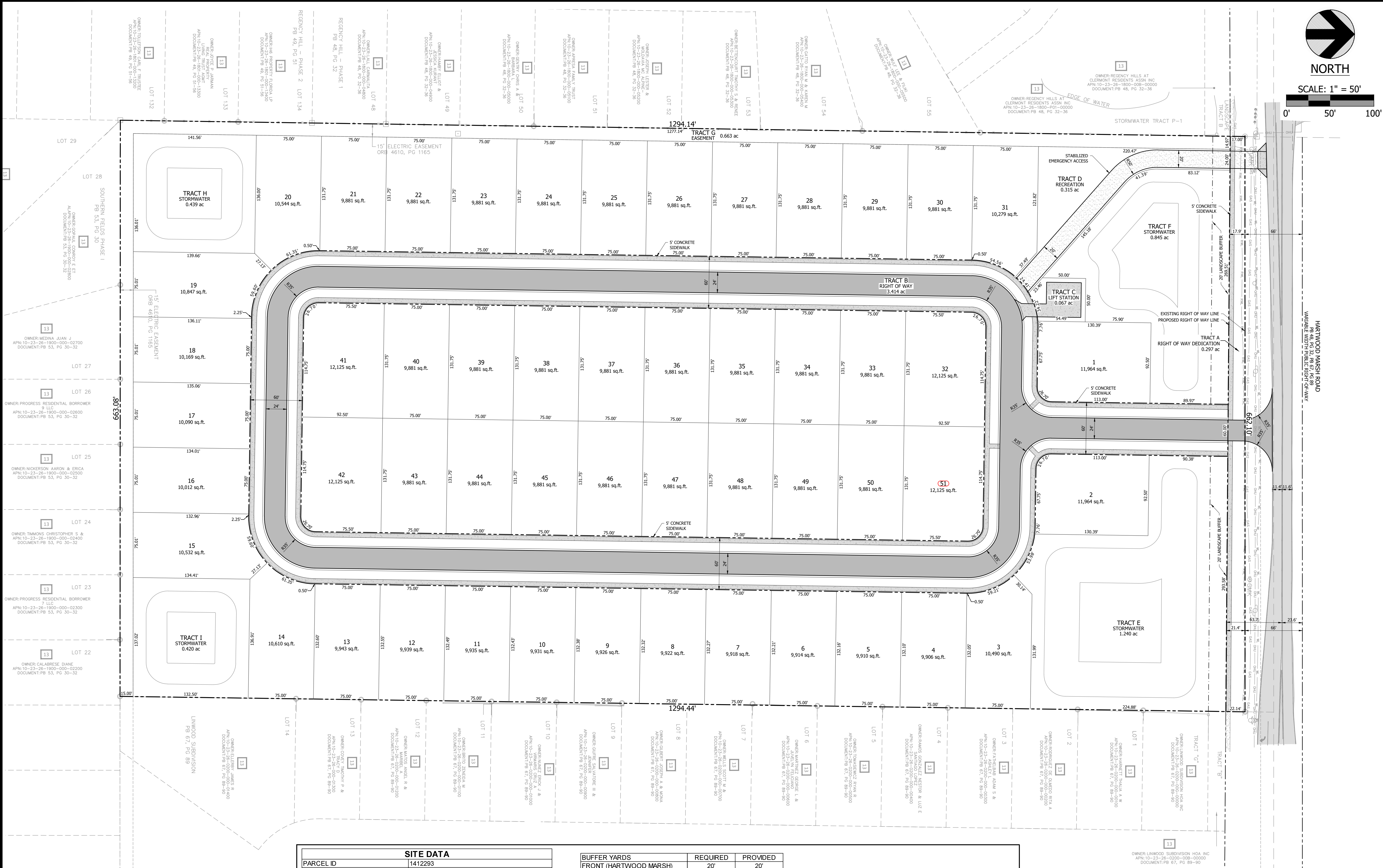
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



**Subject Property
Outlined in Yellow**



SITE DATA			
PARCEL ID	1412293		
COUNTY	LAKE (CLERMONT ANNEXATION PROPOSED)		
PROJECT AREA	19.88 AC		
ZONING	CLERMONT R-2 (PROPOSED)		
FUTURE LAND USE	CLERMONT LOW DENSITY RESIDENTIAL (PROPOSED), MAX 3 du/ac		
EXISTING CONDITIONS	WOODLANDS		
PROPOSED CONDITIONS	SINGLE FAMILY DETACHED		
	ALLOWABLE		PROVIDED
	MIN	MAX	
NUMBER OF UNITS	N/A	59	51
MAX IMPERVIOUS SURFACE RATIO PER LOT	N/A	55%	55%
MAX IMP. (PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK)	N/A	45%	45%

BUFFER YARDS		
FRONT (HARTWOOD MARSH)	REQUIRED	PROVIDED
SIDE	N/A	N/A
STREET SIDE	N/A	N/A
REAR	N/A	N/A
STORMWATER		
	PROVIDED	% OF TOTAL
	2.944 AC	14.96%
RIGHT OF WAY DEDICATION		
	PROVIDED	% OF TOTAL
	0.297 AC	1.51%
OPEN SPACE		
	REQUIRED	PROVIDED
	N/A	N/A
RECREATION		
	PROVIDED	% OF TOTAL
	.315 AC	1.60%

BUILDING SETBACKS		
LOT WIDTH	MINIMUM	PROVIDED
LOT SIZE	75'	75'
FRONT	7,500 SF	9,881 SF
FRONT	25'	25'
SIDE	7.5'	7.5'
STREET SIDE	25'	25'
REAR	25'	25'
BUILDING SEPARATION	N/A	15'
BUILDING MAX HEIGHT	35'	35'
MINIMUM LIVING AREA	1,000 SF	1,000 SF

CLIENT: ERPC CLERMONT

PROJECT: BONGARD ESTATES

2804

PRELIMINARY SITE PLAN

1

03/29/2024

DESIGNED BY:

DRAWN BY:

CHECKED BY:

REVISION BLOCK

NO. DATE DESCRIPTION

SLOAN Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830

883.780 (813) 883.780

FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) 126247



APPLICATION & PETITION

DATE: 04/16/2024

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Bongard Estates

APPLICANT: Sloan Engineering Group Inc.

Address: P.O. Box 253

City: Bartow State: Florida Zip: 33831

Phone: 863-800-3046 Fax: _____

Applicant is: Owner: ☐ Agent: ☒ Purchaser: ☐ Lessee: ☐ Optionee: ☐

OWNER: Sharon G Bongard

Address: 193 Pascack Road

City: Woodcliff Lake State: NJ Zip: 07677

Phone: 540-357-1913 Fax: _____

AGENT NAME (Affidavit required): Sloan Engineering Group Inc.

Address: P.O. Box 253

City: Bartow State: Florida Zip: 33831

Phone: 863-800-3046 Fax: _____

E-Mail: ssloan@sloaneg.com

Property address and/or general location: Hartwood Marsh Rd
CLERMONT FL, 34711

Area of property: 19.68 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Vacant/Planted Pines

The property is PROPOSED to be used for: Single Family Subdivision



Existing Lake County Land Use* : Urban Low

Existing Lake County Zoning* : Agricultural (A)

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: No structures

State the reason or basis for this request: Annexation is being requested to develop a residential subdivision which will utilize City utilities

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 10, Township 23S, Range 26E

See attached legal description

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

AFFIDAVIT FOR LAND DEVELOPMENT

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held on Tuesday, August 13, 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. 2024-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVINERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

Vacant parcel located on Hartwood Marsh Road
and east of Hancock Road intersection
Alternate Key 1412293
19.68 +/- Acres



LEGAL DESCRIPTION:

A Parcel of land lying in the Southeast Quarter of Section 10, Township 23 South, Range 26 East, Lake County Florida, Being Described as follows: Commence at the Northwest Corner of lot 28, Southern Fields Phase 1, According to the Plat thereof as Recorded in Plat Book 53, Pages 30-32, Public Records of Lake County Florida for a Point of Beginning; Thence Run North 00°49'47" East, Along the east line of Regency Hills Phase 2, According to the Plat Thereof as Recorded in Plat Book 49, Pages 51-58 and Regency Hills Phase 1, According to the Plat Thereof as Recorded in Plat Book 48, Pages 32-36, Both Recorded in Said Public Records of Lake County, Florida, 1294.13 Feet to the South Right-of-Way Line of Hartwood Marsh Road; Thence Run North 89°59'36" East, Along Said South Right-of-Way Line, 662.10 Feet; Thence Departing Said South Right-of-Way Line, Run South 00°47'10" West, 1294.52 Feet to The North Line of Aforesaid Plat of Southern Fields Phase 1; Thence Run North 89°58'20" West, Along said North Line, 663.08 Feet; to the Point of Beginning.

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

The proposed ordinance may be inspected at the Clermont Development Services Department (City Hall, 1st floor) Monday through Friday, 8 a.m. to 5 p.m.

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

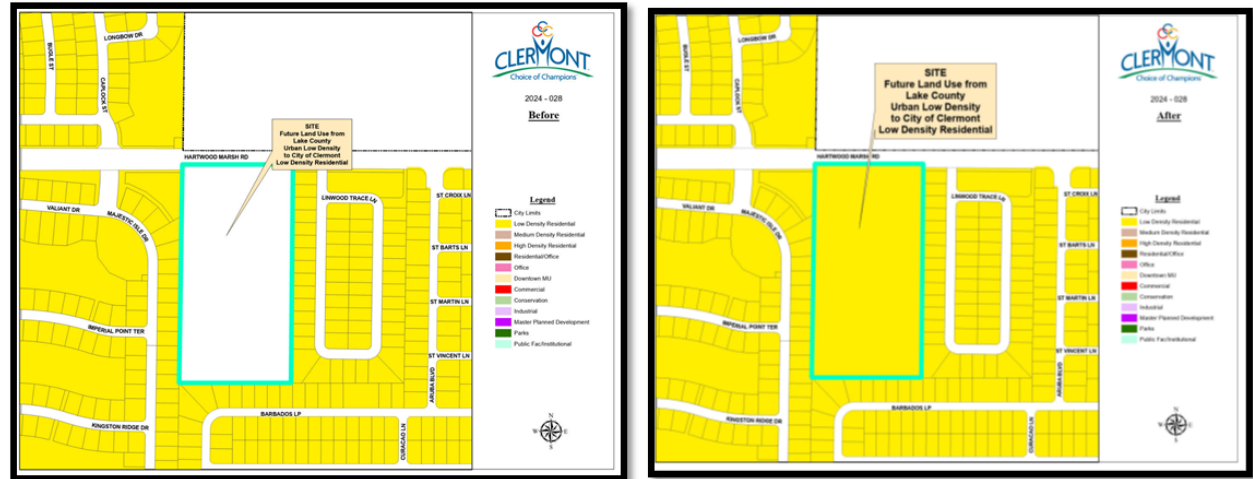
AGENDA ITEM

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Ordinance No. 2024-028 <i>Final</i> <i>Bongard Estates SSCP</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-028.	
Staff Report	

The applicant, Sloan Engineering Group, Inc., is requesting a small-scale comprehensive plan amendment for approximately 19.68 +/- acres for a vacant parcel located on Hartwood Marsh Road, east of Hancock Road. The parcel is adjacent to the Regency Hills subdivision along the west side, and is contiguous to city boundaries, as required for annexation by Florida Statutes 171.044.

The current Lake County future land use designation is Urban Low Density, which allows up to four (4) units per acre. The applicant is requesting a future land use map change upon annexation to Clermont Low Density Residential designation, which allows up to three (3) dwelling units per acre. The proposed map amendment would allow for the construction of 51 single family dwelling units. The Low Density Residential future land use is consistent with the surrounding designated land uses and current development patterns in the area. The applicant has provided a Traffic Impact Analysis prepared by Traffic Planning and Design, Inc., conducted in accordance with the Lake–Sumter MPO’s Traffic Impact Methodology and Guidelines. The study concluded access to the site is proposed via one full access driveway on Hartwood Marsh Road. This site access driveway is projected to operate satisfactorily in the projected conditions. The Traffic Impact Study (TIS) recommends that a 210-foot westbound left turn lane be constructed at the site access driveway. All other intersections currently operate within the adopted Level of Service (LOS) standards and will continue to do so upon the addition of background and projected trips. The development proposal for this parcel does not conflict with the Low Density Residential future land goals, objectives and policies for the City’s Comprehensive Plan. The Lake County School Board has determined that 51 single family units would generate approximately sixteen (16) student seats, which would be considered a de-minimal impact on the school district. Therefore, school concurrency review is not required for the project.

Staff recommends approval of Ordinance 2024-028. *The Planning and Zoning Commission recommended approval 4-0.*



Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-028 - Bongard Estates SSCPA (06.19.2024)	2024-028 - Bongard Estates SSCPA (06.19.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	2024-28 Before	2024-28 Before.pdf
4.	2024-18 After	2024-18 After.pdf
5.	2804 Prelim3-Site	2804 Prelim3-Site.pdf
6.	BongardEstates_SC_NoImpactLtr_05232024	BongardEstates_SC_NoImpactLtr_05232024.pdf
7.	Comp Plan Amendment Application	Comp Plan Amendment Application.pdf
8.	Legal Ad SSCPA	Legal Ad SSCPA.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-028

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1:

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

PARCEL ID: 10-23-26-0004-000-00600

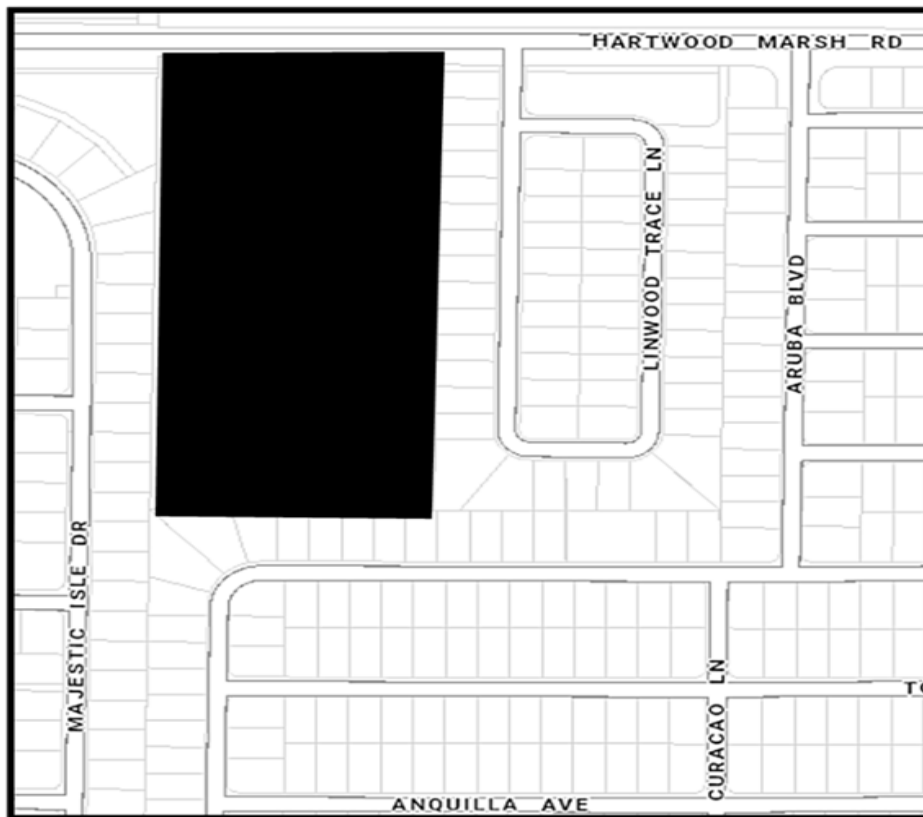
A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 28, SOUTHERN FIELDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 30-32, PUBLIC RECORDS OF LAKE COUNTY FLORIDA FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°49'47" EAST, ALONG THE EAST LINE OF REGENCY HILLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 51-58 AND REGENCY HILLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 32-36, BOTH RECORDED

CITY OF CLERMONT
ORDINANCE NO. 2024-028

IN SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 1294.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE RUN NORTH 89°59'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 662.10 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°47'10" WEST, 1294.52 FEET TO THE NORTH LINE OF AFORESAID PLAT OF SOUTHERN FIELDS PHASE 1; THENCE RUN NORTH 89°58'20" WEST, ALONG SAID NORTH LINE, 663.08 FEET; TO THE POINT OF BEGINNING

LOCATION

A vacant parcel located on Hartwood Marsh Road
and east of Hancock Road
Alternate Key 1412293
19.68 +/- Acres



CHANGE IN FUTURE LAND USE DESIGNATION:

FROM: LAKE COUNTY URBAN LOW DENISTY
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL



CITY OF CLERMONT
ORDINANCE NO. 2024-028

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: 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. 2024-028

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of August, 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

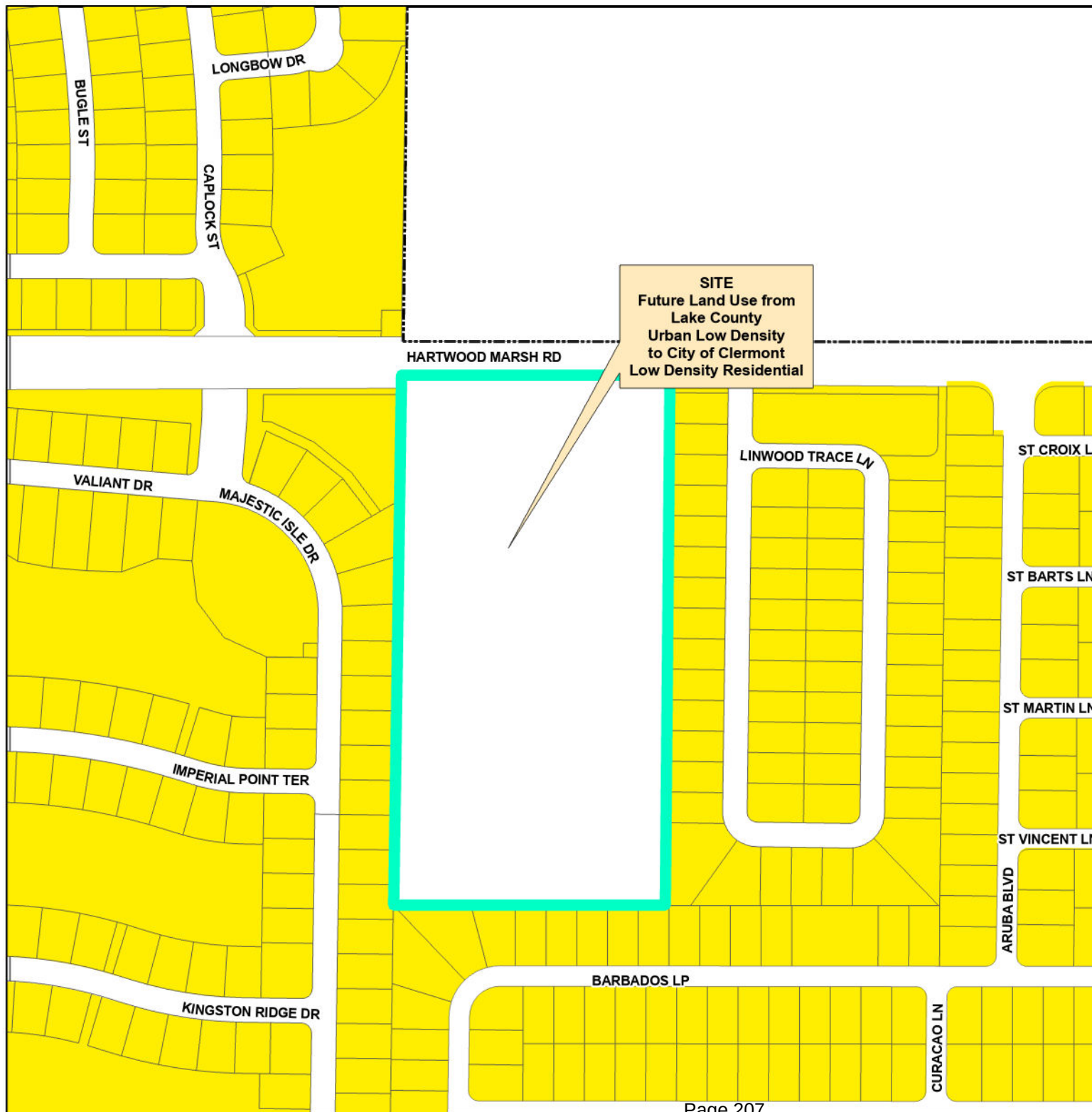
LOCATION MAP



**Subject Property
Outlined in Yellow**

2024 - 028

Before

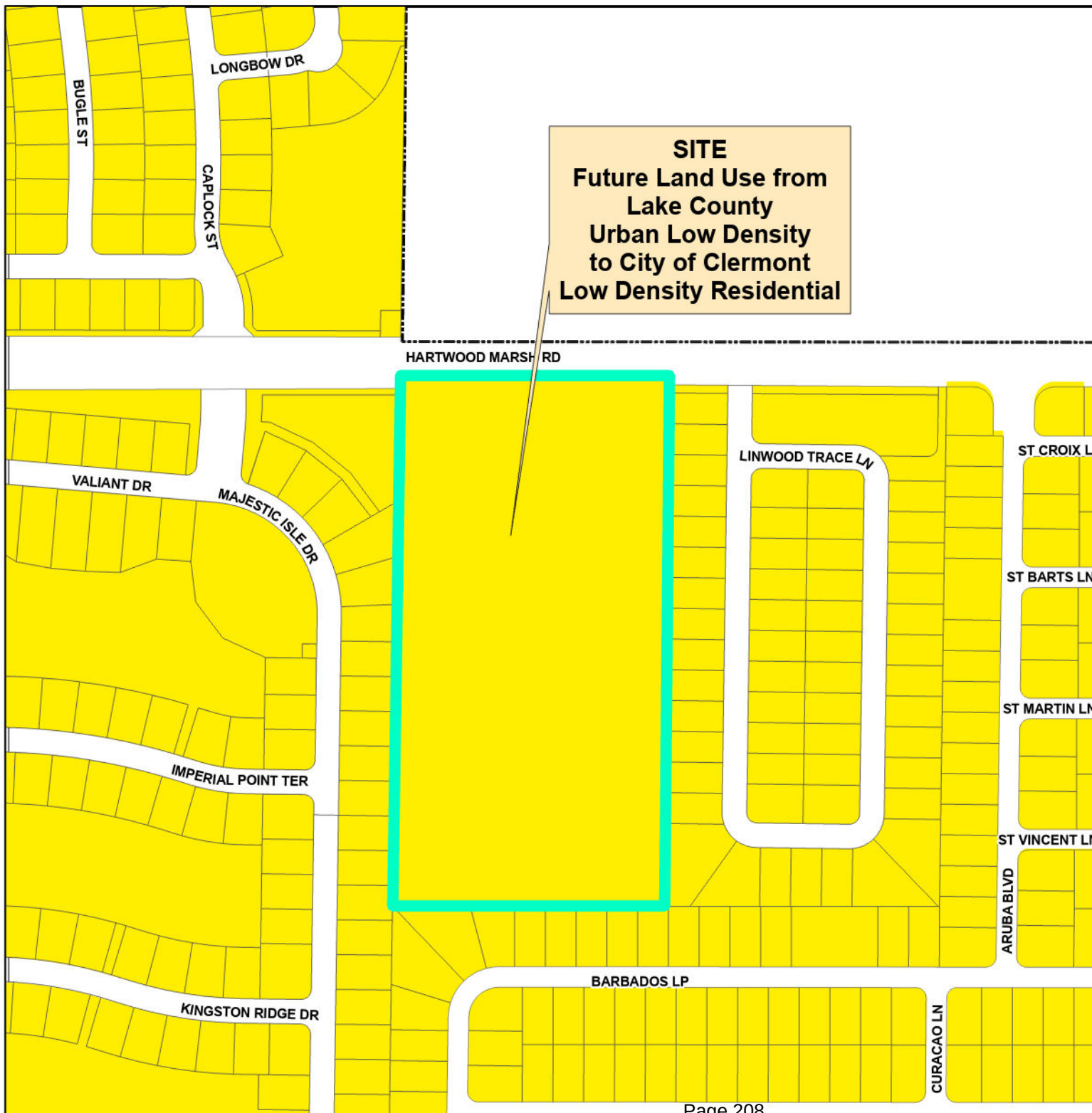


Legend

-  City Limits
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential/Office
-  Office
-  Downtown MU
-  Commercial
-  Conservation
-  Industrial
-  Master Planned Development
-  Parks
-  Public Fac/Institutional



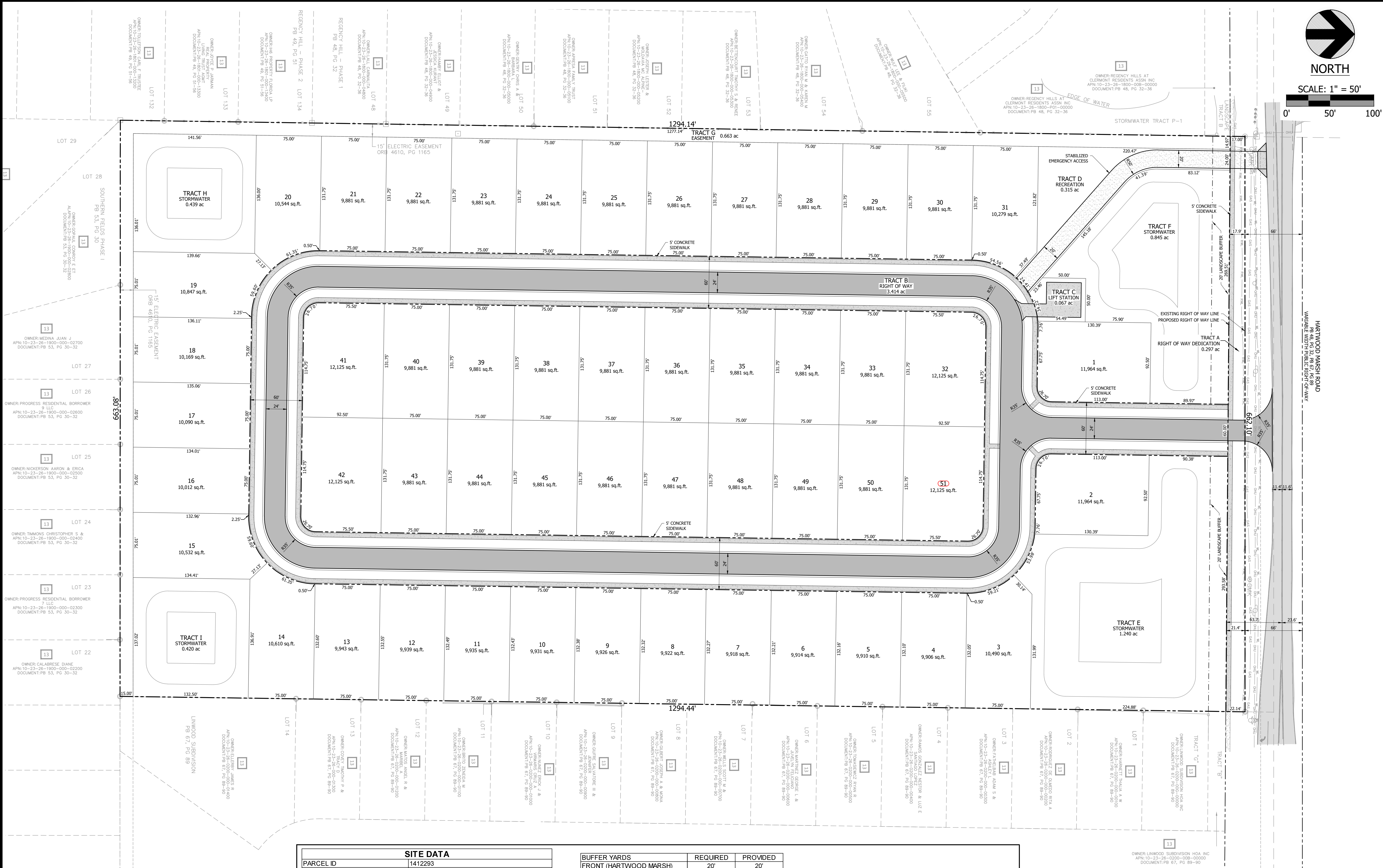
SITE
Future Land Use from
Lake County
Urban Low Density
to City of Clermont
Low Density Residential



Legend

-  City Limits
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential/Office
-  Office
-  Downtown MU
-  Commercial
-  Conservation
-  Industrial
-  Master Planned Development
-  Parks
-  Public Fac/Institutional





SITE DATA			
PARCEL ID	1412293		
COUNTY	LAKE (CLERMONT ANNEXATION PROPOSED)		
PROJECT AREA	19.88 AC		
ZONING	CLERMONT R-2 (PROPOSED)		
FUTURE LAND USE	CLERMONT LOW DENSITY RESIDENTIAL (PROPOSED), MAX 3 du/ac		
EXISTING CONDITIONS	WOODLANDS		
PROPOSED CONDITIONS	SINGLE FAMILY DETACHED		
	ALLOWABLE		PROVIDED
	MIN	MAX	
NUMBER OF UNITS	N/A	59	51
MAX IMPERVIOUS SURFACE RATIO PER LOT	N/A	55%	55%
MAX IMP. (PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK)	N/A	45%	45%

BUFFER YARDS	REQUIRED	PROVIDED
FRONT (HARTWOOD MARSH)	20'	20'
SIDE	N/A	N/A
STREET SIDE	N/A	N/A
REAR	N/A	N/A

STORMWATER	PROVIDED	% OF TOTAL
	2.944 AC	14.96%

RIGHT OF WAY DEDICATION	PROVIDED	% OF TOTAL
	0.297 AC	1.51%

OPEN SPACE	REQUIRED	PROVIDED
	N/A	N/A

RECREATION	PROVIDED	% OF TOTAL
	.315 AC	1.60%

BUILDING SETBACKS	MINIMUM	PROVIDED
LOT WIDTH	75'	75'
LOT SIZE	7,500 SF	9,881 SF
FRONT	25'	25'
SIDE	7.5'	7.5'
STREET SIDE	25'	25'
REAR	25'	25'
BUILDING SEPARATION	N/A	15'
BUILDING MAX HEIGHT	35'	35'
MINIMUM LIVING AREA	1,000 SF	1,000 SF

CLIENT: ERPC CLERMONT		PROJECT: BONGARD ESTATES	
PROJECT NO. 2804		SHEET 1	
DESIGNED BY:		DRAWN BY:	
CHECKED BY:		DATE: 03/29/2024	
NO.		DESCRIPTION	
1		REVISION BLOCK	
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Superintendent:
Diane S. Kornegay, M.Ed.

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

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

May 23, 2024

Ms. Sharon Bongard
c/o Sloan Engineering Group
PO Box 253
Bartow, FL 33831

RE: Bongard Estates - Clermont
School Concurrency – Letter of No Impact #NI2024-08
Alt Key(s): 1412293 - approximately 20 acres

Dear Ms. Bongard:

The school district has received your request for a school concurrency review for fifty-one (51) single-family dwelling units on approximately 20 acres. The property is currently undeveloped.

Please be advised that 51 single-family units would generate approximately sixteen (16) students which, at this time, would be considered a de minimus impact for the school district. Therefore, full school concurrency review will not be required at this time.

If you should have questions or need more information please do not hesitate to contact me at 352-253-6696 or by email at croneyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 04/16/2024

FEE: _____

Project Name (if applicable): Bongard Estates

Applicant: Sloan Engineering Group Inc.

Contact Person: Steve Sloan

Address: P.O. Box 253

City: Bartow State: Florida Zip: 33831

Phone: 863-800-3046 Fax: _____

E-Mail: ssloan@sloaneg.com

OWNER: Sharon G Bongard

Address: 193 Pascack Road

City: Woodcliff Lake State: NJ Zip: 07677

Phone: 540-357-1913 Fax: _____

E-Mail: vbongard03@gmail.com

General Location: Hartwood Marsh Rd

Legal Description (include copy of survey): See attached survey and Word document

Property size (in acres or square feet): 19.68 acres

Flood hazard area (yes) _____ and approx. acreage _____ (no) ^x _____

Existing (Actual) Land Use: Planted Pines

Existing Zoning: Agricultural (A)

Existing Future Land Use: Urban Low

Proposed Future Land Use: Clermont Low Density Residential

Type of development proposed: Single Family Subdivision



Proposed density (dwelling units/acre) or intensity: 2.59 units per acre

Proposed Zoning District: R-2

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

The proposed amendment will allow the construction of a single family home subdivision consisting of approximately 51 lots.

The subdivision will connect to City of Clermont existing utilities including water, sewer and re-use water.

The subdivision will directly connect to Hartwood Marsh Road.

The subject property is surrounded by similar residential subdivisions that are within the City of Clermont.

This proposal will accommodate the ongoing need for housing.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* NOTICE *******

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Steve Sloan

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Lake County Urban Low _____ to Clermont Low Density Residential _____ for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Steve Sloan

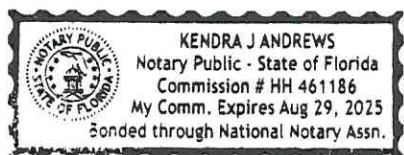
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 16 day of April, 2024.



X

Notary Public, State of Florida at Large

My Commission Expires: 08/29/2025

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small Scale Comprehensive Plan Amendment
ORDINANCE NO. 2024-028

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, July 2, 2024 at 6:30 p.m., and a public meeting will be held before the Clermont City Council on Tuesday, August 13, 2024 at 6:30 p.m. for the final reading of the adoption ordinance to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 19.68 +/- acre parcel from Lake County Urban Low Density to Clermont Low Density Residential Land Use Designation.



Location:

Vacant parcel located on Hartwood Marsh Road
And east of Hancock Road
Alternate Key 1412293
19.68 +/- Acres

ORDINANCE 2024-028

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

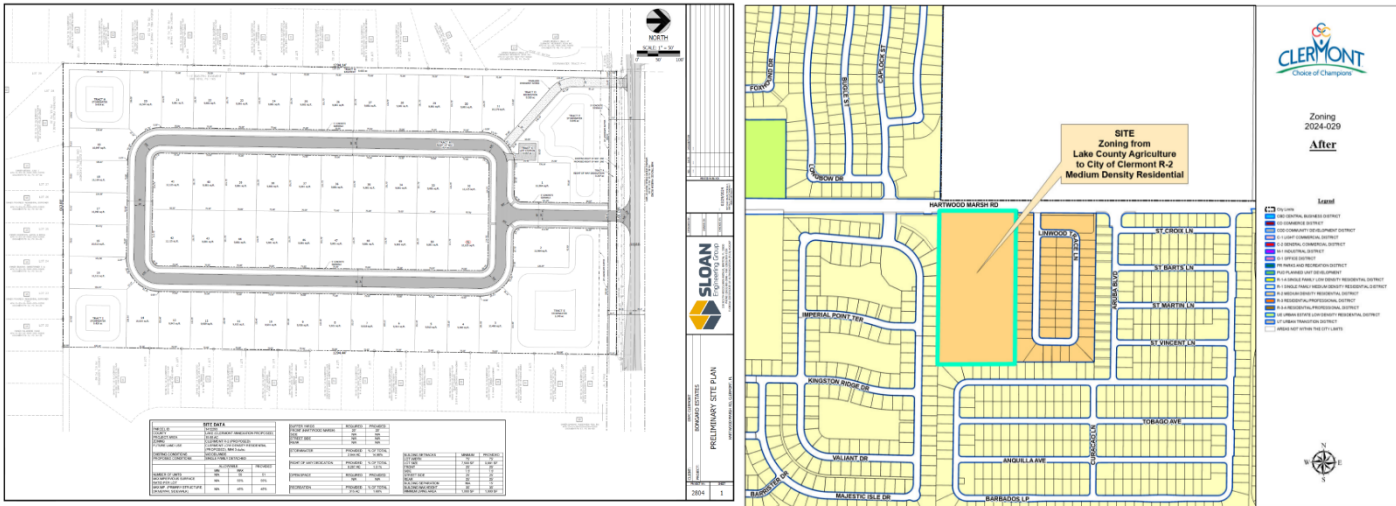
Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Ordinance No. 2024-029 <i>Final</i> <i>Bongard Estates Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-029	
Staff Report	
The applicant, Sloan Engineering Group, Inc., is requesting a rezoning for approximately 19.68 +/- acres for a vacant parcel located on Hartwood Marsh Road, east of Hancock Road. The request is to change the current zoning from Lake County Agriculture to Clermont R-2 Medium Density Residential to allow for the development of a 51 single family unit subdivision on the property. The R-2 zoning land development regulations require a minimum lot size of 7,500 square feet with a 75-foot lot width. The project must also comply with all other standards and city codes. This request is being heard concurrently with annexation and a small scale future land use map amendment from Lake County Low Density to City Low Density Residential. The 51 lot development is proposing one full access point off Hartwood Marsh Road and must comply with any traffic mitigation requirements as determined by the Traffic Impact Study (TIS) conducted and submitted with the application. The proposed parcel is adjacent to public utilities, and the City has sufficient capacity to service the project. The density is consistent with the existing and surrounding lot sizes and meets the JPA requirements. The project as designed can meet the R-2 land development regulations and has no conflicts with the Comprehensive Plan goals, objectives and policies for residential development. Staff recommends approval of Ordinance 2024-029. <i>The Planning and Zoning Commission recommended approval 4-0.</i>	
	
Additional Analysis	
Fiscal Impact Summary	
None.	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	2024-029 - Bongard Estates Rezoning (06.19.2024)	2024-029 - Bongard Estates Rezoning (06.19.2024).pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	2804 Prelim3-Site	2804 Prelim3-Site.pdf	
4.	2024-029 Before	2024-029 Before.pdf	
5.	2024-029 After	2024-029 After.pdf	
6.	Rezoning Application	Rezoning Application.pdf	
7.	Affidavit for Land Development	Affidavit for Land Development.pdf	
8.	Ad_REZ Bongard Estates - Legal Ad RZ	Ad_REZ Bongard Estates - Legal Ad RZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-029

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

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

SECTION 1:

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

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 28, SOUTHERN FIELDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 30-32, PUBLIC RECORDS OF LAKE COUNTY FLORIDA FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°49'47" EAST, ALONG THE EAST LINE OF REGENCY HILLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 51-58 AND REGENCY HILLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 32-36, BOTH RECORDED IN SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 1294.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE RUN NORTH 89°59'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 662.10 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°47'10" WEST, 1294.52 FEET TO THE NORTH LINE OF AFORESAID PLAT OF SOUTHERN FIELDS PHASE 1; THENCE RUN NORTH 89°58'20" WEST, ALONG SAID NORTH LINE, 663.08 FEET; TO THE POINT OF BEGINNING
CONTAINING 19.68 ACRES MORE OR LESS

LOCATION:

Vacant parcel located on Hartwood Marsh Road and
East of Hancock Road
(Alternate Key 1412293)
19.68 +/- Acres

LOCATION MAP



PROPERTY REZONING

**FROM: Lake County Agriculture
TO: Clermont R-2 Medium Density Residential**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2024-029

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: RECORDING

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-029

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of August 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

LOCATION MAP



**Subject Property
Outlined in Yellow**

Zoning
2024-029

Before

SITE
Zoning from
Lake County Agriculture
to City of Clermont R-2
Medium Density Residential

Legend

-  City Limits
-  CBD CENTRAL BUSINESS DISTRICT
-  CD COMMERCE DISTRICT
-  CDD COMMUNITY DEVELOPMENT DISTRICT
-  C-1 LIGHT COMMERCIAL DISTRICT
-  C-2 GENERAL COMMERCIAL DISTRICT
-  M-1 INDUSTRIAL DISTRICT
-  O-1 OFFICE DISTRICT
-  PR PARKS AND RECREATION DISTRICT
-  PUD PLANNED UNIT DEVELOPMENT
-  R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
-  R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
-  R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
-  UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
-  UT URBAN TRANSITION DISTRICT
-  AREAS NOT WITHIN THE CITY LIMITS



Zoning
2024-029

After

SITE
Zoning from
Lake County Agriculture
to City of Clermont R-2
Medium Density Residential

Legend

-  City Limits
-  CBD CENTRAL BUSINESS DISTRICT
-  CD COMMERCE DISTRICT
-  CDD COMMUNITY DEVELOPMENT DISTRICT
-  C-1 LIGHT COMMERCIAL DISTRICT
-  C-2 GENERAL COMMERCIAL DISTRICT
-  M-1 INDUSTRIAL DISTRICT
-  O-1 OFFICE DISTRICT
-  PR PARKS AND RECREATION DISTRICT
-  PUD PLANNED UNIT DEVELOPMENT
-  R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
-  R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
-  R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
-  UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
-  UT URBAN TRANSITION DISTRICT
-  AREAS NOT WITHIN THE CITY LIMITS





CITY OF CLERMONT
REZONING
APPLICATION

DATE 04/16/2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Bongard Estates			
Applicant Sloan Engineering Group Inc.			
Contact Person Steve Sloan			
Address P.O. Box 253	City Bartow	State Florida	Zip 33831
Telephone 863-800-3046	Fax		
Email ssloan@sloaneg.com			
OWNER INFORMATION			
Owner's Name Sharon G Bongard			
Owner Address 193 Pascack Road	City Woodcliff Lake	State NJ	Zip 07677
Telephone 540-357-1913	Email vbongard03@gmail.com		
PROPERTY INFORMATION			
Address of Subject Property Hartwood Marsh Rd	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached word doc and survey			
Acreage 19.68	Land Use (City verification required) Lake County Urban Low		
Present Zoning (City verification required) Lake County Agricultural (A)	Proposed Zoning Clermont R-2		



CITY OF CLERMONT REZONING APPLICATION

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

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

Construct a residential subdivision in accordance with the attached site plan.

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

Steve Sloan

Applicant Name (print)

x _____
Applicant Name (signature)

Owner Name (print)

x _____
Owner Name (signature)

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

5/22/2020

AFFIDAVIT FOR LAND DEVELOPMENT

LEGAL NOTICE

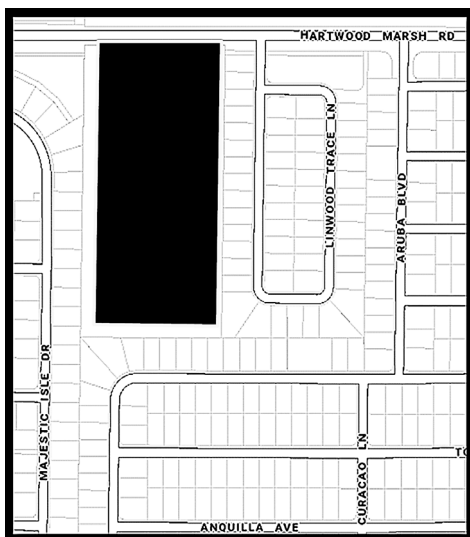
On Tuesday, July 2, 2024 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, August 13, 2024 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2024-029

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 MAP

Vacant parcel located on Hartwood Marsh Road
And east of Hancock Road
Alternate Key 1412293
19.68 +/- Acres



PROPERTY REZONING

**From: Lake County Agriculture
To: Clermont R-2 Medium Density Residential**

LEGAL DESCRIPTION

A Parcel of land lying in the Southeast Quarter of Section 10, Township 23 South, Range 26 East, Lake County Florida, Being Described as follows: Commence at the Northwest Corner of lot 28, Southern Fields Phase 1, According to the Plat thereof as Recorded in Plat Book 53, Pages 30-32, Public Records of Lake County Florida for a Point of Beginning; Thence Run North 00°49'47" East, Along the east line of Regency Hills Phase 2, According to the Plat Thereof as Recorded in Plat Book 49, Pages 51-58 and Regency Hills Phase 1, According to the Plat Thereof as Recorded in Plat Book 48, Pages 32-36, Both Recorded in Said Public Records of Lake County, Florida, 1294.13 Feet to the South Right-of-Way Line of Hartwood Marsh Road; Thence Run North 89°59'36" East, Along Said South Right-of-Way Line, 662.10 Feet; Thence Departing Said South Right-of-Way Line, Run South 00°47'10" West, 1294.52 Feet to The North Line of Aforesaid Plat of Southern Fields Phase 1; Thence Run North 89°58'20" West, Along said North Line, 663.08 Feet; to the Point of Beginning

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

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Ordinance No. 2024-033 <i>Final Code Enforcement Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2024-033.		
Staff Report		
Florida State law authorizes the city to adopt a supplemental code enforcement process through the issuance of citations by designated city officers for violation of city codes. This supplemental process is designed and intended to address code violations that are transitory in nature with the goal of motivating code compliance more timely than can be accomplished by the Code Enforcement Board process. In 2007, the City Council adopted this supplemental process, and it has been used in limited instances to address specific code violations. Ordinance 2024-033 is proposed by staff to amend the existing Code of Ordinances to expand the list of codes for which citations can be issued. If this ordinance is approved, it will authorize citations to be issued for violations of the provisions of Chapter 26 "Parks and Recreation" and Chapter 36 "Traffic and Vehicles". Staff recommends approval of this ordinance that will provide an additional tool to promote compliance with City codes.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-033 - Code Enforcement Supplemental Citations (06.24.2024)	2024-033 - Code Enforcement Supplemental Citations (06.24.2024).pdf	
2. 2024-33 Business Impact Statement Code Enf	2024-33 Business Impact Statement Code Enf.docx	
3. Chapters 26 and 36	Chapters 26 and 36 .docx	
4. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-033

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 1 “GENERAL PROVISIONS”, ARTICLE II “CODE ENFORCEMENT”, DIVISION 4 “SUPPLEMENTAL CITATIONS”, SECTION 1-130 “APPLICABLE CODES AND ORDINANCES”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has provided in Chapter 162 of the Florida Statutes that municipalities may provide supplemental code enforcement procedures through the issuance of citations for violation of municipal codes and ordinances;

WHEREAS, the City Council of the City of Clermont, Florida, finds it in the best interest of the citizens of Clermont to expand the applicable codes and ordinances of the City of Clermont that may be enforced through the issuance of citations to assist the City in obtaining code compliance in addition to the services and methods provided through the City’s Code Enforcement Board; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, Florida, that Section 1-130 Applicable Codes and Ordinances 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:

Chapter 1, “General Provisions”, Article II “Code Enforcement”, Division 4 “Supplemental Citations”, Section 1-130 “Applicable Codes and Ordinances” of the Code of the City of Clermont, Florida, is hereby amended as follows: (note strikethrough indicates removed words and underlined indicates added)

Sec. 1-130. Applicable codes and ordinances.

The following Code provisions of this Code may be enforced pursuant to the supplemental code enforcement citation procedures contained herein. The corresponding fine amount shall be the reduced civil penalty that a person may pay in the event the person elects not to contest the citation. The reduced civil penalty shall be in addition to any clerk or court filing costs that may be imposed in accordance with applicable law. The schedule of Code provisions provided in the table below shall include such codes and ordinances as they may be from time to time amended, renumbered, codified or re-codified, including codes and ordinances enacted subsequent to the adoption of this article.

	<i>Reduced Civil Penalty</i>
Chapter 4—Alcoholic Beverages	\$200.00
Chapter 6—Animals	\$100.00
Chapter 10, Businesses <u>Article II—Solicitors, Peddlers and Itinerant Vendors</u>	\$200.00
Chapter 18—Environment and Natural Resources	\$250.00
Chapter 22—Mobile Homes and Recreational Vehicles	\$200.00
Chapter 24—Offenses and Miscellaneous Provisions	\$250.00
<u>Chapter 26 – Parks and Recreation</u>	<u>\$200.00</u>
Chapter 32—Streets, Sidewalks and Other Public Places	\$200.00
<u>Chapter 36 – Traffic and Vehicles</u>	<u>\$200.00</u>
<u>Chapter 38 – Utility Services</u>	<u>\$200.00</u>
<u>Chapter 40 – Waterways</u>	<u>\$200.00</u>
<u>LDC Chapter 117—Signs</u>	\$250.00

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2024-033

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, Section 2 of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-033

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, on this 13th day of August, 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. 2024-033

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members

FROM: Development Services Director Henschel

DATE: July 15, 2024

SUBJECT: Ordinance No. 2024-033 Code Enforcement Supplemental Citations

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. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2024-033

Chapter 1, “General Provisions”, Article II “Code Enforcement”, Division 4 “Supplemental Citations”, Section 1-130 “Applicable Codes and Ordinances” of the Code of the City of Clermont, Florida, is hereby amended as follows: (note strikethrough indicates removed words and underlined indicates added)

	<i>Reduced Civil Penalty</i>
Chapter 4—Alcoholic Beverages	\$200.00
Chapter 6—Animals	\$100.00
Chapter 10, <u>Businesses</u> Article II—Solicitors, Peddlers and Itinerant Vendors	\$200.00
Chapter 18—Environment and Natural Resources	\$250.00
Chapter 22—Mobile Homes and Recreational Vehicles	\$200.00
Chapter 24—Offenses and Miscellaneous Provisions	\$250.00
<u>Chapter 26 – Parks and Recreation</u>	<u>\$200.00</u>
Chapter 32—Streets, Sidewalks and Other Public Places	\$200.00

<u>Chapter 36 – Traffic and Vehicles</u>	<u>\$200.00</u>
<u>Chapter 38 – Utility Services</u>	<u>\$200.00</u>
<u>Chapter 40 – Waterways</u>	<u>\$200.00</u>
<u>LDC Chapter 117—Signs</u>	<u>\$250.00</u>

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 the affected business owner of the *reduced civil penalty* for an uncontested corresponding citation.

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

The proposed ordinance imposes a *reduced civil penalty* for a corresponding citation which is not contested.

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 any additional regulatory costs.

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

The proposed ordinance may impact any business that is issued a Code Enforcement Citation.

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

The ordinance is primarily intended to expand the applicable codes and ordinances that may be enforced through the issuance of citations to assist code compliance in addition to the services and methods provided through the City’s Code Enforcement Board.

Chapter 26 PARKS AND RECREATION¹

ARTICLE I. IN GENERAL

Secs. 26-1—26-18. Reserved.

ARTICLE II. PUBLIC CONDUCT IN PARKS AND RECREATION

Sec. 26-19. Purpose and intent.

The purpose and intent of this article is to establish minimum rules and regulations to promote the safe and orderly use of, and to discourage and prevent the misuse of, city park and recreation areas for the benefit of the general public.

(Code 2008, § 54-111; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-20. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bicycle means every vehicle propelled solely by human power, and every motorized bicycle propelled by a combination of human power and an electric helper motor designed to or capable of propelling the vehicle at a speed of not more than 20 miles per hour on level ground upon which any person may ride, having two tandem wheels, and including any device generally recognized as a bicycle though equipped with two front or two rear wheels.

City park means land owned or maintained by the city and which is designated as a public park or public recreation area by the city's comprehensive plan (recreation and open space element), by a resolution adopted by the city council, or by dedication that has been accepted by the city council. Included in the definition of the term "city park" are the city's special use facilities (for example, arts and recreation center) and all natural resources, wildlife, facilities, improvements, waters and materials in, on or under the lands so designated. Properties in any system of trails owned by the city are intended to be designated as a city park.

Micro-mobility device means any motorized transportation device made available for private use by reservation through an online application, website, or software for point-to-point trips and which is not designed or capable of traveling at a speed greater than 20 miles per hour on level ground as defined by F.S. § 316.003(38).

Motorized scooter means any vehicle or micro-mobility device that is powered by a motor with or without a seat or saddle for the use of the rider, which is designed to travel on not more than three wheels, and which is not designed to or capable of propelling the vehicle at a speed greater than 20 miles per hour on level ground as defined by F.S. § 316.003(48). An electric personal assistive mobility device, as defined in F.S. § 316.003(24), shall not be considered a motorized scooter hereunder.

¹State law reference(s)—Municipal Home Rule Powers Act, F.S. ch. 166.

Stage or staging means the unauthorized parking and or placing of bicycles, micro-mobility devices and motorized scooters on public property for the purpose of advertising or displaying such micro-mobility devices to the general public for use or rental.

(Code 2008, § 54-112; Ord. No. 2016-22, § 2, 6-14-2016; Ord. No. 2020-32, § 2, 9-22-2020)

Sec. 26-21. Hours of operation and general use.

- (a) All city parks shall be closed during the evening time period from dusk (sunset) to dawn (sunrise) unless otherwise posted. Signs stating park hours shall be posted prominently in each city park.
- (b) Programs or events sponsored or approved by the city, or for which the city has issued a permit, shall be permitted to use the city park during such program or event for the period of time approved by the city.
- (c) The city council by resolution or the city manager by administrative rule may adopt more restrictive or extended hours for any particular city park on a case-by-case basis of legitimate circumstances warranting hours of operation different than those set forth in subsection (a) of this section.
- (d) The city council or the city manager may close any city park as deemed appropriate in the event of an emergency or an imminent threat to public health, safety or welfare.
- (e) Persons using any city park do so at their own risk.
- (f) Adults are responsible for children that they bring to a city park or who are otherwise under their care, custody or control.

(Code 2008, § 54-113; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-22. Traffic control.

- (a) The Florida Uniform Traffic Control Laws, F.S. ch. 316, are incorporated by reference and made part of this section and shall apply to the operation of all motor vehicles, as defined in F.S. ch. 316, on streets and roads in all city parks, unless modified herein. Law enforcement officers and city employees are hereby authorized to direct traffic whenever necessary within the city parks.
- (b) It is unlawful to operate, drive or park any motor vehicle or other vehicle upon any road, driveway, path, trail, parking area, or other area within a city park except when the area has been marked, permitted or approved for such activity or activities either by permanent signage or marking or when permitted by the city in the course of a public event or activity.
- (c) It is unlawful to cause any vehicle for hire to stand upon any part of a city park for the purpose of soliciting passengers.
- (d) Pursuant to F.S. § 316.008(1)(e), which authorizes the city to establish speed limits on city streets in public parks, it is unlawful to drive a vehicle at a rate of speed exceeding ten miles per hour in any city park unless the city has posted a greater speed limit.
- (e) It is unlawful to enter or exit from any city park in any vehicle except at entrances and exits designated for such purpose by the city.
- (f) It is unlawful to leave a vehicle standing or parked in established parking areas or elsewhere in a city park during hours when the city park is closed.

(Code 2008, § 54-114; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-23. Pollution and litter.

- (a) It is unlawful to throw or place or cause to be thrown or placed, any litter, dirt, filth, or foreign matter into the water of any lake, pond, canal, pool, river, creek, inlet, tank or reservoir in any city park or on the grounds of any city park.
- (b) It is unlawful to cause any pollutant, as defined in F.S. § 206.9925 or 376.031, as may be amended, to be placed in or to otherwise pollute the lands or waters of a city park.

(Code 2008, § 54-115; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-24. Removal of natural resources.

- (a) It is unlawful to remove any beach sand, whether submerged or not, any soil, rock, stones, plants, trees, shrubs, wood, flora, fauna or their materials from any city park unless issued a general or specific permit to do so by the city.
- (b) It is unlawful to cause or make any excavation by tools, equipment, blasting or other means at a city park unless issued a general or specific permit to do so by the city.
- (c) Subsections (a) and (b) of this section do not apply to city workers or authorized contractors performing maintenance and upkeep of the city parks at the direction and consent of the city.

(Code 2008, § 54-116; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-25. Fireworks; destructive devices; weapons; other potentially dangerous uses.

- (a) It is unlawful to carry, fire or discharge any explosive, or weapon as those terms are defined in F.S. § 790.001, as amended, or any fireworks, as defined in F.S. § 791.01, as amended, of any description in a city park. However, the city council hereby expressly recognizes the state law preemption of firearms and ammunition pursuant to F.S. § 790.33, as amended, and therefore, this section shall not apply in any respects to firearms and ammunition.
- (b) The city may authorize fireworks displays for which the city has issued a permit, during such program or event for the period of time approved by the city.
- (c) It is unlawful to carry, fire or use rockets and radio-controlled planes, boats, cars and helicopters at a city park unless such uses are specifically authorized or permitted by the city.

(Code 2008, § 54-117; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-26. Fires.

It is unlawful to ignite, set or maintain any fire in a city park unless such fire is within an area designated by the city for fires by signage and postings displayed at the city park unless specifically authorized or permitted by the city. Included in this prohibition are activities such as the use of portable cooking equipment of whatever type or nature.

(Code 2008, § 54-118; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-27. Camping and sleeping.

It is unlawful to sleep, camp, lodge or park a vehicle overnight in a city park unless the city has designated certain areas for these purposes, but then only to the extent permitted and authorized by the city. Any such activity authorized by the city shall not interfere with the general public's use and enjoyment of the city park and the intended purpose of the city park.

(Code 2008, § 54-119; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-28. Noise and other conduct.

- (a) It is unlawful to play any musical instrument or audio amplification system or engage in any disorderly conduct or behavior tending to breach the public peace or in violation of the city's noise ordinance, in any city park.
- (b) It is unlawful to use abusive, threatening, offensive, profane, obscene or foul language that is reasonably foreseeable to provoke an immediate breach of the peace or engage in any disorderly conduct or behavior tending to breach the public peace in any city park.
- (c) It is unlawful to use golf clubs within a city park unless as part of a specific program or activity which has been permitted and approved by the city.
- (d) It is unlawful to take into, carry through, or put into any city park, any rubbish, refuse, garbage or other waste (waste). Such waste shall be deposited in receptacles, so provided by the city. Where receptacles are not provided, all such waste shall be carried away from the city park by the person responsible for its presence and properly disposed of elsewhere.

(Code 2008, § 54-120; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-29. Commercial activity and peddling.

It is unlawful to engage in any commercial activity for any consideration within a city park without being authorized or permitted by the city.

- (1) Any individual, group or organization conducting a program within any city park shall enter into an agreement with the city or rent the city park prior to the use of the requested city park.
- (2) Programs that are open to the public at no charge must request usage through the parks and recreation department, complete a public rental application, shall provide a copy of liability insurance with limits determined by the city and complete a background check. In addition, any waiver that is provided to participants shall be supplied to the city.
- (3) Any commercial use of city parks requires the operator to enter into a contractual agreement with the city. Examples of commercial use includes anyone who offers instruction, education, care or supervision and charges a fee, and for-profit corporations using city parks as a means to generate profit.

(Code 2008, § 54-121; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-30. Interference with park operations.

It is unlawful to interfere with the operations of a city park by gathering in groups that are not engaged in bona fide recreation activities consistent with the facilities of the city park and any permit issued by the city.

(Code 2008, § 54-123; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-31. Glass containers.

The use of glass containers of any kind in a recreation area of a city park, including, but not limited to, playing fields, splash pad areas, pool areas, children's playground areas, and trails is prohibited unless such use is in an area where the use of glass containers has been authorized by the city.

(Code 2008, § 54-124; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-32. Airsoft and paintball guns.

The use of airsoft (plastic pellets) guns, paintball guns, paintball markers, and paintball equipment within city parks is prohibited unless the city has specifically designated an area for the use of this equipment. Paintball equipment includes, but is not limited to, paint balls, paint gun refillable gas tanks, paint gun propellant canisters, and targets. Nothing contained in this section is intended to regulate or apply to firearms and ammunition which are preempted by state law.

(Code 2008, § 54-125; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-33. Bathing, swimming, scuba diving.

No person shall swim, bathe, wade or scuba dive in any waters or waterways within a city park except in such waters and at such places and times authorized and posted by the city.

(Code 2008, § 54-126; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-34. Promulgation of supplemental rules.

- (a) The city manager is hereby authorized to adopt administrative rules supplemental to, and consistent with, the provisions of this article that the city manager deems necessary and appropriate to implement the provisions of this article relative to the use of city parks and the violation of such rules shall constitute a violation of this article.
- (b) The provisions of this article and the administrative rules adopted by the city manager shall be maintained on file at city hall and at the parks and recreation department office for public inspection and copying.
- (c) A general condition of each permit to use a city park is that the permittee shall abide by and adhere to the provisions of this article and the rules promulgated by the city, except as may be otherwise specifically permitted by the city by means of a permit issued for a specific event or activity.
- (d) The city manager or authorized designee shall regularly review, or cause to be reviewed, the use of and conditions within each city park in order to reasonably mitigate against potential public liability relating to city parks.

(Code 2008, § 54-127; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-35. Hunting/wildlife preservation and conservation.

- (a) It is unlawful to harass, hunt, catch, harm, kill, trap, shoot, shine lights at or throw missiles at any animal, of any type or species, in any city park. Exception to the foregoing is made in that snakes known to be deadly and/or poisonous may be killed on sight in self-defense.
- (b) It is unlawful to introduce into or leave any wild animal in a city park.
- (c) It is unlawful for a person to remove or have in the person's possession any wild animal, of any type or species, or the eggs or nest of a young reptile or bird which is or was located in a city park.
- (d) The city may issue permits to allow activities and actions that are otherwise contrary to the provisions of this section if the city determines that the activities and actions will be accomplished for management, scientific or husbandry purposes and are consistent with the public interest.

(Code 2008, § 54-128; Ord. No. 2016-22, § 2, 6-14-2016)

Sec. 26-36. Bicycles, micro-mobility devices and motorized scooters.

- (a) No bicycle, micro-mobility device or motorized scooter shall be parked, staged, abandoned or otherwise left upon any street, right-of-way or sidewalk in such a manner as to obstruct traffic, either of vehicles or pedestrians, or to obstruct any stopping or parking space.
- (b) It shall be unlawful to operate any motorized scooter or micro-mobility devices in or upon the city parks, including, but not limited to, any trail or path of the city designed and dedicated for non-motor vehicle, bicycle or pedestrian traffic.
- (c) It shall be unlawful to stage micro-mobility devices and motorized scooters within the limits of the city.

(Code 2008, § 54-129; Ord. No. 2020-32, § 3, 9-22-2020)

Sec. 26-37. Enforcement; penalties.

City law enforcement and code enforcement officers, the parks and recreation director or authorized designee, and the city manager or authorized designee shall be responsible for enforcing the provisions of this article and shall have the authority to order any person acting in violation of this article to leave the city park. It is unlawful for a person to remain in the city parks when the person is asked to leave the city park by a city official pursuant to this section.

(Code 2008, § 54-130; Ord. No. 2016-22, § 2, 6-14-2016; Ord. No. 2020-32, § 4, 9-22-2020)

Chapter 36 TRAFFIC AND VEHICLES²

ARTICLE I. IN GENERAL

²State law reference(s)—Florida Uniform Traffic Control Law, F.S. ch. 316; powers of local authorities, F.S. §§ 316.007, 316.008.

Sec. 36-1. Impoundment of vehicles.

- (a) *Authorized circumstances.* Police officers are hereby authorized to remove a vehicle from a street to the nearest garage or other place of safety, or to a garage designated or maintained by the police department, and being within the city, under the circumstances enumerated in this subsection:
- (1) When any vehicle is left unattended upon any bridge, causeway or viaduct, where such vehicle constitutes an obstruction to traffic.
 - (2) When a vehicle upon a street is so disabled as to constitute an obstruction to traffic, or the person in charge of the vehicle is by reason of physical injury incapacitated to such an extent as to be unable to provide for its custody and removal.
 - (3) When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic.
 - (4) When any vehicle is left unattended upon a street continuously for more than 72 hours and may be presumed to be abandoned.
 - (5) When the driver of such vehicle is taken into custody by the police department and such vehicle would thereby be left unattended upon a street.
 - (6) When removal is necessary in the interest of public safety because of fire, flood, storm or other emergency reason.
 - (7) No vehicle impounded in an authorized garage, as provided in this subsection, shall be released therefrom until the charges for towing such vehicle into the garage and the storage charges have been paid.
- (b) *Notice to owner.* Whenever an officer removes a vehicle from a street as authorized in subsection (a) of this section, and the officer knows or is able to ascertain the name and address of the owner of the vehicle, such officer shall immediately give or cause to be given notice to such owner of the fact of such removal, and the reasons therefor, and of the place to which such vehicle has been removed. If any such vehicle is stored in an authorized garage, a copy of such notice shall be given to the proprietor of such garage.

(Code 1962, §§ 23-4, 23-5; Code 1998, § 62-2; Code 2008, § 62-2; Ord. No. 223-C, § 1, 5-11-1982)

State law reference(s)—Similar provisions regarding stopping, standing, parking, F.S. § 316.194.

Secs. 36-2—36-20. Reserved.

ARTICLE II. STOPPING, STANDING AND PARKING³

Sec. 36-21. Parking signs and traffic control devices.

The city manager or designated representative may place traffic control devices or other parking or traffic regulatory signs in the city according to the standards or warrants of the state Manual of Uniform Traffic Control Devices and state law. The city council has the authority to request that such signs be placed according to these

³State law reference(s)—Parking regulations, F.S. § 316.1945 et seq.; authority to regulate or prohibit stopping, standing or parking, F.S. § 316.008(1)(a).

standards. The city council shall decide all questions, conflicts, difficulties and disputes which may arise relative to the interpretation of this section.

(Code 1962, § 23-13; Code 1998, § 62-31; Code 2008, § 62-31; Ord. No. 236-C, § 1, 5-24-1983; Ord. No. 251-C, § 1, 5-26-1987)

Sec. 36-22. Bus stops, loading zones and taxicab stands; free parking space.

Nothing in this article shall be construed as prohibiting the city council, or the police department with the approval of the city council, from providing for free parking space for unloading and loading commercial vehicles, for bus stops, for taxicab stands, or for other matters of a similar nature.

(Code 1962, § 23-2; Code 1998, § 62-32; Code 2008, § 62-32; Ord. No. 223-C, § 1, 5-11-1982)

Sec. 36-23. Truck and trailer parking prohibited in residential areas; exceptions.

In all residential districts or zones designated R-1-A, R-1, R-2, R-3, R-3-A or UE in chapter 125, no person shall park, cause to be parked or allow to be parked on their real property, or on property which they have under lease, or in the streets, alleys or parkways abutting such property, any mobile home or commercial vehicle of whatever size or type, including either a tractor or trailer of any type, including, but not limited to, boat trailers, except as provided in this section. However, pickup trucks and commercial vehicles, of van design, or any type of trailer including boat trailers, of 15,000 pounds nominal gross vehicle weight rating (GVWR) or less, may be so parked. Commercial vehicles of any type, however, including those of GVWR at or under 15,000 pounds may be permitted only if such vehicles can be parked in a manner that will not interfere with the traffic flow or character of the neighborhood. No truck in excess of 15,000 pounds GVWR will be permitted on any streets in the city except on established truck routes, or as permitted in this section. These prohibitions shall not apply to owners who have construction in progress on their property, nor does it prohibit routine deliveries by tradesmen, or the use of trucks in making service calls, nor does it apply to a situation where a truck becomes disabled or, as a result of an emergency, is required to be parked on or abutting property or streets within the city, provided such vehicle is removed within 24 hours after the vehicle became disabled or the emergency occurred. Ambulances and school buses, while parked at schools or parks, boat trailers parked at boat ramps, and recreation vehicles parked in conformance with this Code are excluded from the provisions of this section. It is further provided that, in areas designated R-1-A, R-1, R-2, R-3, R-3-A or UE being utilized for agricultural uses as permitted by chapter 125, such machinery and vehicles necessary for cultivation and harvest may be used in such manner as not to interfere with the traffic flow or character of the neighborhood.

(Code 1962, § 23-3; Code 1998, § 62-33; Code 2008, § 62-33; Ord. No. 223-C, § 1, 5-11-1982)

Sec. 36-24. Forms and notices of citations, arrest or appearance.

The city shall provide forms for notifying alleged parking violators to appear and answer to charges of violating parking regulations. Such forms shall be issued to and receipted for by the chief of police or other person acting for the chief. Parking violations reports shall be public records.

(Code 1962, § 23-8; Code 1998, § 62-34; Code 2008, § 62-34; Ord. No. 236-C, § 1, 5-24-1983; Ord. No. 251-C, § 1, 5-26-1987)

Sec. 36-25. Notice on illegally parked vehicle.

Whenever any motor vehicle without a driver is found parked, stopped or standing in violation of any of the parking restrictions, the officer finding such vehicle shall take its registration number, and may take any other information displayed on the vehicle which may identify its user, and shall conspicuously affix to such vehicle a traffic citation or notice in writing, on a form provided by the city, for the driver to pay the applicable fine or answer the charge against the driver within ten days, during the hours and at a place specified in the notice.

(Code 1962, § 23-9; Code 1998, § 62-35; Code 2008, § 62-35; Ord. No. 236-C, § 1, 5-24-1983; Ord. No. 251-C, § 1, 5-26-1987; Ord. No. 359-C, § 1, 6-10-2008)

Sec. 36-26. Penalty for violation.

The penalty amounts for violations of this article, including applicable late fees, shall be adopted by resolution of the city council and shall be on file in the city manager's office and at the police department.

(Code 1962, § 23-10; Code 1998, § 62-36; Code 2008, § 62-36; Ord. No. 236-C, § 1, 5-24-1983; Ord. No. 251-C, § 1, 5-26-1987; Ord. No. 359-C, § 2, 6-10-2008)

Sec. 36-27. Presumption in reference to illegal parking, operating, stopping or standing.

In any prosecution charging a violation regarding the stopping, standing, parking or operating of a vehicle, proof that the particular vehicle described in the complaint was parked or operated in violation of any such ordinance or regulation, together with proof that the defendant named in the complaint was at the time of such parking or operating the registered owner of such vehicle, shall constitute in evidence prima facie presumption that the registered owner of such vehicle was the person who stopped, stood, parked or operated such vehicle at the point where, and for the time during which, such violation occurred.

(Code 1962, § 23-11; Code 1998, § 62-37; Code 2008, § 62-37; Ord. No. 236-C, § 1, 5-24-1983; Ord. No. 251-C, § 1, 5-26-1987)

Sec. 36-28. Liability for payment of parking ticket violations and handicapped parking violations.

- (a) Any person issued a municipal parking ticket by a parking enforcement specialist or officer shall be deemed to be charged with a noncriminal violation and shall comply with the directions on the ticket. In the event that payment is not received or a response to the ticket is not made within the time period specified thereon, the county court or its traffic violations bureau shall notify the registered owner of the vehicle which was cited, by certified mail, of the ticket. Upon receipt of the notification, the registered owner shall comply with the court's directive.
- (b) Should a person wish to contest a parking ticket, the issuing agency shall provide a request for hearing to the person for completion. Upon receiving a completed request for hearing the issuing agency shall immediately forward the original to the clerk of court who shall schedule the same on the next regular civil infraction hearing date.
- (c) Any person who fails to satisfy the court's directive and any person who elects to appear before a designated official to present evidence shall be deemed to have waived the person's right to the civil penalty provisions of the ticket. The official, after a hearing, shall make a determination as to whether a parking violation has been committed and may impose a fine not to exceed \$250.00, plus court costs.

(Code 1962, § 23-12; Code 1998, § 62-38; Code 2008, § 62-38; Ord. No. 236-C, § 1, 5-24-1983; Ord. No. 251-C, § 1, 5-26-1987; Ord. No. 359-C, § 3, 6-10-2008)

State law reference(s)—Similar provisions, F.S. § 316.1967.

Sec. 36-29. Parking for certain purposes prohibited, sale of motor vehicles, prohibited acts.

- (a) It is unlawful for any person to park a motor vehicle, as defined in F.S. § 320.01, upon a public street or highway, a public parking lot, or other public property, or upon private property where the public has the right to travel by motor vehicle, for the principal purpose and intent of displaying the motor vehicle thereon for sale, hire, or rental unless the sale, hire, or rental of the motor vehicle is specifically authorized on such property by municipal or county regulation and the person is in compliance with all municipal or county licensing regulations.
- (b) The provisions of subsection (a) of this section do not prohibit a person from parking the person's own motor vehicle on any private real property which the person owns or leases or on private real property which the person does not own or lease, but for which the person obtains the permission of the owner, or on the public street immediately adjacent thereto, for the principal purpose and intent of sale, hire, or rental. Provided, however, that such parking of vehicles shall otherwise comply with all applicable laws, codes and regulations. All city regulations for such parking must be adhered to.
- (c) Subsection (a) of this section does not prohibit a licensed motor vehicle dealer from displaying for sale or offering for sale motor vehicles at locations other than the dealer's licensed location if the dealer has been issued a supplemental license for off-premises sales, as provided in F.S. § 320.27(5), and has complied with the requirements in subsection (a) of this section. A vehicle displayed for sale by a licensed dealer at any location other than the dealer's licensed location is subject to immediate removal without warning.
- (d) A law enforcement officer, compliance officer, code enforcement officer from any local government agency, or supervisor of the department may issue a citation and cause to be immediately removed at the owner's expense any motor vehicle found in violation of subsection (a) of this section, except as provided in subsections (b) and (c) of this section, or in violation of subsection (e), (f), (g), or (h) of this section, and the owner shall be assessed a penalty as provided in F.S. § 318.18(21) by the government agency or authority that orders immediate removal of the motor vehicle. A motor vehicle removed under this section shall not be released from an impound or towing and storage facility before a release form prescribed by the department has been completed verifying that the fine has been paid to the government agency or authority that ordered immediate removal of the motor vehicle. However, the owner may pay towing and storage charges to the towing and storage facility pursuant to F.S. § 713.78 before payment of the fine or before the release form has been completed.
- (e) It is unlawful to offer a vehicle for sale if the vehicle identification number has been destroyed, removed, covered, altered, or defaced, as described in F.S. § 319.33(1)(d). A vehicle found in violation of this subsection is subject to immediate removal without warning.
- (f) It is unlawful to knowingly attach to any motor vehicle a registration that was not assigned or lawfully transferred to the vehicle pursuant to F.S. § 320.261. A vehicle found in violation of this subsection is subject to immediate removal without warning.
- (g) It is unlawful to display or offer for sale a vehicle that does not have a valid registration as provided in F.S. § 320.02. A vehicle found in violation of this subsection is subject to immediate removal without warning. This subsection does not apply to vehicles and recreational vehicles being offered for sale through motor vehicle auctions as defined in F.S. § 320.27(1)(c)4.
- (h) A vehicle is subject to immediate removal without warning if it bears a telephone number that has been displayed on three or more vehicles offered for sale within a 12-month period.

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- (i) Any other provision of law to the contrary notwithstanding, a violation of subsection (a), (e), (f), (g), or (h) of this section shall subject the owner of such motor vehicle to towing fees reasonably necessitated by removal and storage of the motor vehicle and a fine as required by F.S. § 318.18.
- (j) A violation of this section is a noncriminal traffic infraction, punishable as a nonmoving violation as provided in F.S. ch. 318, unless otherwise mandated by general law.

(Code 2008, § 62-39; Ord. No. 2016-06, § 2, 1-26-2016)

Secs. 36-30—36-46. Reserved.

ARTICLE III. RED LIGHT SIGNAL VIOLATIONS

Sec. 36-47. Authorization.

In accordance with and under the authority of F.S. § 316.0083, the city hereby authorizes and creates a red light signal violation enforcement program.

(Code 2008, § 62-40; Ord. No. 367-C, § 1, 5-26-2009; Ord. No. 2012-03-C, § 1, 12-12-2012)

Sec. 36-48. Mark Wandall Traffic Safety Program adopted.

The city hereby adopts the provisions of F.S. § 316.0083, in its entirety by reference, as if set out fully herein.
(Code 2008, § 62-41; Ord. No. 2012-03-C, § 1, 12-12-2012)

Secs. 36-49—36-69. Reserved.

ARTICLE IV. COMMERCIAL MEGACYCLES

Sec. 36-70. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial megacycle means a vehicle defined as a "commercial megacycle" in F.S. § 316.003(13) or any successor Florida statute.

Commercial megacycle driver means an individual who drives or controls steering or braking of a commercial megacycle operating on a city street.

Fiscal year means the period beginning on October 1 and ending on September 30 of the following calendar year.

(Ord. No. 2022-008 , § 2(62-48), 2-22-2022)

Sec. 36-71. Operation of commercial megacycles restricted; permit required.

- (a) The operation of a commercial megacycle is restricted to guided tours and sight-seeing within the established boundaries of the attached map., excluding the trail system, sidewalks and such areas that may be designated by the city.
- (b) No person or entity may operate or allow to be operated commercial megacycle on the streets of the city without having first obtained a permit in accordance with this article.
- (c) A permit issued under this article will be effective only for the fiscal year in which issued, unless suspended or revoked sooner pursuant to this article.

(Ord. No. 2022-008 , § 2(62-49), 2-22-2022)

Sec. 36-72. Permit application; application fee.

- (a) Application for a permit to operate a commercial megacycle or megacycles must be made on forms provided by the city and include such information as the city may require, including the following:
 - (1) The name of the applicant.
 - (2) The proposed fixed place of business as required by this article.
 - (3) The make, model, serial number, color, and passenger capacity of each megacycle to be used in the business.
 - (4) If the applicant is an individual, the applicant's residence address.
 - (5) If the applicant is a partnership, the names and residence addresses of each copartner, and the name of the partnership.
 - (6) If the applicant is a corporation or limited liability company, the names and addresses of all current officers or members.
 - (7) The business trade name under which the megacycles will be operated.
 - (8) The name and address of the person designated by the applicant to receive notices for the applicant, if the applicant is a corporation or partnership.
 - (9) A statement as to whether the applicant intends to permit the serving or consumption of alcoholic beverages by passengers on the megacycle.
 - (10) Proof of insurance meeting the requirements of this article.
- (b) The applicant must submit an application fee in the amount established by resolution for the administrative costs of processing the application. The application fee is nonrefundable.

(Ord. No. 2022-008 , § 2(62-50), 2-22-2022)

Sec. 36-73. Review and approval.

- (a) The city will review the completed application to ensure compliance with this Code and the land development code, including, but not limited to, as to the place of business.
- (b) No permit will be issued unless the city is able to verify compliance with all applicable regulations, and the applicant has paid the fees required by this article and the appropriate business tax for each megacycle to be placed in service.

(c) A permit issued under this article will state the approved trade name, the name and address of the person designated to receive notices, and the make and model of each megacycle authorized to be used by the permittee. The permit will include any additional conditions the city may impose to ensure compliance with the requirements of this article.

(d) Concurrent with the issuance of a permit, the city will issue one decal for each megacycle authorized by the permit. The decals must be placed on the megacycles as provided in this article.

(Ord. No. 2022-008 , § 2(62-51), 2-22-2022)

Sec. 36-74. Permit fees.

The annual permit fee is the amount established by resolution for each megacycle authorized.

(Ord. No. 2022-008 , § 2(62-52), 2-22-2022)

Sec. 36-75. Trade name required.

No person may conduct a commercial megacycle business within the city unless the person has adopted and uses an approved, uniform trade name for the business, which must be prominently displayed on megacycles operated by or in connection with the business. No trade name will be approved if the name contains language, references, or symbols not suitable for minors, vulgar language, or has the potential to confuse the identity of the permittee with any other business or organization, including governmental organizations.

(Ord. No. 2022-008 , § 2(62-53), 2-22-2022)

Sec. 36-76. Fixed place of business required.

No person may operate a business involving the use of megacycles on the streets within the city unless the person establishes and maintains a fixed headquarters within the city limits and on private property for the operation of the company's business. The headquarters must conform to the ordinances of the city and provide adequate conforming off-street parking space for all megacycles stored at the site. No person will move the headquarters except through the approved transfer of the permit to another location.

(Ord. No. 2022-008 , § 2(62-54), 2-22-2022)

Sec. 36-77. General operating conditions.

Every commercial megacycle will be operated in accordance with the following requirements:

- (1) Operation will be for the primary purpose of providing guided touring and sight-seeing of the city to megacycle passengers. A megacycle will not be operated to provide taxi service.
- (2) A commercial megacycle will operate solely on those city streets included as part of the route approved in the permit issued. A permit may include provisions restricting locations for storage of megacycles or requiring the use of transport vehicles to and from the assigned routes, when not in use. Under no circumstances will approved routes include the city trail system or sidewalks. In addition, the city may temporarily prohibit a commercial megacycle from operating on all or a portion of its assigned route when necessary for public health, safety, or welfare, such as street closings and major event periods.

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- (3) Except for emergencies, passenger loading and unloading will be confined to those locations designated in the permit.
 - (4) Except for emergencies, the temporary stoppage of the megacycle along the route will only be permitted for the purposes outlined in the permit.
 - (5) The megacycle will move to the edge of street pavement before loading or unloading passengers. No commercial megacycle will pause or stop for the sole purpose of narrating a tour.
 - (6) The decal provided by the city as part of the permit will be affixed to the megacycle at all times while the megacycle is in operation within the city.

(Ord. No. 2022-008 , § 2(62-55), 2-22-2022)

Sec. 36-78. Vehicle requirements.

Each commercial megacycle must meet the following requirements:

- (1) The megacycle must be designed and used as a single unit. Any megacycle that consists of two separate units attached or connected by devices such as a hitch, ball and socket, noose, or chain, is prohibited.
- (2) The megacycle must be equipped with a pair of battery-operated headlights capable of projecting a beam of white light for a distance of 500 feet, and a pair of battery-operated taillights each exhibiting a red light visible from a distance of 600 feet to the rear.
- (3) The megacycle must be designed and used so that steering and braking is under the control of the megacycle driver and is not controlled in any manner by the passengers.
- (4) The megacycle must be used as originally manufactured. Any megacycle that uses braking, seating, pedals, or steering other than those that are a part of the original manufacture, or that appear to be unsafe, will be prohibited.
- (5) The megacycle must prominently display the permittee's trade name and telephone number in two-inch lettering or larger.
- (6) The megacycle must be kept clean and sanitary throughout and maintained in sound operating condition. All safety devices and all other equipment must be kept in such condition as to ensure safe operation.
- (7) No megacycle will contain advertising inconsistent with this article. Each permittee must submit to the city any proposed advertisement prior to installation of the advertisement on the megacycle. The city will approve proposed advertisements only so long as they are in complete conformity with this article. Advertisements will be permitted only on the back or side panels of the megacycle. No advertisement will be permitted which contains any tobacco products, profanity, or sexual content.

(Ord. No. 2022-008 , § 2(62-56), 2-22-2022)

Sec. 36-79. Requirements for drivers and other personnel.

- (a) A commercial megacycle shall be:
 - (1) Operated at all times by its owner or lessee or an employee of the owner or lessee;
 - (2) Operated by a driver at least 18 years of age who possesses a Class E driver's license; and

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- (3) Occupied by a safety monitor at least 18 years of age, who shall supervise the passengers while the commercial megacycle is in motion.
- (b) All commercial megacycle drivers and any other employees or agents of the permittee, while operating or assisting in the operation of a megacycle within the city, must meet the following additional requirements:
- (1) Be clothed consistent with the permittee's approved dress code. Clothing bearing the name, logo, or other form of identification of any company other than the company whose color scheme is on the vehicle being operated, will not be deemed to be consistent with the approved dress code.
 - (2) Carry and prominently display on the driver's or employee's person a photo ID, including the company trade name, phone number, address, city permit number, and such other information as the city may require.
 - (3) While the megacycle is in operation within the city limits, the following are prohibited and the driver and any other employees or agents of the permittee aboard shall be responsible for monitoring and enforcing these prohibitions:
 - a. The number of passengers aboard the megacycle must not exceed the number for which it was designed.
 - b. No passenger may stand in the vehicle while the vehicle is in motion.
 - c. Passengers are not permitted to sit anywhere in or on the vehicle, other than in the manufacturer's designed passenger seating.
 - d. Sitting, sleeping, loitering, or allowing others to sit, sleep, or loiter within the passenger compartment of the vehicle while on the public right-of-way is prohibited.
 - e. Use of indecent or profane language, or engaging in loud or boisterous talking or shouting that is reasonable foreseeable to provide an immediate breach of the peace, or disorderly conduct, or otherwise acting in a manner as to vex or annoy reasonable persons including passengers is prohibited.
 - f. Illegal use of controlled substances, consumption of alcoholic beverages or possession of controlled substances by drivers or other employees either immediately before or while on duty is prohibited.
- (c) Each commercial megacycle driver shall not:
- (1) Have had more than three moving violations in the last three years and no more than two moving violations in the last year.
 - (2) Have been convicted of careless or reckless driving or any violation of state statutes regulating the driving of vehicles while impaired within the past three years.
- (d) A commercial megacycle driver is prohibited from:
- (1) Operating the megacycle on public rights-of-way within the city other than those specifically permitted herein.
 - (2) Standing or stopping the vehicle other than in an area designated in the permit as an authorized staging area, except in case of emergencies.
 - (3) Operating the megacycle so as to impede the flow of pedestrians, except in case of emergencies.
 - (4) Operating the megacycle in a manner that results in damage to public property.
 - (5) Creating, or materially contributing to, a parking problem or traffic congestion as a result of operation of the megacycle.

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- (6) Operating the megacycle in violation of any applicable state traffic laws. Drivers will comply with all applicable state traffic laws, including, but not limited to, F.S. §§ 316.2065 and 316.2122, respectively, as the same may be amended from time to time.
 - (7) Obstructing other vehicular traffic by unnecessarily weaving or changing lanes of travel.
 - (8) Operating, maneuvering, inclining, spinning, tilting, tipping, sloping, or positioning a megacycle in any manner that would unnecessarily place a passenger in any position other than seated upright.
 - (9) Operating the megacycle when the megacycle does not fully comply with all requirements of this article.

(Ord. No. 2022-008 , § 2(62-57), 2-22-2022)

Sec. 36-80. Liability insurance coverage required.

- (a) No permit will be issued unless the applicant obtains liability insurance covering all megacycles used in the business operation. The insurance must be in a form approved by the city's risk manager and must be provided by an insurance company authorized to do business in the state.
 - (1) The required policy will be in the penal sum of not less than \$1,000,000.00 combined single limit per occurrence for bodily injury (including death) and property damage. If insurance is provided with a general aggregate, then the aggregate shall be in an amount of no less than \$2,000,000.00. In addition, the permittee shall maintain liquor liability insurance in the amount of \$1,000,000.00 per occurrence if alcoholic beverages are served or allowed on the megacycle.
 - (2) The permittee must obtain and maintain a separate policy of indemnity insurance for each separate megacycle used for permitted services, except where the permittee actually owns or holds legal title to more than such vehicle, in which event the permittee may obtain and maintain a single policy of indemnity insurance covering all megacycles actually owned. This latter provision, however, will not apply to any group of persons separately owning megacycles who may be jointly operating or doing business under a permitted company name.
 - (3) Each insurance policy must contain a provision obligating the insurance company to notify the city manager in writing at least 30 days prior to any amendment, modification, or cancellation of the policy.
- (b) The permittee must at all times maintain the liability coverage required in this section.

(Ord. No. 2022-008 , § 2(62-58), 2-22-2022)

Sec. 36-81. Amendment to permit.

- (a) If the permittee desires to change the name or address provided for receipt of notices in the permit, add additional megacycles to the megacycles listed in the permit, revise the approved routes or approved dress code, or make other material changes to the terms and conditions of the permit, the permittee must apply for an amendment to the permit using such forms and providing such information as the city may require.
- (b) At the time of submitting an application for amendment, the permittee must pay a nonrefundable application fee in the amount established by resolution. If the permittee is seeking to add megacycles to the number previously permitted, the permittee must also pay any increase in the business tax that may be required.
- (c) In determining whether to approve an application to amend a permit, the city will generally use the procedures referenced in this section for applications for new permits.

(Ord. No. 2022-008 , § 2(62-59), 2-22-2022)

Sec. 36-82. Business tax receipts.

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

(Ord. No. 2022-008 , § 2(62-60), 2-22-2022)

Sec. 36-83. Transferability.

- (a) A permit may not be sold, assigned, mortgaged, or otherwise transferred, nor may corporate ownership or management be changed, without the approval of the city.
- (b) The transferee of a permit must file an application in the same manner as an original application. A copy of the agreement to transfer the permit must be attached to the application.
- (c) Upon approval by the city, the permit will be marked "Transfer Permit."
- (d) Whenever a permit is issued jointly in the name of two persons and one person dies, the city is authorized to transfer the permit to the survivor alone.

(Ord. No. 2022-008 , § 2(62-61), 2-22-2022)

Sec. 36-84. Permit suspension and revocation.

- (a) The city may suspend or revoke a permit if any of the following occur:
 - (1) The permittee, or the permittee's principals, officers, employees, or agents, made willful false or misleading statement in an application for permit.
 - (2) The permittee, or any permittee's drivers or other personnel, have violated any provision of this article.
 - (3) The permittee has failed to obtain a current business tax receipt for each megacycle or failed to maintain and display a valid decal on each megacycle.
 - (4) The permittee has failed to pay any judgment which has been rendered in any court of competent jurisdiction against the permittee or agents because of injuries to persons or property in connection with the operation of a megacycle for which the permittee is required to have a decal.
 - (5) The permittee has failed to take proper precaution to prevent the permittee's drivers or other employees or agents from violating the terms of this article or any applicable traffic laws or criminal laws.
 - (6) The permittee, or any of the permittee's principals, officers, drivers, employees, or agents, have violated any ordinances of the city, laws of the state, or laws of the United States.
 - (7) Upon bankruptcy of the permittee.
 - (8) Upon the death of a permittee, or if the permittee is a corporation, limited liability company, or similar organization, upon the dissolution of the organization.
- (b) The city will provide written notice to the permittee of an order suspending or revoking a permit. Notice will be valid if sent by U.S. mail or, if hand delivered, to the person and address provided for receipt of notices in the permit.

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(Supp. No. 1)

(Ord. No. 2022-008 , § 2(62-62), 2-22-2022)

Sec. 36-85. Appeal procedure.

If the city denies an application for a permit required by this article, or issues an order of suspension or revocation, the applicant or permittee may file a written appeal within ten calendar days of notification. Appeals must be filed with the city manager who will coordinate an appeal hearing. The appeal will be heard by the city manager whose decision will be final administrative action.

(Ord. No. 2022-008 , § 2(62-63), 2-22-2022)

Sec. 36-86. Enforcement.

In addition to the suspension or revocation of any permit issued, any violation of this article may be enforced in accordance with section 1-7 or 2-176.

(Ord. No. 2022-008 , § 2(62-64), 2-22-2022)

Sec. 36-87. Posting signs.

The city shall post appropriate signage to notify the general public that permitted commercial megacycles are authorized to use the streets in the designated area.

(Ord. No. 2022-008 , § 2(62-65), 2-22-2022)

Ad Preview

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of the following proposed ordinance at a public hearing on Tuesday, August 13, 2024 at 6:30 PM.

ORDINANCE NO. 2024-033

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 1 "GENERAL PROVISIONS", ARTICLE II "CODE ENFORCEMENT", DIVISION 4 "SUPPLEMENTAL CITATIONS", SECTION 1-130 "APPLICABLE CODES AND ORDINANCES"; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
July 29, 2024
#10401151

AGENDA ITEM

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Variance Request <i>Culver's Restaurant</i>	
Requested Action	
Recommend denial of the requested variance.	
Staff Report	
The applicant is requesting a variance to allow additional signage located at the Culver's restaurant, 1431 Johns Lake Rd. The property fronts Highway 27 and is zoned for Planned Unit Development (PUD). The applicant recently installed additional signage on a dumpster enclosure located behind the restaurant building, which is not in conformance with Section 117, Signs. The applicant is seeking this variance request in order to keep the sign in place. The current allowable wall signage is already on the existing restaurant building. The size of the dumpster enclosure wall sign is approximately 160 square feet, which is approximately 20 feet wide and 8 feet high. 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 117-26. 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, but would not be permitted to have the advertisement name of "Culver's" painted on it. Section 101-246 of the Land Development Code requires a positive finding in 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.	New 101-212 Review Criteria-Culvers Sign	New 101-212 Review Criteria-Culvers Sign.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Dumpster Location Map	Dumpster Location Map.pdf
4.	Approved Design Culver's	Approved Design Culver's.pdf
5.	Photo	Photo.jpg
6.	Application - Culver's	Application - Culver's.pdf
7.	Legal Ad VAR - Culver's	Legal Ad VAR - Culver's.pdf

Culvers Mural Sign Variance

The code 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 the variance will not cause or allow interference with the reasonable enjoyment of adjacent property owners or negatively impact the standards of living for residential or commercial properties.*

Staff comments: *The mural sign is only permitted in the Central Business District per City Code Section 117-26 “Other Signs”*

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 variance will allow reasonable use of the property, which use is not of character with other properties in the same zoning category.*

Staff comments: *The requested variances to allow for a mural sign would be out of character with the surrounding signage of adjacent property owners because murals are only permitted in the Central Business District.*

Negative finding

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

Applicant response: *Strict compliance with code would result in patrons viewing a big unsightly dumpster enclosure upon entering our site. Strict compliance with code would result in a sign 2/3 of which would not be visible. The variance would allow signage that would be visible and no greater size than code allows absent the severe grade and retaining wall.*

Staff comments: *The requested sign variance will not further any legitimate city objective.*

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; and would be consistent with FLU policy 1.11.4 that emphasizes beauty, aesthetics and human scale Architecture. The variance would allow this business to have a colorful community-engaged mural upon entering our site.*

Staff comments: *The requested sign variance is not in conflict with the City of Clermont Comprehensive Plan goals, objectives and policies.*

Positive finding

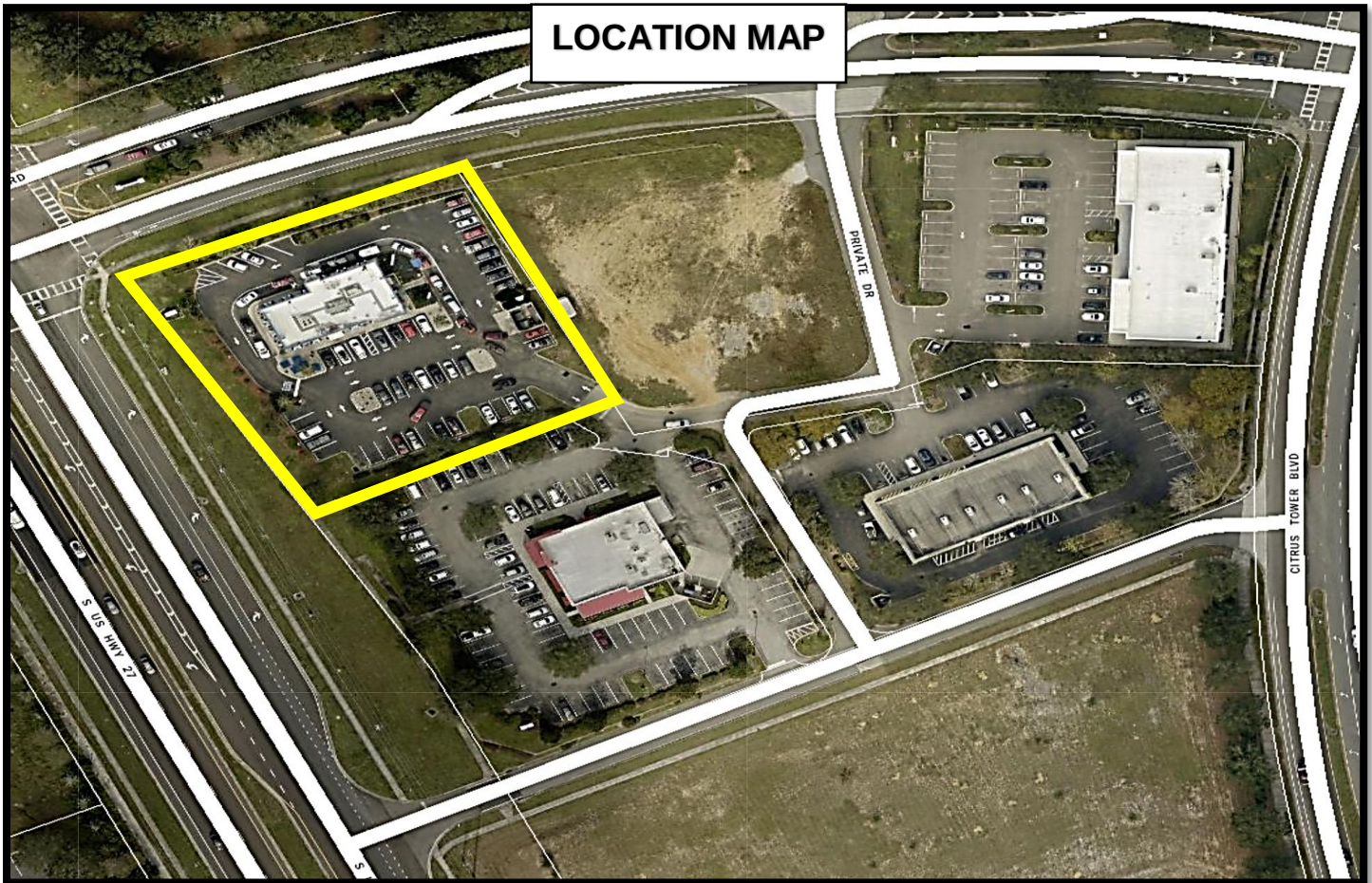
(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response: *The 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. The variance would bring community-engaging artwork to a restaurant dedicated to the Clermont community.*

Staff comments: *The variance request is not the minimum variance that will make reasonable use of the site. Mural signs are only permitted in the Central Business District. The sign would be out of character with the adjacent signs. The proposed sign is not the minimum required to create a visually appealing business climate and improve vehicular safety and reduce visual pollution in the Commercial District.*

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 presented and finds the application does not meet a positive finding on four of the five review criteria. Therefore, staff recommends denial for the requested variance to the Land Development Code.







ELEVEN NINE

By ALFRED119

Estimated: 00012





05/23/2024 15:11



CITY OF CLERMONT VARIANCE APPLICATION

DATE May 28, 2024		FEE: 600	
Project Name (if applicable) Culver's Restaurant			
Applicant Manny Montanez			
Contact Person Manny Montanez			
Address 1431 Johns Lake Road	City Clermont	State FL	Zip 34711
Telephone 352-394-1181	Fax		
Email manny@bluescoops.net			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name Serges Burger Barn, LLC			
Owner Address 1431 Johns Lake Rd	City Clermont	State FL	Zip 34711
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property 1431 Johns Lake Road	City Clermont	State FL	Zip 34711
General Location In the southeast corner of the Johns Lake Road & US Hwy 27 intersection.			
Legal Description & Alternate Key (include copy of survey) LOST LAKE TRACT 6 PARTIAL REPLAT PB 56 PG 79-81 LOT C ORB 4556 PG 200 AK 3844798			
Land Use (City verification required)			
Zoning (City verification required) Lost Lake PUD			



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: Lost Lake PUD

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

We added a mural to the side of our dumpster enclosure where patrons enter the site. This community-engaging mural adds value to our restaurant & community for Clermont & visitor patrons to view a colorful and fun artwork entailing our City's beautiful Citrus Tower.

How does the Code create a hardship?

The code does not allow murals, and we would have to remove the colorful community-engaged mural.

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 the variance would have no impact on adjoining property and would not affect the standards of living or residential or other commercial property.
- (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;
Compliance with the code would result in our patrons viewing an unsightly dumpster enclosure upon entering our site.
- (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 with code would result in patrons viewing a big unsightly dumpster enclosure upon entering our site.



CITY OF CLERMONT
VARIANCE
APPLICATION

- (4) The granting of the variance is consistent with the city's comprehensive plan; and Would be consistent with FLU policy 1.11.4 that emphasizes beauty, aesthetics and human scale architecture. The variance would allow this business to have a colorful community-engaged mural upon entering our site.
- (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.
The variance would bring community-engaging artwork to a restaurant dedicated to the Clermont community.

Manny Montanez
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Manny Montanez
Owner Name (print)

x [Signature]
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

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, August 13, 2024 at 6:30pm for the following variance: (1) to allow for a mural sign in the Planned Unit Development (PUD) zoning district instead of the code requirements for Section 117-26 Other Signs, at the following location:

LOCATION

Culver's Restaurant
1431 Johns Lake Road
(Alternate Key 3844798)

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
July 29, 2024

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:	07/19/2024
Order Number:	10400347
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/29/2024 - 07/29/2024	Govt Public Notices
LEE dailycommercial.com	1	07/29/2024 - 07/29/2024	Govt Public Notices

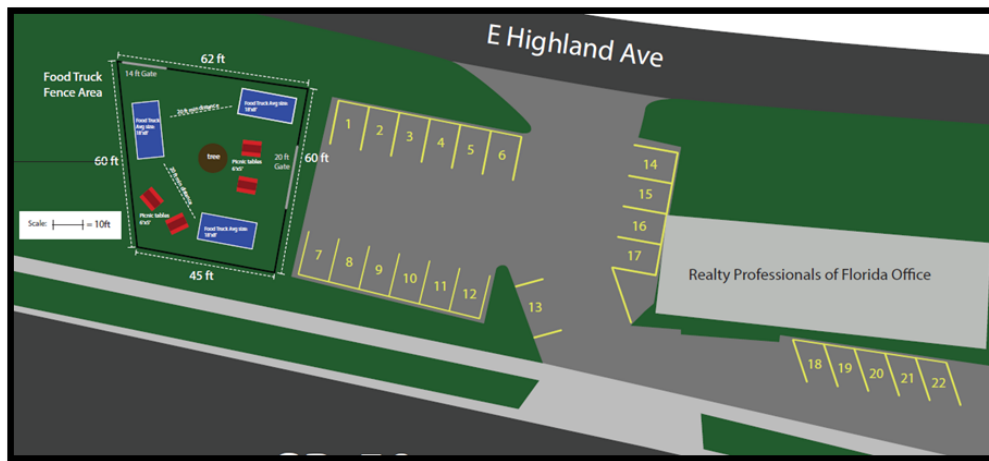
As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$81.00
Tax Amount	\$0.00
Service Fee 3.99%	\$3.23
Cash/Check/ACH Discount	-\$3.23
Payment Amount by Cash/Check/ACH	\$81.00
Payment Amount by Credit Card	\$84.23

Order Confirmation Amount	\$81.00
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AGENDA ITEM

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Resolution No. 2024-023R 300 E. Highway 50 CUP	
Requested Action	
Recommend denial of Resolution 2024-023R.	
Staff Report	
Food truck use, other than for special events, requires the approval of a conditional use permit. The applicant, Harvey Rosenberg, is requesting a conditional use permit to allow the operation of food trucks at 300 E. Highway 50. Mr. Rosenberg has had several food trucks operating within his property for many months without a conditional use permit in place. Code Enforcement cited the applicant for operating food trucks without an approved conditional use permit (CUP). The applicant has since applied for a CUP to keep the food trucks in operation within the site.	
 	
The applicant currently has three food trucks and an event area as a permanent use within an existing fenced area on the west end of the property at 300 E. Highway 50. The property currently has a future land use of Office along with split zoning of R-2 Medium Density Residential and C-2 General Commercial zoning. The applicant has provided a conceptual site sketch showing the area of the food trucks, picnic tables, and gathering area, along with a description of use that outlines the intended practices of the food truck area, which is part of this packet.	



In reviewing an application for a conditional use permit, Section 101-212 (c) of the Land Development Code is consulted. This section of the code specifically looks at four items for review: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

A review of the application and supporting materials indicates that staff was unable to support the applicant's request. First and foremost, the property has a future land use designation of Office. Under the Comprehensive Plan, the Office Land Use Category is described in Objective 1.8: Office Land Use Category. "The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations." The proposed food truck use is considered retail and not office. Therefore, granting the conditional use permit would be in conflict with the City's Comprehensive Plan. Even though the applicant's property is zoned C-2 General Commercial, the underlying land use does not allow this type of use.

The proposed food truck use at this location also has some other challenges as well that have not been fully addressed. This use is being added to the property when an existing use is already present. The existing building is used for office use. The building is approximately 3,627 square feet, based upon the property appraiser's information. The City's parking requirement for offices is 1 per 200 square feet. This equates to 19 parking spaces for the current office use. The parking estimate used for the proposed food truck use is also 1 space per 200 square feet of event space. This was the calculation used for a food truck proposal earlier this year and is based upon what other jurisdictions have used. The food truck event area is 3,210 square feet, as based upon the site sketch. This would then require 17 parking spaces. The total spaces required within the property would then be 36 parking spaces. On the site sketch, it is shown that the property currently has 22 parking spaces, which City staff has not confirmed or agreed with, especially since space 13 is not a valid space. The applicant has indicated that the demand for parking for the current real estate business has diminished; therefore, enough parking is available. The staff have concerns about having sufficient parking available along with no handicap parking and the site meeting ADA accessibility for this use.

The applicant has indicated that electrical outlets will be installed to limit the use of gas and propane during the operation of the food trucks and to allow the food trucks to keep their cooling systems working when they are not in use and stored on the property. The applicant has indicated that trash will be removed from the property daily by each food truck vendor, and that used cooking oils and grease will be collected by a biodiesel production company. The applicant has indicated the sites will be rented with a 30-day agreement and plans to add lights, two flags and remove the existing screening on the fence to increase visibility. The food trucks will essentially operate at this location as a traditional take-out restaurant with some outdoor seating and, when not in use, a storage facility.

With the absence of specific land development regulations addressing food truck use, City staff can only analyze the

proposal based upon other requested food truck applications and note any concerns. The current proposal has not addressed restroom facilities, ADA accessibility and parking. Staff is unable to support the applicant's request due to conflict with the City's Comprehensive Plan, inadequate site design criteria, and the clear ability to document this use at this location is desirable and not a detriment. Therefore, staff recommends denial of Resolution 2024-023R. *The Planning and Zoning Commission recommended approval 4-0.*

Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-023R 300 E Hwy 50 Food Trucks CUP (06.21.2024)	2024-023R 300 E Hwy 50 Food Trucks CUP (06.21.2024).pdf
2.	Maps	Maps.pdf
3.	Food Truck Request	2_Food Truck Request.pdf
4.	Parking Lot food truck diagram (1)	Parking Lot food truck diagram (1).pdf
5.	food truck proposal	food truck proposal.pdf
6.	violation c2402-0052	violation c2402-0052.pdf
7.	Application	Application.pdf
8.	Legal Ad-300 E Hwy 50 Food Trucks CUP	Legal Ad-300 E Hwy 50 Food Trucks CUP.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-023R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR SEVERAL FOOD TRUCKS TO OPERATE AT 300 E. HIGHWAY 50, LOCATED IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on July 2, 2024, recommended approval of this Conditional Use Permit to allow for the use of several food trucks, at the following location:

LOCATION:
300 East Highway 50
Realty Professionals
(Alternate Key 1626765)

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

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for the use of several food trucks, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2024-023R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No food truck business can occupy any portion of the site unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The food truck event area shall be inspected by the Fire Marshal for life safety requirements and other fire code related issues in conjunction with the food truck operation.
9. The food truck event area may be inspected by the City Building Inspector and all building code violations must be corrected prior to operating the food trucks.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. Should the food truck use cease operation for a period of greater than 60 days, a new Conditional Use Permit shall be required.



CITY OF CLERMONT
RESOLUTION NO. 2024-023R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is to allow for an open air food truck establishment. The maximum number of food trucks at the site shall be three (3). The trucks shall not be larger than 10 wide and 20 feet long. The total event space shall be parked at a ratio of 5 parking spaces per 1000 square feet of event space. The event space on the conceptual plan is 3,210 square feet. The final event space determination shall be made during the Site Review process to ensure the Site is designed to meet all Building, Fire and City Codes.
2. The food trucks will be required to comply with all City Codes and Regulations for grease and waste collection and elimination.
3. The hours of operation will be Sunday to Thursday 11:00 AM to 10:00 PM and Friday and Saturday 11:00 AM to 11:00 PM.
4. No outdoor entertainment, loudspeakers or music shall be allowed.
5. All trash shall be disposed of in accordance with City Code.
6. No flags, banners, or other signage shall be allowed except for what is contained on the food trucks.
7. The property shall be designed and developed to comply with the Clermont Land Development Regulations and Codes. The conceptual plan (Exhibit A) is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the Clermont Architectural Design Standards and Land Development Codes.
8. If the parking at the site is deemed to be inadequate, the applicant agrees the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.
9. This permit shall become null and void December 31, 2026.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2024-023R

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. 2024-023R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of August, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

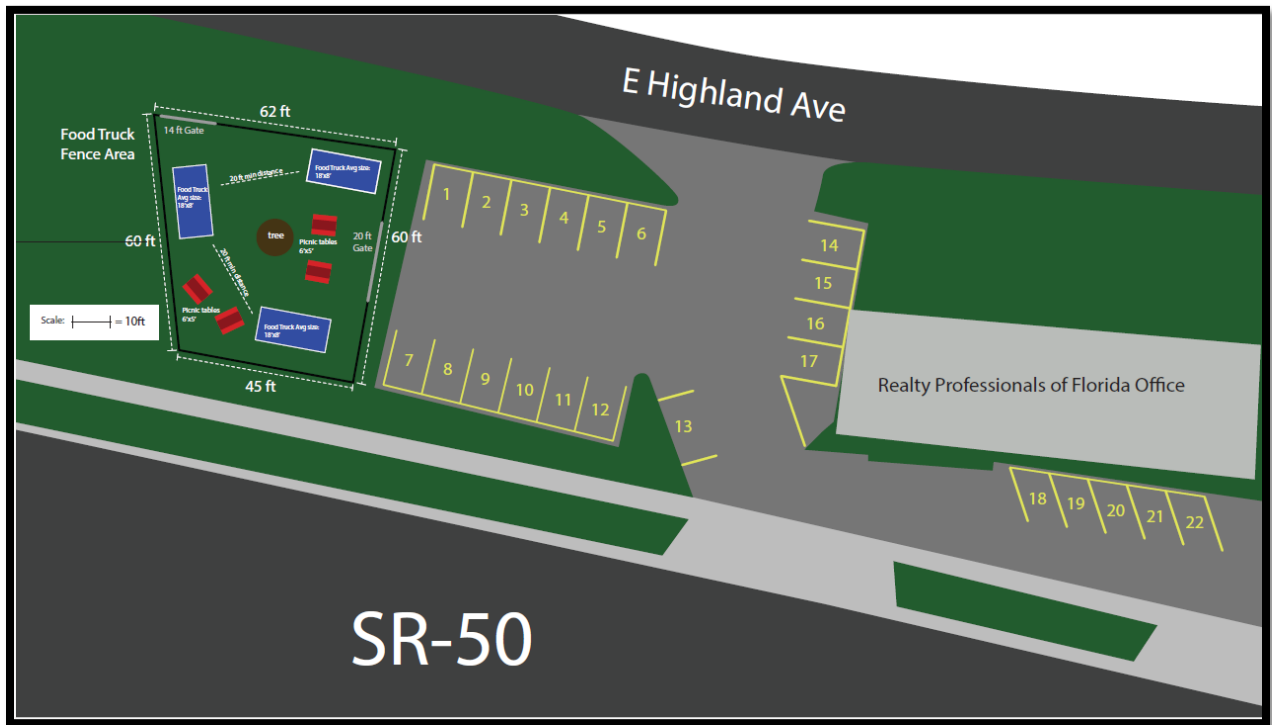
ATTEST:

Tracy Ackroyd Howe, MMC,
City Clerk

Approved as to form and legality:

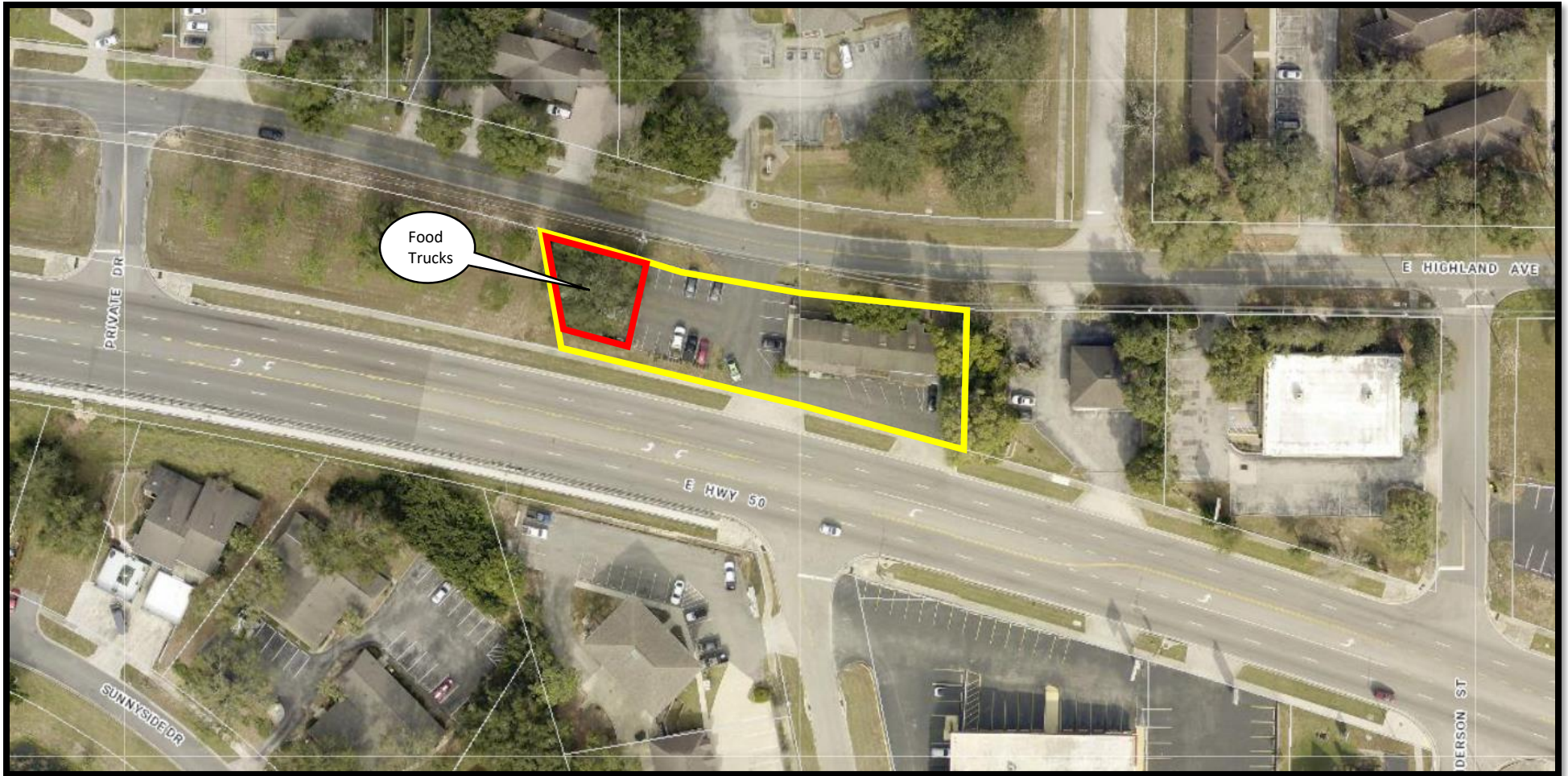
Daniel F. Mantzaris, City Attorney

Exhibit A –Conceptual Site Plan



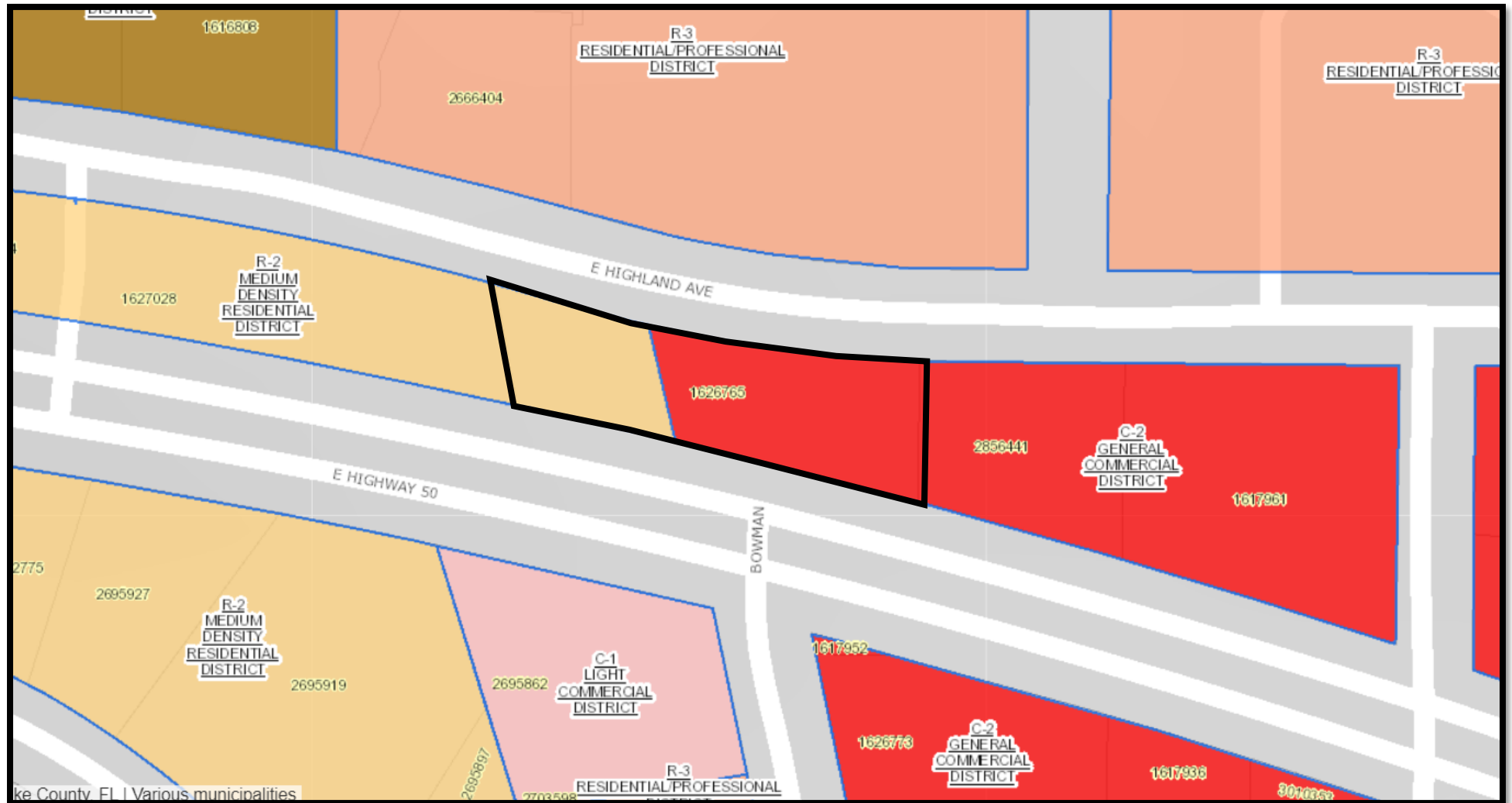
Yellow outline is the parcel and the red outline is the food truck event space.

300 E. Hwy 50 – Aerial Map

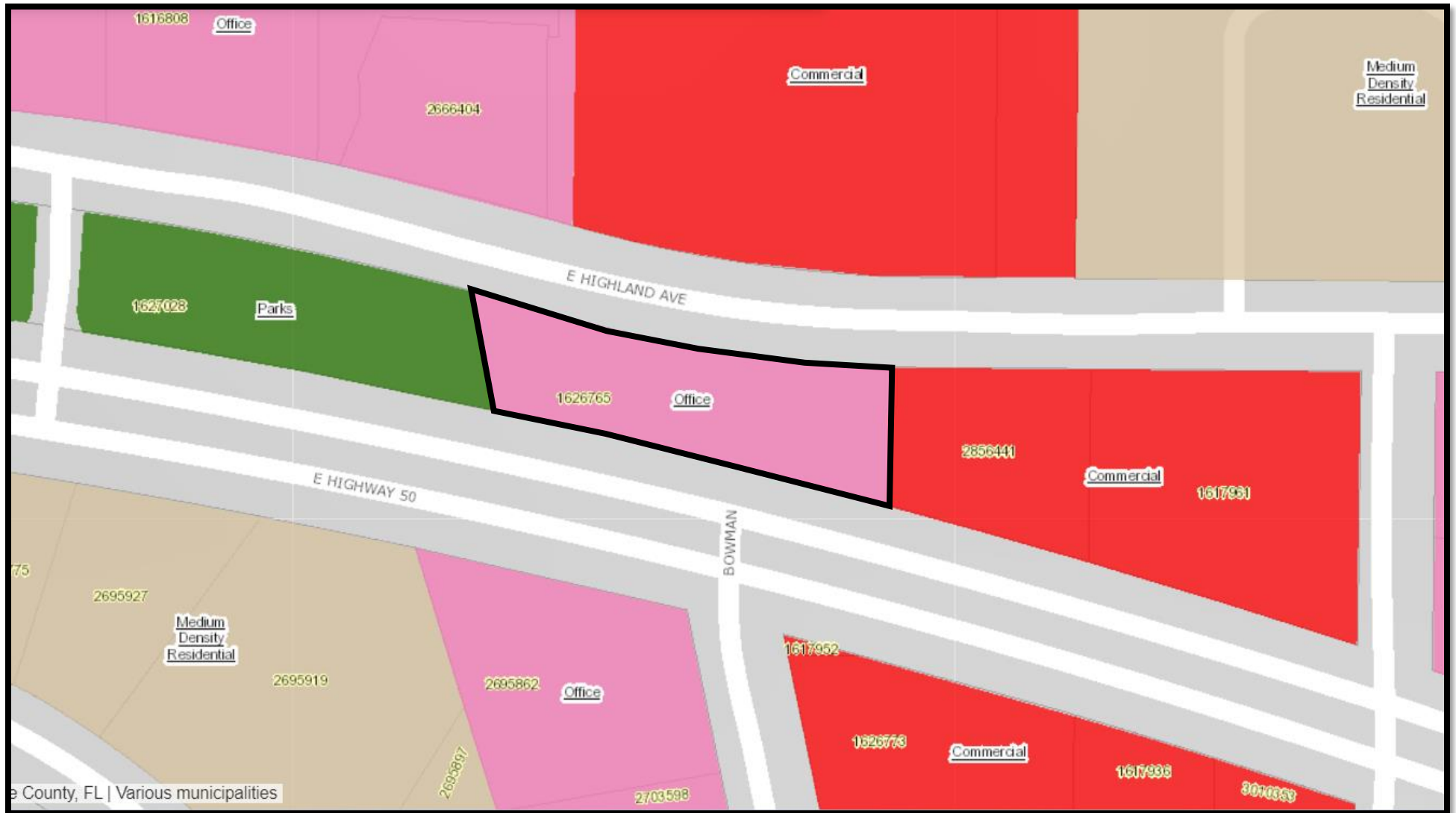


Yellow outline is the parcel and the red outline is the food truck event space.

300 E. Hwy 50 – Zoning Map



300 E. Hwy 50 – Future Land Use Map



Submitted by:
Harvey Rosenberg
300 E. Highway 50
Clermont, Florida 34711



1 2 3 4 5 6 7

12

13 14 15 16 17

8 9 10 11

18 19 20 21 22

45 feet

1

Fenced area
for Food Trucks

2

3

60
feet

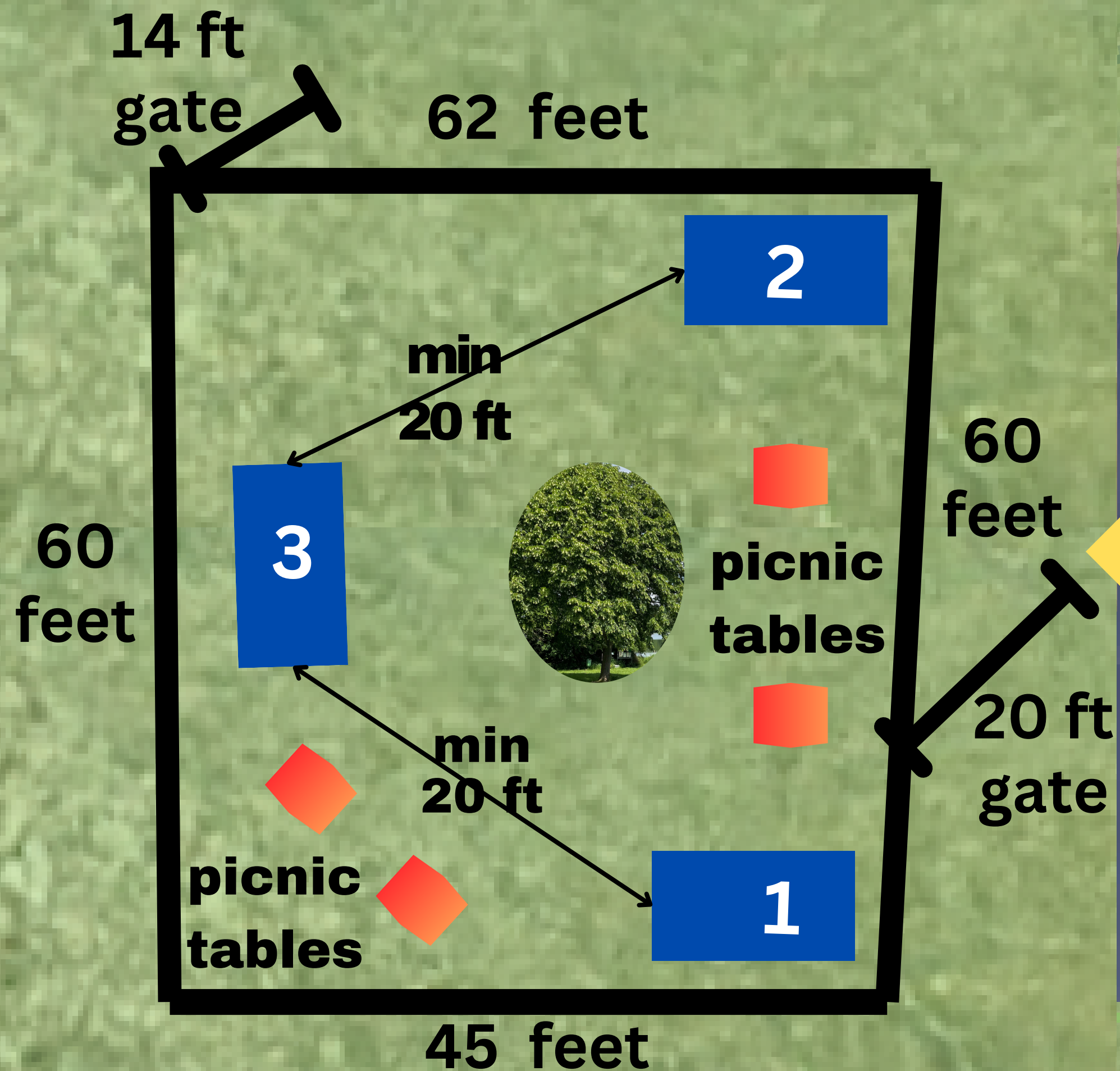
62 feet

60
feet

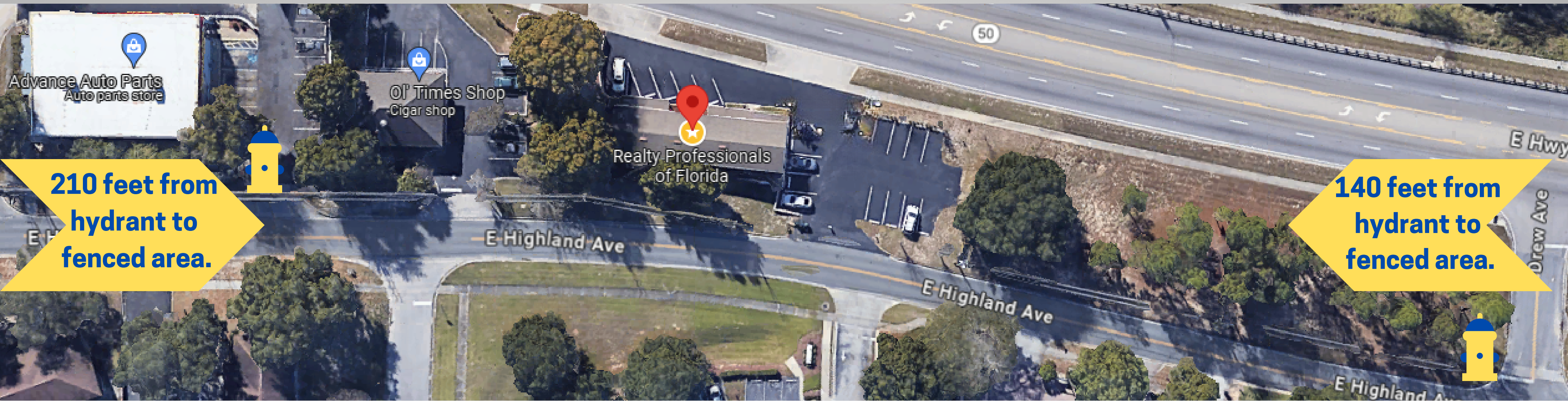
E Highland Ave

E Highland Ave

E Highland Ave



FIRE HYDRANT LOCATIONS



Highland & Advance Auto



Highland & Drew



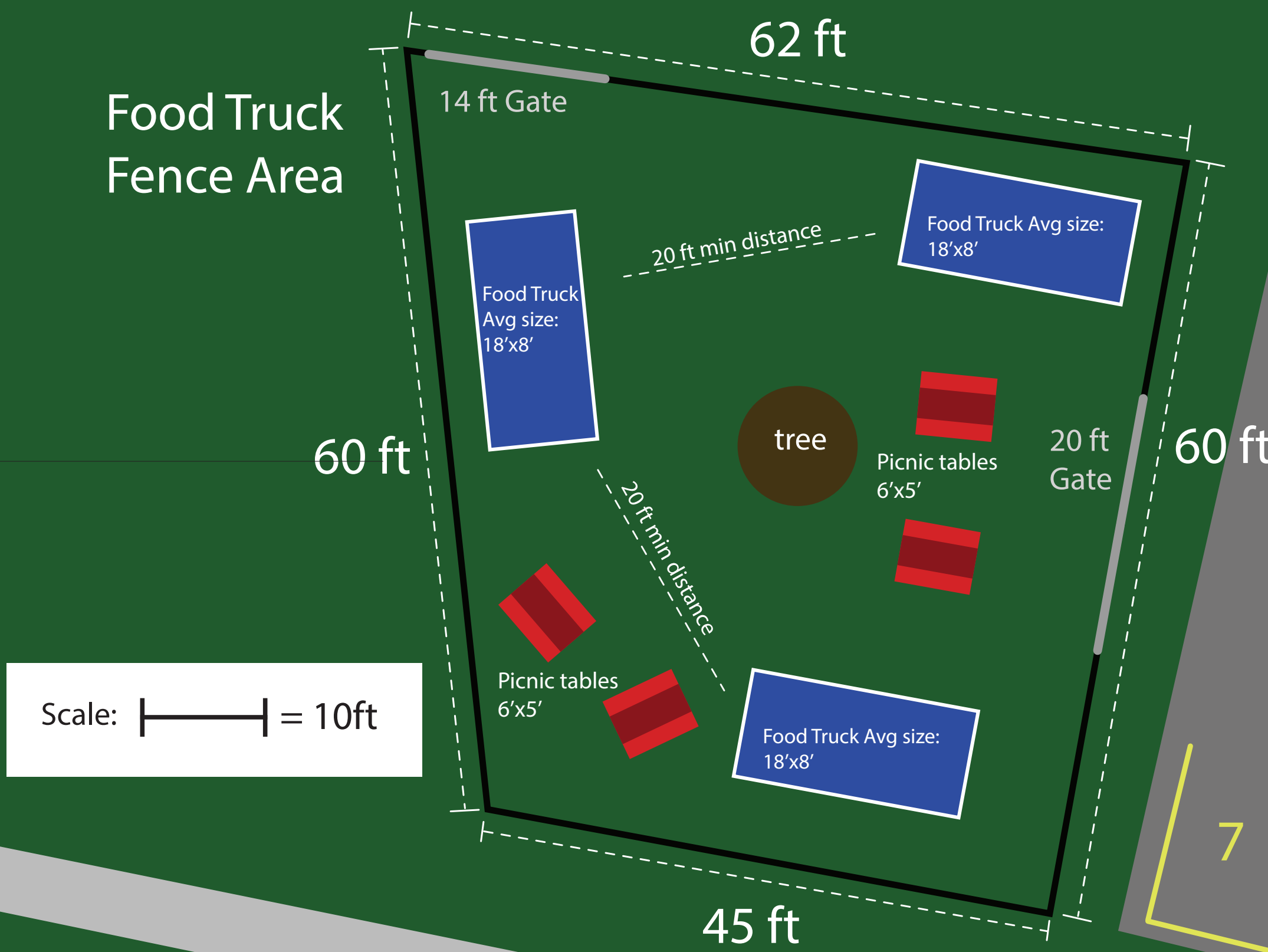
OTHER INFORMATION

- Grease from the trucks is being donated to a bio-fuel company.
- Trash is being taken by the food trucks daily back to their homes or commissary.
- All Food trucks are state inspected, state licensed, and carry insurance.

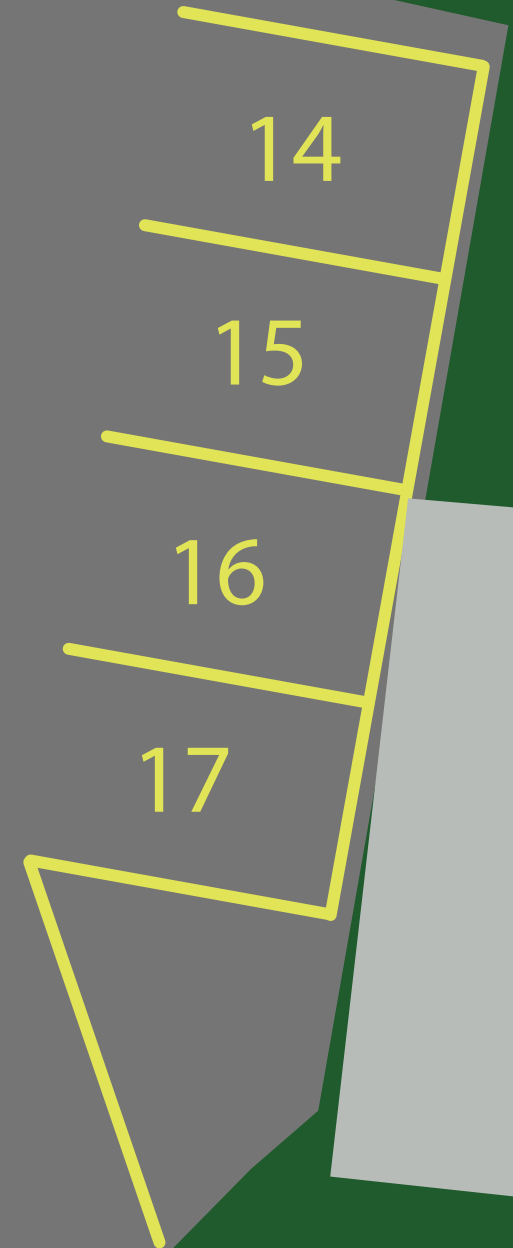
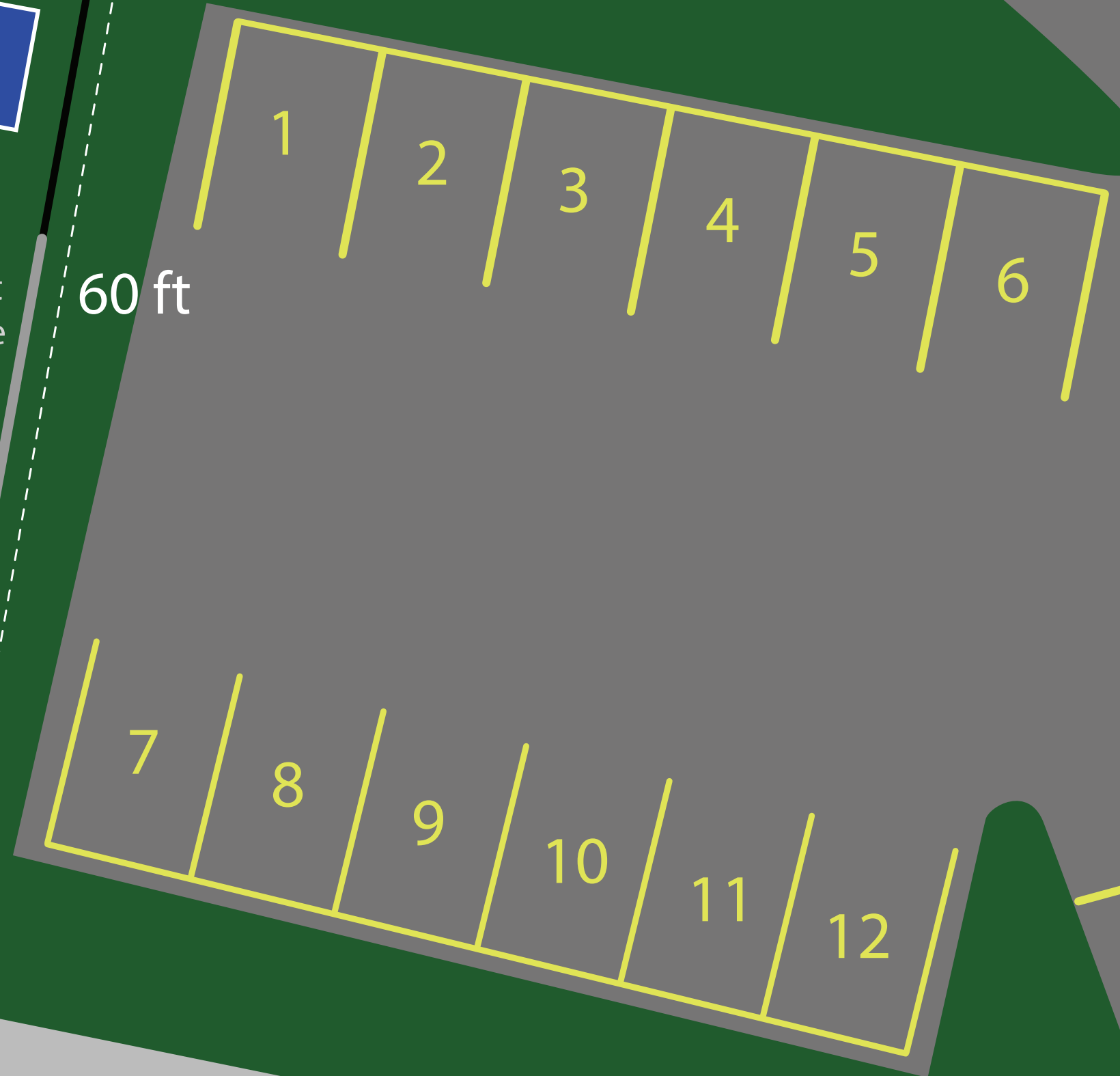
Thank you for your time.

E Highland Ave

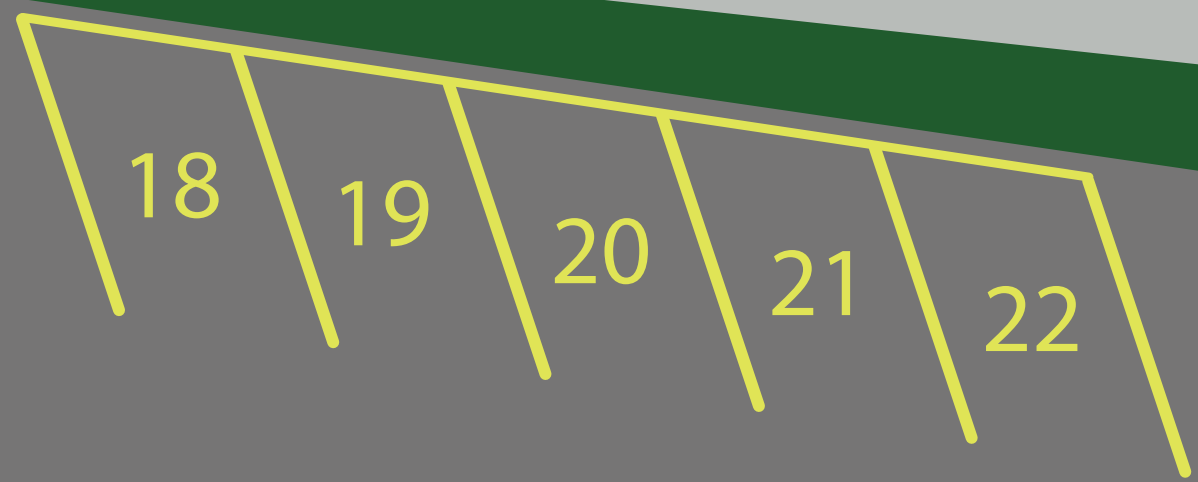
Food Truck
Fence Area



Scale:  = 10ft



Realty Professionals of Florida Office



SR-50

Food Truck Plan for 300 E. Highway 50

Objection: To utilize a portion of my commercial property which was previously approved for landscaping truck and trailer storage and convert it to a food truck area for 3 different food trucks. This will provide the citizens of Clermont with food truck options that are in high demand.

Description of use:

1. We will utilize the existing fenced area, which is approximately 60'' x 60'' square to house the food trucks.
2. We plan to have 3 food trucks offering different varieties of food that is not normally found in local restaurants.
3. Food trucks will either be 12 to 18 ft. enclosed trailers that have been built to meet state requirements or drivable "Step Vans." Also built to meet state requirements which are no longer than 18 feet.
4. These food trucks are the epitome of the American dream as they are owned and operated by local small business owners as they try to build their own paths to financial freedom.
5. The food trucks will open for business mostly when the real estate office is closed. There might be an overlap on weekdays as they open around 3:30pm and the office closes at 5:00pm. Since the real estate business has become more of an off-site business the use of the office space has diminished, so traffic to the office is limited. Normal Food truck hours will be Wednesday to Sunday from 3:30pm to 10:00pm
6. Approximately 45% to 60% of the food trucks business comes from third party delivery companies like Door Dash, Uber Eats, and Grub Hub so parking will be transient.
7. The location of the space is ideal since we have access to both Highway 50 and East Highland Ave for ease of entrance and exit. Additionally, we have Anderson Street to the East and both Drew Ave and East Ave to the west to allow for easy flow of traffic.

8. The property sits between 2 fire hydrants, the one to the East is less than 210 feet away and the one to the West is only 150 feet away. The Fire station is 6 tenths of a mile from this property.
9. Electrical outlets will be installed to limit the use of gas and propane generators which will also reduce the risk of fire and casualty.
10. All Food truck operators are licensed and inspected by the state of Florida and carry General liability insurance.
11. Trash will be removed from the property daily by each food truck vendor so not to add to the waste pick up from the subject property.
12. Used cooking oils and grease will be collected by a Biodiesel production company.
13. To improve the visibility of the food trucks we will remove the black fence screen and add 2-flags to the corners of the fenced area which will only be displayed when the food trucks are open for business.
14. We will add lights to increase visibility to the parking lot and the food truck area for safety.
15. This is not a food truck business; we are only renting space to owners of food trucks to allow them to operate their business. The operators have the ability to leave for special events or open for business at the location. Each food truck will enter into a 30-day lease agreement for the space which can be renewed each month if it makes business sense to the operator. Food trucks will have the ability to store their trucks when not in use connected to power to keep their cooling systems working.

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 22, 2024

Violation # C2402-0052

To: ROSENBERG ARLENE A TRUSTEE
988 CORNELL AVE
CLERMONT, FL 34711

Violation/Property address: 300 East Hwy 50 Clermont, Fl. 34711 (Realty Professionals)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 300 East Hwy 50 in reference to: Food Trucks on site without an approved Conditional Use Permit (CUP) that is a required for this commercially zoned area.

Compliance with the Violation(s) listed will be when the following condition(s) are met: A Completed CUP Application; remove all signs and banners; remove lights to not cause a glare at night to eliminate any potential traffic hazard; remove tables/chairs.

Type of Violation: Other Violations

Sec. 101-328. - Uses under conditional use permits.

Any use which is permitted as a conditional use in a district under the terms of this land development code shall be deemed a conforming use, subject to any conditions legally imposed by the city council in the past.

(Code 1998, § 86-284; Code 2008, § 86-284; Ord. No. 281-C, § 1(ch. 3, art. III, § 1(D)), 11-8-1994)

Type of Violation: Other Violations

Sec. 125-337. - Conditional uses.

(a)Conditional uses in the C-2 district are as follows:(1)Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.(2)Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.(3)Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.(4)Agricultural service operations.(5)Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.(6)Utility facilities; such as electric transformers, gas regulator stations, and so forth.(7)Recreational vehicle parks.(8)Hospitals, clinics, and nursing homes.(9)Automobile and truck repair garages; and painting, welding and body shops.(10)Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.(11)Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.(12)Churches, funeral homes and cemeteries.(13)Retail establishments more than 100,000 square feet.(14)Private schools.(15)Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.(16)Bed and breakfast inns.(17)Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.(b)In case of uncertainty of the

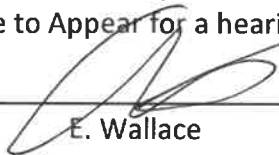
classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 101, article III, division 3.

(Code 1998, § 122-224; Code 2008, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-2

If you have any questions concerning this matter, please contact me at (352)-241-7304 or ewallace@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by **March 22nd, 2024**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



E. Wallace
Code Enforcement Officer



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 02/23/2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Food Trucks on Commercial property			
Applicant Harvey Rosenberg			
Contact Person Harvey Rosenberg			
Address 300 E. Hwy 50	City Clermont	State FL	Zip 34711
Telephone 407-948-4069	Fax N/A		
Email Harvey@realtyprosfl.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name Rosenberg Family Trust			
Owner Address 300 E. Hwy 50	City Clermont	State FL	Zip 34711
Telephone 407-948-4069	Fax N/A		
PROPERTY INFORMATION			
Address of Subject Property 300 E. Hwy 50	City Clermont	State FL	Zip 34711
General Location Directly across from Bowman Street and Between highway 50 and East Highland street			
Legal Description & Alternate Key (include copy of survey) CLERMONT SUNNYSIDE UNIT LOT 1 N OF HWY, BLK 2, CLOSED ST LYING W OF LOT 1, BLK 2 N OF HWY, BEG AT INTERSECTION OF N R/W LINE OF SR 50 WITH W R/W LINE OF BOWMAN ST, RUN W'LY ALONG N R/W LINE OF SR 50 A DIST OF 100 FT, N'LY PARALLEL TO W R/W LINE OF BOWMAN ST TO S R/W LINE OF HIGHLAND AVENUE, E'LY TO W R/W LINE OF BOWMAN ST, S'LY TO POB, BEING A PART OF BLK 7 PB 8 PG 66 ORB 3997 PG 1932			
Land Use (City verification required) C2 General Commercial and Office			
Zoning (City verification required) Commercial C2			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

We have a fenced in area that has been used for trailer and truck storage, security, and business practices. We are still gonna use it as trailer storage and business, but the trailers will be Foot Truck trailers which will conduct business selling food and beverage. The space is 1290 SQ ft per clermont records, we have 24 parking spaces and the access to both highway 50 and East highland street for easy traffic flow. We plan to have between 1 and 4 food trucks at any given time. The space has already been permitted by the city and it meets the current landscape code as well. The only change will be the type of trailers and work being done in this area.

Harvey Rosenberg

Applicant Name (print)

x

Applicant Name (signature)

Harvey Rosenberg

Owner Name (print)

x

Owner Name (signature)

*****NOTICE*****

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/26/2020

PROPERTY RECORD CARD

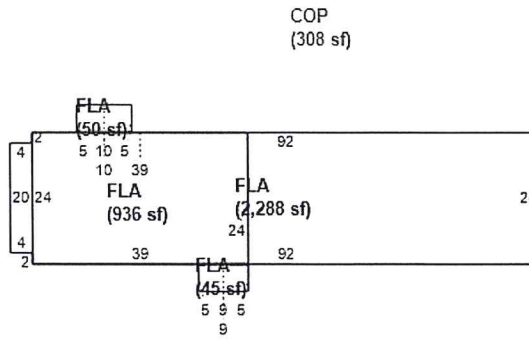
General Information

Name:	ROSENBERG ARLENE A TRUSTEE	Alternate Key:	1626765
Mailing Address:	988 CORNELL AVE CLERMONT , FL 34711 Update Mailing Address	Parcel Number: 	25-22-25-1000-002-00100
		Millage Group and City:	000C Clermont
		2023 Total Certified Millage Rate:	17.3304
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	300 E HWY 50 CLERMONT FL, 34711	Property Name:	REALTY PROFESSIONALS Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	CLERMONT SUNNYSIDE UNIT LOT 1 N OF HWY, BLK 2, CLOSED ST LYING W OF LOT 1, BLK 2 N OF HWY, BEG AT INTERSECTION OF N R/W LINE OF SR 50 WITH W R/W LINE OF BOWMAN ST, RUN W'LY ALONG N R/W LINE OF SR 50 A DIST OF 100 FT, N'LY PARLLEL TO W R/W LINE OF BOWMAN ST TO S R/W LINE OF HIGHLAND AVENUE, E'LY TO W R/W LINE OF BOWMAN ST, S'LY TO POB, BEING A PART OF BLK 7 PB 8 PG 66 ORB 3997 PG 1932		
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.			

Commercial Building(s)

Building 1

Commercial	Building Value: \$197,100.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:		
Summary	Section(s)		
Year Built: 1961	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 3627	COMMERCIAL CANOPY (COP)	1.00	308
Full Bathrooms: 1	FINISHED LIVING AREA (FLA)	1.00	3319
Half Bathrooms: 1			
Elevators: 0	View Larger		
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	8220	SF	1989	\$6,658.00
2	FENCE (CFEN1)	1290	SF	2020	\$1,635.00

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.

Site Notice

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2020-000960

ROSENBERG ARLENE A TRUSTEE

7365 POTOMAC FALLS DR

BOYNTON BEACH, FL 33437

Violation Address: 300 EAST HWY 50

Personally appeared before me, Evie Wallace Code Enforcement Officer of the City of Clermont:

1. That on May 18, 2021, the Code Enforcement Special Magistrate held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before November 14th, 2021 for this violation or a \$150.00 per day fine was to be imposed.
3. That, an inspection was performed on November 12th, 2021 and found that the corrective action ordered by the Special Magistrate was completed.
4. In accordance with the Special Magistrate's order, a fine of \$0.00 per day accrued from to per calendar day with a grand total of 0 days fines were accrued.

Sworn to and subscribed before me this 12th day of November, 2021.

Evie Wallace
Evie Wallace

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

The forgoing instrument was acknowledged before me this 12th day of November, 2021, by Evie Wallace as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:

Printed Name:

City of Clermont
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

Case Closed

November 12th, 2021

Violation # C2020-000960

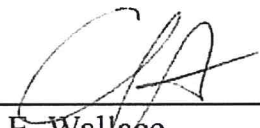
**To: Rosenberg Arlene A Trustee
7365 Potomac Falls Dr
Boynton Beach, Fl. 33437**

Violation/Property Address: 300 East Hwy 50 (Alt Key# 1626765) Clermont, Fl. 34711

You are hereby notified that as of November 12th, 2021 the property is in full compliance.
This case has been closed and no further action is required.

Thank you for your cooperation.

By: E. Wallace



E. Wallace

Code Enforcement Supervisor
352-241-7304
ewallace@clermontfl.org

State Road 50

 **Magnolia**
3 in caliper/12' tall
65 gallon container

 **Crepe Myrtle**
minimum 8' height

 **Shrubs**
30 inches on center
minimum 24 in height

Highland

State Road 50

 **Magnolia**
3 in caliper/12' tall
65 gallon container

 **Crepe Myrtle**
minimum 8' height

 **Shrubs**
30 inches on center
minimum 24 in height

Highland











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:	2024-0236R

Date:	06/06/2024
Order Number:	10264136
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	06/17/2024 - 07/29/2024	Govt Public Notices
LEE dailycommercial.com	2	06/17/2024 - 07/29/2024	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	\$150.92
Tax Amount	\$0.00
Service Fee 3.99%	\$6.02
Cash/Check/ACH Discount	-\$6.02
Payment Amount by Cash/Check/ACH	\$150.92
Payment Amount by Credit Card	\$156.94

Order Confirmation Amount	\$150.92
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

On Tuesday, July 2, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-023R), to allow for several food trucks to operate at 300 E. Hwy 50, located in the C-2 General Commercial zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, August 13, 2024 at 6:30 PM.

LOCATION

300 East Highway 50
Realty Professionals
(Alternate Key # 1626765)

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 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
June 17, 2024 and July 29, 2024
10264136



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Resolution No. 2024-026R <i>Live Local Option</i>	
Requested Action	
Staff Report	
Staff recommends approval of Resolution 2024-26R exercising the option to "opt-out" of providing the Live Local Act Property Tax Exemption. Under Florida Statue 196.1978, the "Live Local Property Tax Exemption", grants a 75% property tax exemption for multifamily projects that provide housing for individuals whose household income is between 80 and 120 percent of the area's median gross income. This past legislative session, the law was amended to provide an option for the City, as a taxing authority, to "opt-out" of providing the Live Local Act Property Tax Exemption for units rented to individuals in the 80 to 120 percent household income range. To be eligible to opt-out, there must be a surplus of housing for the 80 to 120 percent household income category as determined by the Shimberg Center for Housing Studies Annual Report. According to the latest Shimberg Report, the City of Clermont has a surplus of housing to qualify to opt-out of the exemption. . The adoption of this Resolution requires an affirmative vote of 4 council members. It also does not apply to the 100% property tax exemption for residential units occupied by individuals with less than 80 percent of the area's median gross income. If approved, the opt-out restriction on the exemption will be effective for the 2025 tax year and must be renewed annually if it is to remain in place based on the latest Shimberg Annual Report. By approving this resolution, the city has followed the state regulations for the "opt-out" rule and will collect the full amount of the taxes on parcels that otherwise qualify for the 75 percent property tax exemption.	

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), FLORIDA REGIONS, 2022

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135
Deltona-Daytona Beach-Ormond Beach, FL MSA & Palm Coast, FL MSA	Flagler, Volusia	-10,014	-12,451	-15,516	-15,234	-9,359	-357
Fort Walton Beach-Crestview-Destin, FL MSA	Okaloosa	-1,883	-2,668	-3,766	-2,908	-2,236	1,338
Ft. Lauderdale	Broward	-38,051	-54,391	-70,488	-83,786	-84,246	-33,237
Gainesville, FL MSA (minus Gilchrist)	Alachua	-4,632	-6,362	-6,030	-3,822	2,323	3,351
Homosassa Springs, FL MSA	Citrus	-2,043	-2,341	-2,636	-2,663	-893	-620
Jacksonville, FL MSA plus Putnam	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,046	-38,430	-42,592	-33,940	-20,099	4,418
Lakeland, FL MSA	Polk	-12,578	-17,497	-20,489	-18,582	-13,186	248
Miami-Dade Plus Monroe	Miami-Dade, Monroe	-62,467	-93,480	-108,871	-130,410	-134,458	-61,721
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247
Northeast Nonmetropolitan Area (plus Gilchrist)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-3,311	-3,468	-4,482	-2,139	-51	865
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, & Wakulla)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,521	-5,296	-4,372	-3,242	-1,003	36
Ocala, FL MSA	Marion	-6,173	-5,378	-6,830	-5,029	-1,586	3,216
Orlando-Kissimmee, FL MSA	Lake, Orange, Osceola, Seminole	-51,154	-70,138	-89,107	-94,715	-77,753	799
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,504	-11,491	-9,241	-6,901	-691	6,565
Panama City-Lynn Haven, FL MSA	Bay	-3,086	-3,254	-4,840	-4,839	-3,626	1,151
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-9,841	-11,125	-12,909	-9,855	-3,894	-612
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,410	-8,979	-9,712	-8,956	-6,229	683
Punta Gorda, FL MSA	Charlotte	-62	-1,173	-2,475	-2,659	-1,904	-579
Sarasota-Bradenton-Venice, FL MSA	Manatee, Sarasota	-11,394	-16,597	-19,873	-17,238	-10,255	3,057
Sebastian-Vero Beach, FL MSA	Indian River, Okeechobee	-1,769	-1,923	-2,402	-2,499	-1,303	10

32

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
---------------	-----------------------------	-------------------------

Exhibits Attached (copies of original agreements)

- | | |
|---|--|
| 1. 2024-026R - Live Local Tax Exempt Opt-Out (07.24.2024) | 2024-026R - Live Local Tax Exempt Opt-Out (07.24.2024).pdf |
| 2. Shimberg_annual_report_Dec_2023 | Shimberg_annual_report_Dec_2023.pdf |
| 3. Legal Ad | Legal Ad.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2024-026R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE “LIVE LOCAL ACT PROPERTY TAX EXEMPTION”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 196.1978(3), Florida Statutes (the “Live Local Act Property Tax Exemption”) requires the Lake County Property Appraiser to exempt certain rental properties from ad valorem taxes if such properties meet the criteria of the Live Act Local Property Tax Exemption; and

WHEREAS, beginning with the 2025 tax roll, Section 196.1978(3)(o), Florida Statutes, (Chapter 2024-158, Laws of Florida) allows taxing authorities to "opt-out" of providing the Live Local Act Property Tax Exemption to units in multifamily projects that are used to house natural persons or families whose annual household income is between 80 and 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (“MSA”) or, if not within a MSA, within the county in which the person or family resides (the “80 to 120 Tax Exemption”), if the taxing authority finds that the latest Shimberg Center for Housing Studies Annual Report, prepared pursuant to Section 420.6075, Florida Statutes (“Shimberg Annual Report”), identifies that the number of affordable and available units in the MSA or region is greater than the number of rental households in the MSA or region for natural persons or families who meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the City Council of the City of Clermont hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL MSA, in which the City of Clermont is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the City Council of the City of Clermont hereby finds that the City of Clermont is a taxing authority that is eligible for the election in Section 196.1978(3)(o), Florida Statutes, which allows the City of Clermont to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption.

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

SECTION 1:

Legal Findings of Fact. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.



CITY OF CLERMONT
RESOLUTION NO. 2024-026R

SECTION 2:

Opt-Out Election; Required Findings. The City of Council of Clermont hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL MSA, in which Clermont is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption. Therefore, Clermont hereby elects not to exempt properties eligible for the 80 to 120 Tax Exemption in Section 196.1978(3)(d)1.a., Florida Statutes, pursuant to the authority in Section 196.1978(3)(o), Florida Statutes, and hereby requests that the Lake County Property Appraiser not grant any such exemptions.

SECTION 3:

Applicability. This Resolution applies to all ad valorem property tax levies imposed by the City of Clermont.

SECTION 4:

Advertising; Notice to Property Appraiser. This Resolution has been duly advertised in accordance with Section 50.011(1), Florida Statutes. The Clerk of the City Council is directed to provide a copy of this Resolution to the Lake County Property Appraiser prior to January 1, 2025.

SECTION 5.

No Waiver of Rights. Other governmental entities have alleged that the Live Local Act Property Tax Exemption is unconstitutional, and inconsistent with Section 196.012(7), Florida Statutes. Further, other governmental entities have raised concerns with relying entirely on the Shimberg Annual Report to meet the “affordable and available” test in Section 196.1978(3)(o), Florida Statutes. The adoption of this Resolution shall not constitute an admission that the Live Local Property Tax Exemption is constitutional or consistent with Section 196.012(7), Florida Statutes, and shall not constitute an admission that the Shimberg Annual Report is the best method of determining the current inventory of “affordable and available” housing in Clermont. If Clermont ceases to qualify for the election in Section 196.1978(3)(o), Florida Statutes, in future years, or if this Resolution is determined to be invalid or unenforceable by the Lake County Property Appraiser or a court of competent jurisdiction, nothing in this Resolution shall be deemed a waiver of Clermont’s right to challenge the Live Local Act Property Tax Exemption.

SECTION 6:

Effective Date. This Resolution shall take effect on January 1, 2025, and shall expire on January 1, 2026. This Resolution may be renewed prior to January 1, 2026, pursuant to Section 196.1978(3)(o), Florida Statutes.



CITY OF CLERMONT
RESOLUTION NO. 2024-026R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 13th day of August 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



Shimberg Center for Housing Studies

2023 Annual Report

Shimberg Center for Housing Studies, M.E. Rinker School of Construction Management,
University of Florida, P.O. Box 115703, Gainesville, Florida 32611-5703

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INTRODUCTION

Florida's population grew by over 450,000 people through migration alone in 2021 and 2022. The state's increasing population has led to continuing strong demand for housing. Production has continued apace in recent years, with especially active single family construction in fast-growing mid-sized counties and multifamily construction in the state's urban centers. Home prices have returned to their boom era peaks, while rents reached a more stable growth rate in 2023 after sharp increases in the preceding two years.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. Florida's growth has placed additional pressure on the state's affordable housing supply, and the report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households.

The report also summarizes the Shimberg Center's 2023 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida's College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state's housing policy.

HOUSING SUPPLY

Florida's 5.7 million single family homes make up the largest share of the housing supply. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner's primary residence rather than second homes, vacation homes, or rental properties.

Most of the rest of Florida's housing inventory is made up of different types of multi-unit housing. Condominiums make up 1.6 million units. These are much more likely to serve as second homes or vacation units; 37 percent are homesteaded. Units in multifamily rental developments make up a similar share of the housing stock, with 1.68 million units. These are divided between approximately 1.27 million units in developments with 10 or more units and 407,000 units in 2-9 unit properties, mostly duplexes. A small share of the 2-9 unit properties are homesteaded (21 percent), indicating that the owner occupies one unit in the building.

Mobile homes on their own parcels make up approximately 437,000 units, of which half are homesteaded. These are individually owned parcels that are distinct from the state's 2,292 licensed mobile home parks with 291,021 lots for rent.

Table 1. Florida Housing Supply, 2023

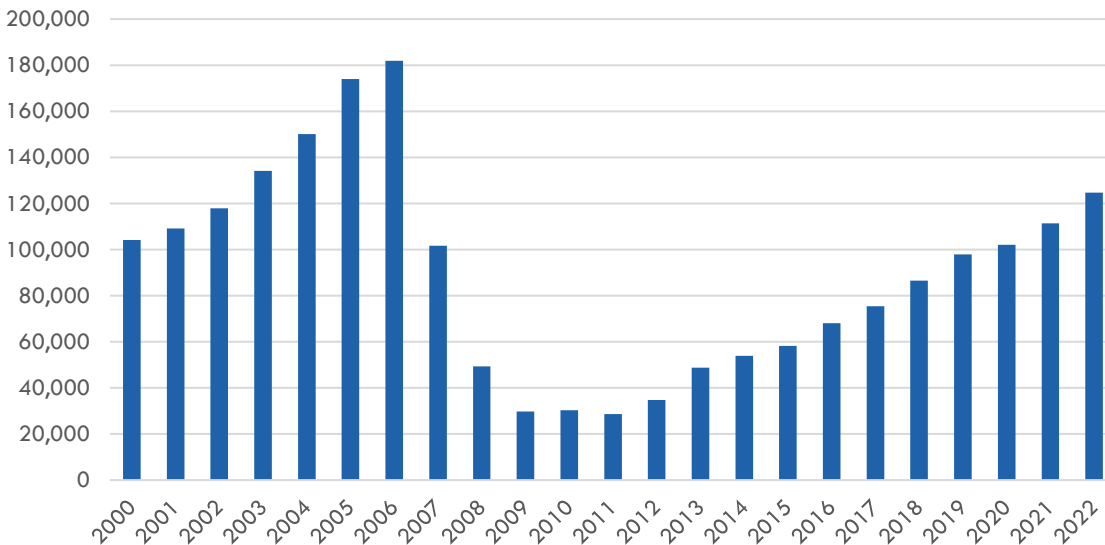
Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
• 5,745,641 parcels • 4,063,726 homesteaded (71%)	• 1,605,160 parcels • 591,076 homesteaded (37%)	• 437,337 parcels • 225,935 homesteaded (52%)	• 155,994 parcels with 406,864 units • 32,919 homesteaded (21%)	• 15,251 parcels with 1,274,074 units

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

HOUSING PRODUCTION

Florida produced approximately 125,000 single family homes in 2022, the last full year for which data is available. This production level is similar to the early 2000s—lower than the number of homes built during the 2004-2006 peak years, but well above the production level following the 2008 housing crash.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Mid-sized counties led Florida's single family home growth in 2022. Polk County was the state's construction hotspot, with 9,235 single family homes built. Of the top ten counties for single family construction, only Hillsborough and Duval were large urban counties.

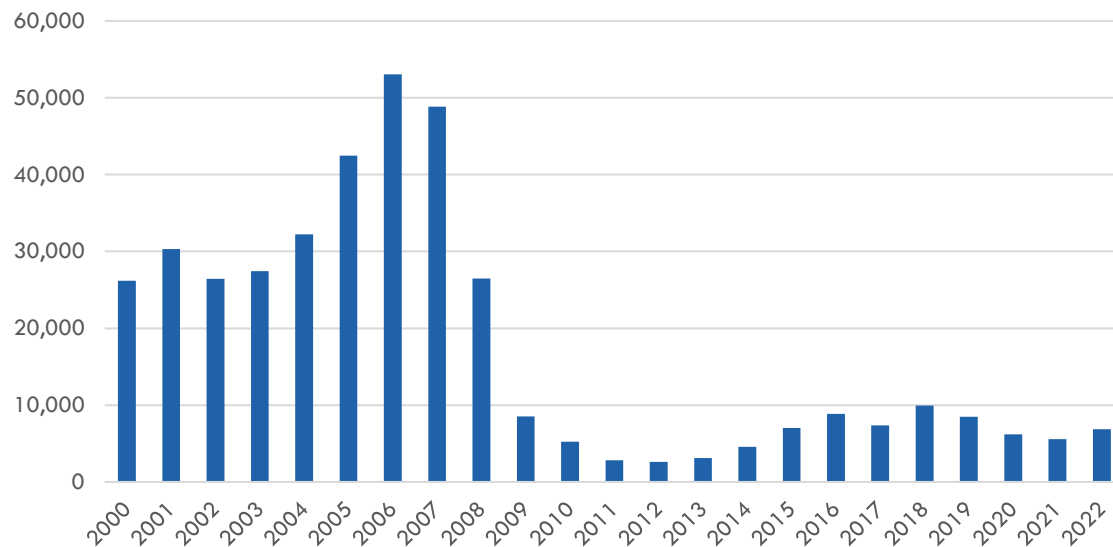
Table 2. New Single Family Homes Built, Top Ten Counties, 2022

County	Single Family Homes Built
Polk	9,235
Lee	7,432
Pasco	7,019
Hillsborough	6,638
Osceola	5,778
St. Johns	5,638
St. Lucie	5,461
Duval	5,338
Manatee	4,930
Marion	4,799

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

New condominium construction was much more modest and heavily geographically concentrated. The state built 6,855 condominium units in 2022, similar to annual production over the past 15 years but well below 2000-2008 production levels.

Figure 2. Condominiums by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File

Sixty percent of units built in 2022 (4,091) were located in Miami-Dade County. No other county added more than a few hundred new units.

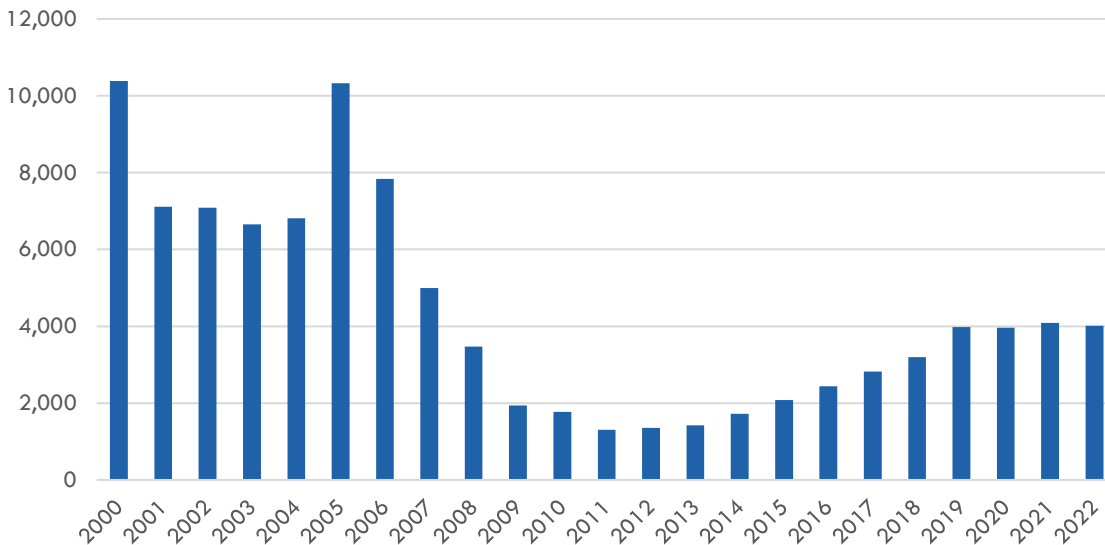
Table 3. New Condominium Units Built, Top Ten Counties, 2022

County	Condominium Units Built
Miami-Dade	4,091
Collier	654
Sarasota	293
Charlotte	292
Lee	176
Broward	156
Brevard	151
Pinellas	143
Monroe	124
Manatee	122

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile homes continued to provide an affordable alternative to stick-built single family homes. The state added 4,013 mobile homes on individual parcels in 2022; this does not include homes in mobile home parks. This level of production was well above levels in the 2010s decade but below 2000s-era production.

Figure 3. Mobile Homes by Year Added, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

Mobile home production was scattered throughout the state. Most units were added in mid-sized or rural counties.

Table 4. New Mobile Homes Added, Top Ten Counties, 2022

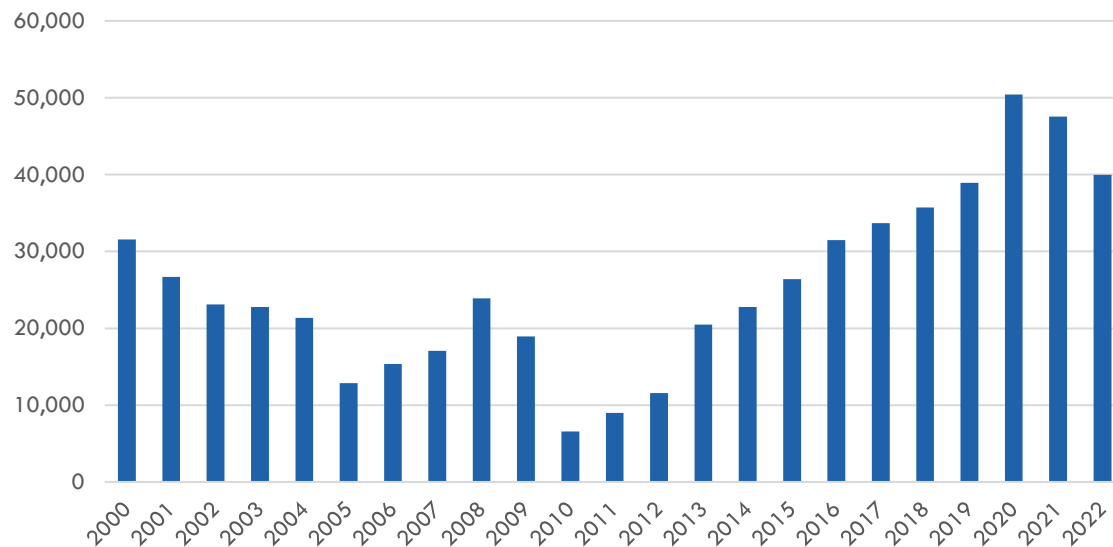
County	Mobile Homes Built
Bay County	236
Polk County	200
Marion County	178
Pasco County	177
Walton County	148
Citrus County	145
Santa Rosa County	133
Levy County	122
Clay County	118
Suwannee County	116

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

Florida added 274 multifamily rental developments with 39,966 housing units in 2022.¹ The state has been adding multifamily units at a rapid pace over the last five years compared to earlier in the 2000s and 2010s.

¹ This accounts for developments with 10 or more housing units. The state also added 843 smaller developments, mostly duplexes, for an additional 1,698 units. See Appendix 2 for production by county.

Figure 4. Multifamily Units by Year Built, Florida, 2000-2022



Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units.

Multifamily development was concentrated in Florida's large urban counties and in fast-growing mid-sized counties including Bay, Polk, and Lee.

Table 5. New Multifamily Units Built, Top Ten Counties, 2022

County	Multifamily Units Built
Orange County	6,567
Hillsborough County	6,349
Miami-Dade County	4,884
Broward County	3,099
Duval County	2,590
Bay County	2,117
Palm Beach County	1,774
Pinellas County	1,623
Polk County	1,366
Lee County	1,255

Source: Florida Department of Revenue, Name-Address-Legal File. Includes units in multifamily developments with 10 or more units. See Appendix 2 for multifamily developments and units added in all counties.

ASSISTED HOUSING INVENTORY

The Shimberg Center's Assisted Housing Inventory tracks affordable rental housing developments with funding from Florida Housing Finance Corporation, U.S. Department of Housing and Urban Development (HUD), USDA Rural Development, and local housing finance authorities. Florida's assisted housing stock currently consists of 3,047 developments with 306,400 affordable units—10 percent of Florida's rental housing supply.

In 2022 and 2023, Florida added 107 assisted rental developments with 12,715 total units to the development pipeline. All of these developments were funded by Florida Housing Finance Corporation.

Table 6 shows the characteristics of the new and forthcoming affordable housing developments. It shows that one-third of new assisted housing units are in developments targeting special populations, including elders, homeless individuals and families, persons with disabilities, and farmworkers. Most units (71 percent) are one or two bedroom apartments, and most (59 percent) target households up to 60 percent of area median income (AMI).

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2022-2023

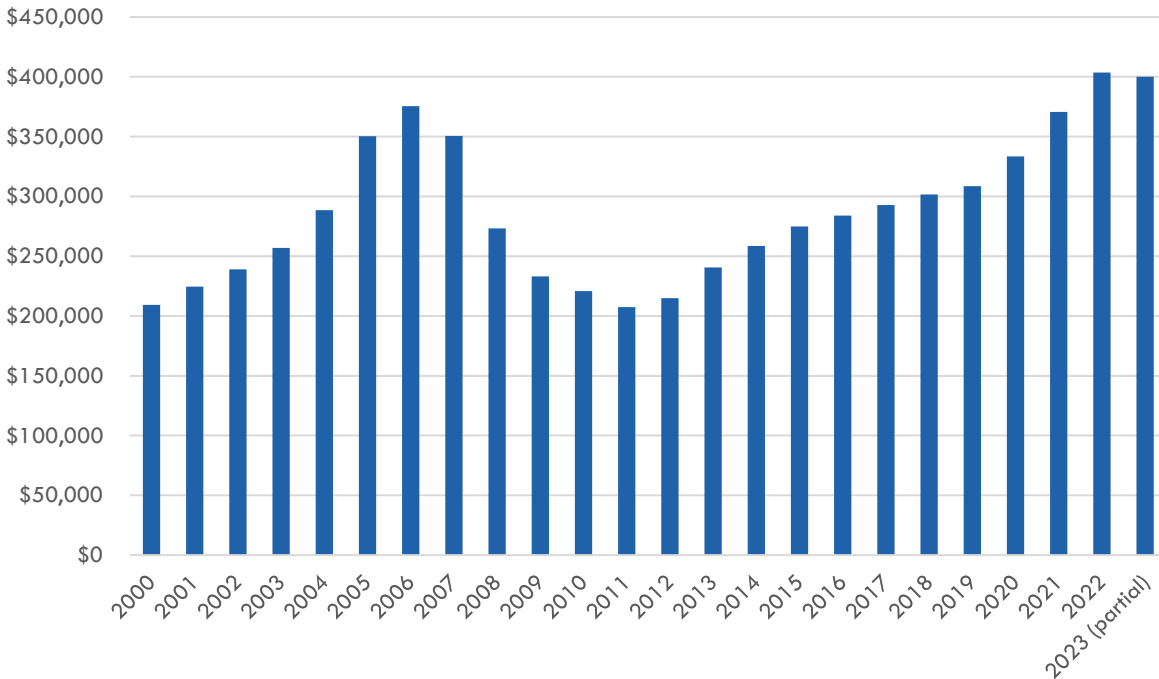
		Developments	Units	% of Units
Total Developments 2022-2023		107	12,715	-
County Size	Large	56	7,812	61%
	Medium	40	4,490	35%
	Small	11	413	3%
Target Population	Family; Link	32	4,074	32%
	Family	32	4,297	34%
	Elderly; Family; Link	19	1,861	15%
	Elderly	11	1,478	12%
	Homeless; Persons with Disabilities	7	410	3%
	Homeless	2	145	1%
	Homeless; Link	1	60	0%
	Elderly; Family	1	298	2%
	Farmworker	1	20	0%
	Family; Homeless; Link; Persons with Disabilities	1	72	1%
Unit Size	0 BR	-	344	3%
	1 BR	-	4,407	35%
	2 BR	-	4,520	36%
	3 BR	-	1,392	11%
	4 or more BR	-	76	0.6%
	Not Avail.	-	1,976	16%
Income & Rent Limits	<=35% AMI	-	1,172	9%
	40-50% AMI	-	1,131	9%
	55-60% AMI	-	7,546	59%
	65-80% AMI	-	1,772	14%
	Not Avail.	-	1,094	9%

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Percentages may not total exactly 100% due to rounding.

HOME SALES

Florida's housing markets have returned to their mid-2000s strength. The statewide median single family home price reached \$400,000 in the first half of 2023. This exceeded the previous inflation-adjusted peak of \$376,000 from 2006 (all prices in 2023 dollars).

Figure 5. Median Single Family Home Sale Price (2023 \$), Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

The sale price growth extended throughout the state. All but six counties surpassed their mid-2000s peak price in 2022 or 2023. Median home prices in the first half of 2023 ranged from the upper \$100,000s in rural North Florida counties to over \$750,000 in coastal counties with strong luxury and second home markets.

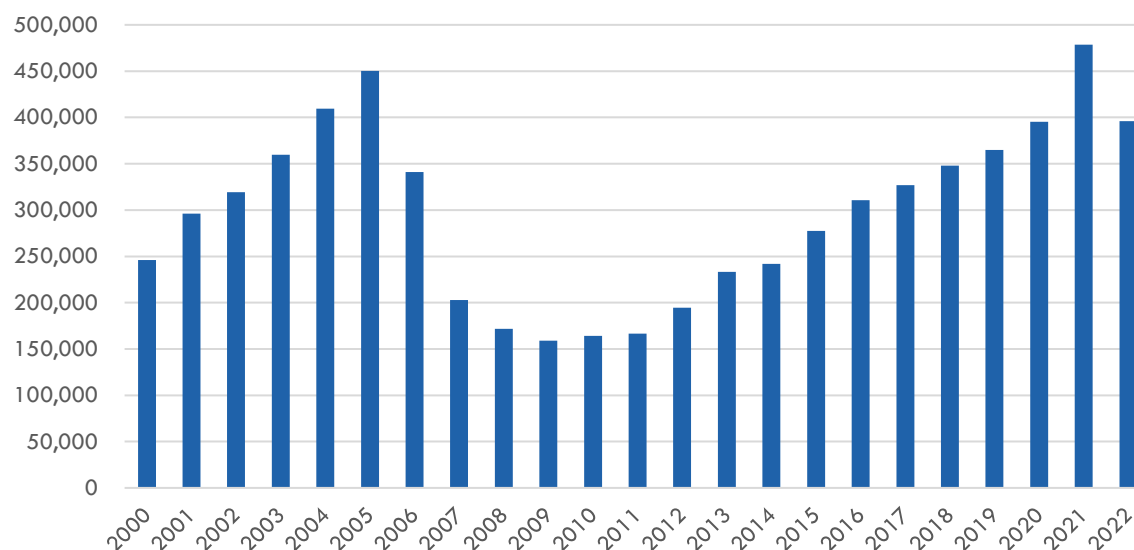
Figure 7. Florida Counties by Median Single Family Home Price, Q1-2 2023

<u>\$150,000-199,999</u>	<u>\$200,000-249,999</u>	<u>\$250,000-299,999</u>	<u>\$300,000-349,999</u>
Calhoun	Bradford	Baker	Alachua
Dixie	Columbia	Citrus	Bay
Hamilton	Gadsden	DeSoto	Clay
Holmes	Hardee	Duval	Hernando
Jackson	Highlands	Escambia	Pasco
Lafayette	Putnam	Gilchrist	Polk
Liberty	Suwannee	Glades	Volusia
Madison	Taylor	Hendry	Wakulla
	Washington	Jefferson	
		Leon	
		Levy	
		Marion	
		Okeechobee	
		Union	
<u>\$350,000-399,999</u>	<u>\$400,000-499,999</u>	<u>\$500,000-749,999</u>	<u>\$750,000-1,000,000+</u>
Brevard	Franklin	Broward	Collier
Charlotte	Gulf	Manatee	Monroe
Flagler	Lee	Martin	Walton
Hillsborough	Nassau	Miami-Dade	
Indian River	Orange	Palm Beach	
Lake	Osceola	St. Johns	
Okaloosa	Pinellas		
Santa Rosa	Sarasota		
St. Lucie	Seminole		
Sumter			

Source: Florida Department of Revenue, Sales Data File

The volume of single family sales has also been strong. There were 396,011 single family home sales in 2022, down from a peak of 478,574 sales in 2021 but similar to average annual sales volume in the early boom years of 2003-2004.

Figure 8. Number of Single Family Home Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Hillsborough County had the most active single family market in the state, with over 25,000 sales in 2022. As Table 7 shows, sales were highest in Florida's populous urban counties, but growing mid-sized counties (Lee, Polk, Pasco, and Brevard) also saw strong home sales.

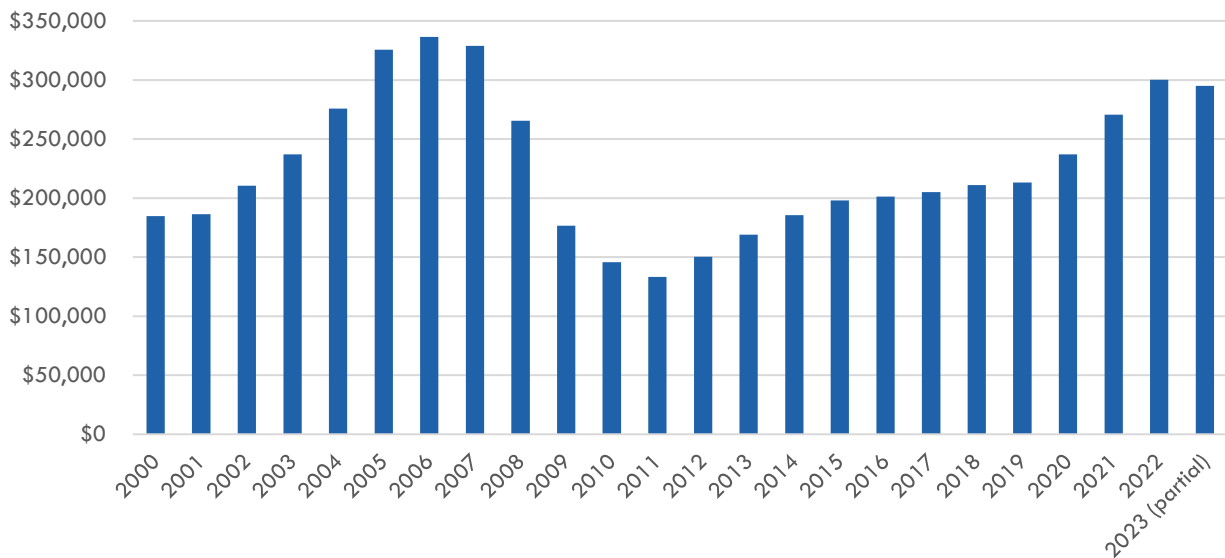
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2022

County	Single Family Sales
Hillsborough	25,403
Broward	21,258
Lee	21,010
Polk	20,853
Duval	20,507
Orange	19,293
Pasco	17,762
Palm Beach	17,440
Miami-Dade	15,438
Brevard	14,008

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

The condominium market was also strong. The state's median condominium sales price was \$295,000 in the first half of 2023, below 2005-2007 levels but well above 2002-2004 and 2009-2020 prices.

Figure 9. Median Condominium Sale Price (2023 \$), Florida, 2000-2023

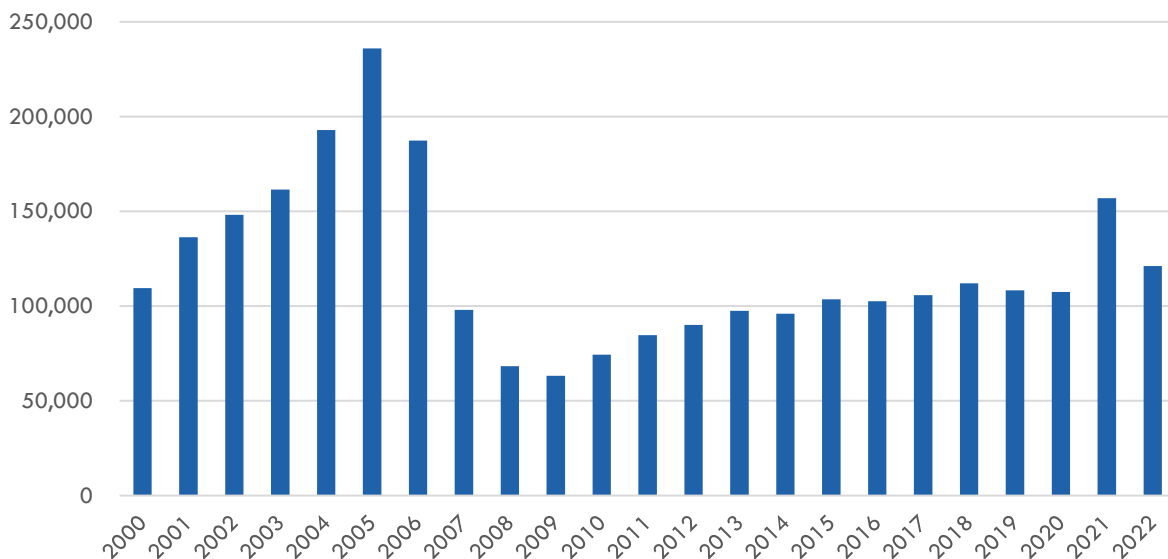


Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2023 dollars using the Consumer Price Index to adjust for inflation.

Q1-2 2023 median condominium prices were far higher in coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price \$855,000), Gulf (\$682,500), Walton (\$630,000), Nassau (\$623,000), and Okaloosa (\$525,000).

Condominium sales volume still lags behind the heights of the 2004-2006 housing boom. Nevertheless, the market is becoming more active. More condominiums sold in 2021 (156,862 sales) and 2022 (121,068) than any year since 2006.

Figure 10. Number of Condominium Sales, Florida, 2000-2022



Source: Florida Department of Revenue, Sales Data File

Half of the 2022 condominium sales took place in the three South Florida counties: Miami-Dade (28,436), Broward (18,132), and Palm Beach.

Table 8. Number of Condominium Sales, Top Ten Counties, 2022

County	Condominium Sales
Miami-Dade	28,436
Broward	18,132
Palm Beach	13,978
Pinellas	7,497
Lee	6,367
Collier	6,141
Orange	4,008
Sarasota	3,752
Hillsborough	3,145
Manatee	2,879

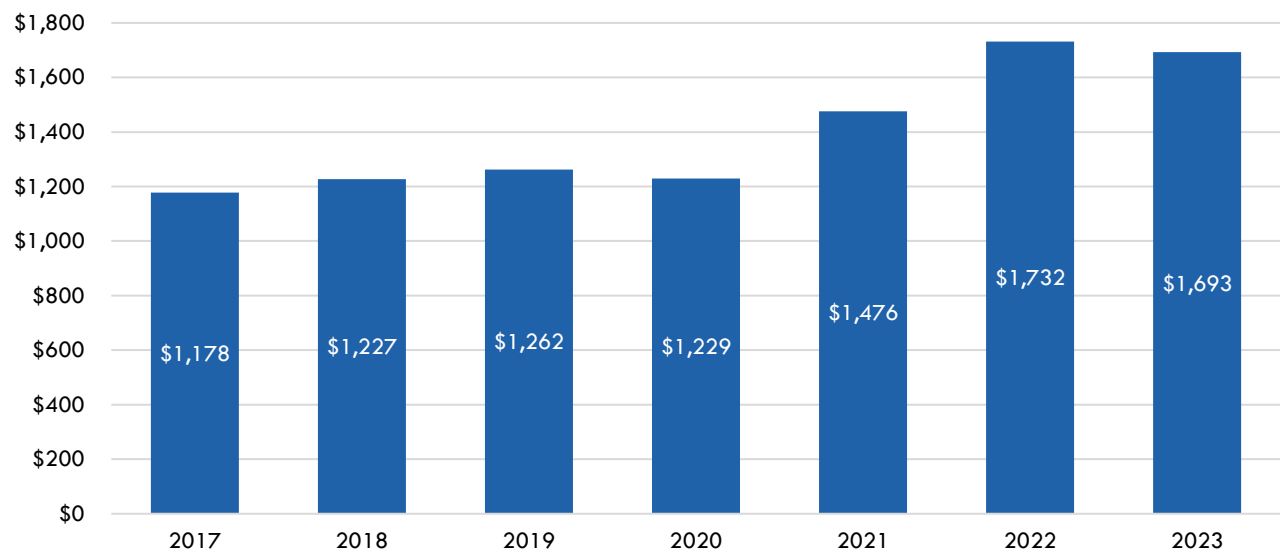
Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

After several years of stability, Florida rents increased steeply between 2020 and 2022, then held steady at these higher levels in 2023.

Apartment List estimates that median gross rents for housing seekers in Florida increased 41 percent over the two year period between July 2020 and July 2022. Median rent for housing seekers was \$1,693 in July 2023, a two percent drop from the 2022 median of \$1,732 but still well above 2017-2021 levels.

Figure 11. Apartment List Median Rent Estimates, Florida, 2017-2023



Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities. All rent estimates refer to July estimates for a given year.

Apartment List also provides median rent estimates for 26 of Florida's 67 counties. Among these counties, Southeast and Southwest Florida counties topped the list for highest rents in July 2023.

Table 9. Median Rent, Top Five Counties, July 2023

County	Median Rent	Increase since July 2020
Palm Beach	\$2,144	42%
Collier	\$2,103	56%
Miami-Dade	\$2,014	42%
Broward	\$2,008	40%
Sarasota	\$1,893	42%

Source: Apartment List, Rent Estimates, <https://www.apartmentlist.com/research/category/data-rent-estimates>. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

With these strong markets and rising prices and rents, Florida continues to have an affordable housing gap. The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The last study, published in 2022, estimated that there were 768,460 renter households in Florida who were low-income (with incomes below 60 percent of the area median income, or AMI) and cost burdened (paying more than 40 percent of income for housing).

Using the most recently available data, we estimate that there are now 862,465 low-income, cost burdened renters in Florida. Sixty percent of these households live in Florida's seven large counties (population 825,000 or more); 37 percent live in medium-sized counties (population 100,001-824,999); and three percent live in small counties (population 100,000 or less).

Table 10. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by County in Florida, 2023

	All Renter Households	Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	296,815	94,812	32%	10.99%
Duval	177,925	51,030	29%	5.92%
Hillsborough	230,005	61,448	27%	7.12%
Miami-Dade	480,962	137,427	29%	15.93%
Orange	236,126	69,821	30%	8.10%
Palm Beach	200,656	60,858	30%	7.06%
Pinellas	150,217	43,928	29%	5.09%
Large Total	1,772,706	519,324	29%	60.21%
Medium				
Alachua	28,738	8,971	31%	1.04%
Bay	23,950	6,086	25%	0.71%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Brevard	71,958	23,415	33%	2.71%
Charlotte	17,659	3,785	21%	0.44%
Citrus	13,233	4,138	31%	0.48%
Clay	22,151	4,919	22%	0.57%
Collier	42,571	14,638	34%	1.70%
Escambia	46,045	14,569	32%	1.69%
Flagler	12,138	3,549	29%	0.41%
Hernando	17,194	3,363	20%	0.39%
Highlands	11,141	3,084	28%	0.36%
Indian River	17,464	5,180	30%	0.60%
Lake	43,477	10,784	25%	1.25%
Lee	94,488	23,677	25%	2.75%
Leon	34,772	10,046	29%	1.16%
Manatee	51,579	15,595	30%	1.81%
Marion	40,592	10,749	26%	1.25%
Martin	16,262	4,475	28%	0.52%
Okaloosa	29,835	5,424	18%	0.63%
Osceola	53,809	17,944	33%	2.08%
Pasco	65,359	19,302	30%	2.24%
Polk	90,484	24,905	28%	2.89%
Santa Rosa	16,103	4,170	26%	0.48%
Sarasota	49,874	14,122	28%	1.64%
Seminole	66,627	18,505	28%	2.15%
St. Johns	23,292	5,748	25%	0.67%
St. Lucie	36,182	14,015	39%	1.62%
Sumter	9,918	2,382	24%	0.28%
Volusia	67,180	17,989	27%	2.09%
Medium Total	1,114,075	315,529	28%	36.58%
Small				
Baker	2,149	503	23%	0.06%
Bradford	2,449	653	27%	0.08%
Calhoun	1,047	323	31%	0.04%
Columbia	7,617	2,032	27%	0.24%
DeSoto	3,378	935	28%	0.11%
Dixie	1,302	347	27%	0.04%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Franklin	1,226	378	31%	0.04%
Gadsden	4,649	1,434	31%	0.17%
Gilchrist	1,057	282	27%	0.03%
Glades	859	268	31%	0.03%
Gulf	1,304	402	31%	0.05%
Hamilton	1,267	318	25%	0.04%
Hardee	2,507	694	28%	0.08%
Hendry	4,036	1,261	31%	0.15%
Holmes	1,674	368	22%	0.04%
Jackson	4,727	1,458	31%	0.17%
Jefferson	1,378	425	31%	0.05%
Lafayette	598	150	25%	0.02%
Levy	3,809	1,016	27%	0.12%
Liberty	603	186	31%	0.02%
Madison	1,846	463	25%	0.05%
Monroe	14,405	4,116	29%	0.48%
Nassau	7,660	1,794	23%	0.21%
Okeechobee	3,910	1,222	31%	0.14%
Putnam	7,376	1,820	25%	0.21%
Suwannee	4,296	1,078	25%	0.12%
Taylor	1,981	497	25%	0.06%
Union	1,315	351	27%	0.04%
Wakulla	2,480	765	31%	0.09%
Walton	7,437	1,634	22%	0.19%
Washington	1,998	439	22%	0.05%
Small Total	102,340	27,612	27%	3.20%
State Total	2,989,121	862,465	29%	100.00%

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections

Elderly Households

Older households make up an increasing share of Florida's renters in need. Forty percent of low-income, cost burdened renter households are headed by someone age 55 or older—nearly 347,000 households in all. In Pasco/Pinellas Counties and a Southwest region stretching from Sarasota County to Collier County, older households make up half of the cost-burdened renters.

Table 11. Low-Income ($\leq 60\%$ AMI), Cost Burdened ($>40\%$) Renter Households by Age of Householder and Region, Florida, 2023

Planning and Service Area	Age of Householder								Total
	15-54	% 15-54	55-74	% 55-74	75-84	% 75-84	85 or Older	% 85 or Older	
1) Escambia, Okaloosa, Santa Rosa	15,641	64%	6,661	27%	1,301	5%	981	4%	24,584
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	16,672	71%	5,431	23%	1,083	5%	(X)	(X)	23,612
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	26,468	56%	14,218	30%	4,737	10%	1,654	4%	47,077
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	53,715	61%	25,309	29%	6,224	7%	2,338	3%	87,586
5) Pasco, Pinellas	31,950	50%	20,959	33%	6,498	10%	3,865	6%	63,272
6) DeSoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,240	64%	27,370	26%	6,627	6%	3,371	3%	103,608
7) Brevard, Orange, Osceola, Seminole	88,792	68%	28,399	22%	9,735	8%	2,719	2%	129,645
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	31,125	50%	17,740	29%	8,167	13%	5,176	8%	62,208
9) Indian River, Martin, Palm Beach, St. Lucie	44,267	53%	24,618	29%	9,411	11%	5,910	7%	84,206
10) Broward	60,458	64%	24,530	26%	6,733	7%	3,090	3%	94,811
11) Miami, Monroe	79,513	56%	44,936	32%	12,262	9%	4,833	3%	141,544
State Total	514,841	60%	240,171	28%	72,778	8%	33,937	4%	862,153

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas.

Persons with Disabilities

Nearly one-third of the state's cost burdened, low income renter households include at least one person with a disability—an estimated 272,862 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,437 of the cost burdened renter households include children with disabilities.

Table 13. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2023

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	80,581
Householder Age 55 or Older, Adult(s) with a Disability in the Household	159,844
Child(ren) with a Disability in the Household	22,223
Child(ren) and Adult(s) with Disabilities in the Household	10,214
Total	272,862

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey; University of Florida Bureau of Economic and Business Research, 2023 Population Projections.

Persons with Special Needs

Florida's special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. [409.1451](#)(5); a survivor of domestic violence as defined in s. [741.28](#); or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. (Section 420.0004 (13), Florida Statutes)

Combining several data sources, we estimate that 100,225 households meet this definition, primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2023

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income ($\leq 60\%$ AMI), cost burdened ($>40\%$) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	91,181	U.S. Census Bureau, 2019 American Community Survey Public Use Microdata Sample; 2021 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	6,576	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2021-6/30/2022. Assumes each adult entrant equals one household.
Youth aging out of foster care	Estimate based on youth receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,468	Estimated need for affordable housing (1,742 units) and supportive housing (625 units) from Florida Assessment of Housing for Special Needs and Homeless Populations 2021. ²
Total			100,225

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them. An affordable and available unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

An “affordable” unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.³ Many “affordable” units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts.

This analysis compares the statewide affordable/available housing supply to renter households for six income groups: 0-30, 0-40, 0-50, 0-60, 0-80, and 0-120 percent of AMI. Each category is inclusive of those that come before it. For example, all households and units in the 0-30 percent of AMI group also appear in all of the other groups.

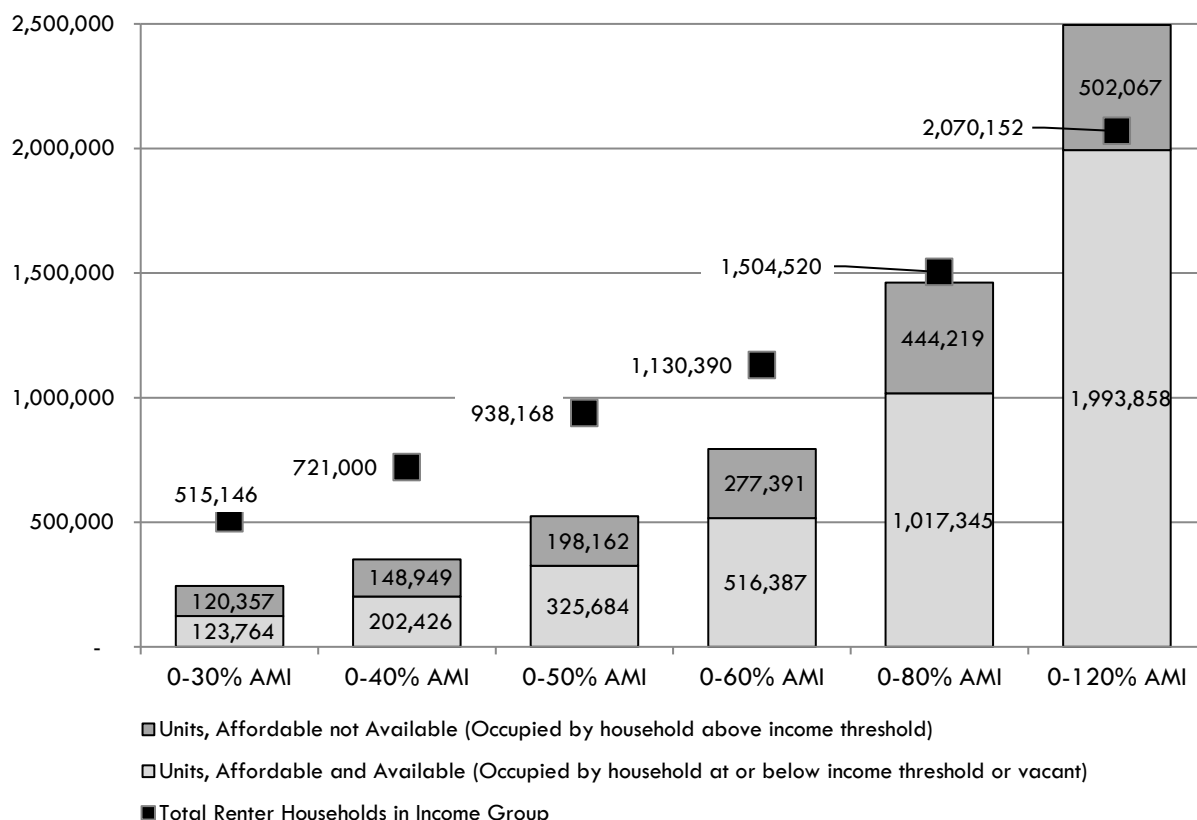
Figure 12 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

² Report available at https://floridahousing.org/docs/default-source/programs/special-programs/special-needs-housing/florida-assessment-of-housing-for-homeless-and-special-needs-populations/needs-assessment-full-report.pdf?sfvrsn=b09bf67b_2.

³ For more information about the affordable/available method and affordability thresholds, see the 2022 *Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://shimberg.ufl.edu/publications/RMS_2022.pdf.

adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

Figure 12. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2022



Source: Shimberg Center tabulation of U.S. Census Bureau, 2022 American Community Survey

Figure 12 shows that for the 0-30 through 0-60 percent of AMI levels, there are more renter households than affordable units, whether available or not. At the 0-80 percent of AMI level, affordable units and renters are roughly in balance. However, there is still a shortage of affordable and available units, since nearly one-third of affordable units are rented by households with higher incomes. At the 0-120 percent of AMI level, there are sufficient affordable units, but the number of affordable and available units is slightly lower than the number of renter households.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 percent of AMI income level. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level. Most of the deficit at 0-120 percent AMI is concentrated in Miami-Dade, Broward, and Palm Beach Counties; other regions show a surplus or slight deficit at this AMI level.

SHIMBERG CENTER ACTIVITIES

Florida Housing Data Clearinghouse

The Shimberg Center produces the [Florida Housing Data Clearinghouse](#) under contract with Florida Housing Finance Corporation. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance

The Center created a series of county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the [Shimberg Center's website](#).

The Center provided extensive technical assistance in the use of the Clearinghouse site and custom data requests and reports. Examples included creating a data report on housing needs of ALICE (Asset Limited, Income Constrained, Employed) households in Broward County for a United Way conference and guidebook; providing maps and data on farmworker housing needs in Southwest Florida to USDA staff planning for Hurricane Ian recovery; providing data and materials on the workforce and housing supply to the Florida Council of 100; and providing data and technical support to the Tampa planning staff for the city's ongoing housing needs assessment.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, UF's Florida Institute for Built Environment Resiliency (FIBER), and our peers at other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

In the aftermath of Hurricane Ian, the Shimberg Center provided housing data to HUD and USDA staff assigned to the interagency Federal Disaster Recovery Center in Southwest Florida. Shimberg Research Professor Maria Watson served on the Working Group of the Florida Disaster Housing Task Force convened by the Florida Department of Emergency Management and Florida Housing Coalition. Dr. Watson is continuing to collaborate with Oregon State University to track housing and business recovery from Hurricane Ian.

The Center works with Regional Planning Councils to improve disaster recovery and housing resilience. The Center updated data and mapping tools developed as part of the Tampa Bay Regional Planning Council's

REACH (Resilience and Energy Assessment of Housing and Communities) initiative. We also expanded an affordable housing analysis developed for the East Central Florida Regional Planning Council's HARP (Housing Asset and Resilient Policy) initiative, funded by a resilience grant from the Florida Department of Environmental Protection (FDEP). Both projects involved multi-county assessments of flood hazard exposure for the affordable housing stock, including assisted housing, naturally occurring affordable housing, and mobile homes. The Center is currently working with the Apalachee Regional Planning Council and the Data Center (Southeast Louisiana) to develop new data-sharing tools for long-term disaster recovery and resilience, under a grant from the National Academies of Sciences, Engineering and Medicine (NASEM) Gulf Research Program (GRP). Calhoun and Liberty Counties are serving as pilot areas for the data platform.

At the local level, the Shimberg Center is collaborating with FIBER to analyze flood hazards in Cedar Key and Port St. Joe, with funding from FDEP. The Center and FIBER are developing vulnerability assessments and flood hazard adaptation strategies for community assets, including affordable housing and other residential properties. The assessments rely on building footprint data and multiple flood hazard datasets over three time periods (2022, 2040, and 2070). The projects have also included stakeholder and public outreach.

On the research side, the Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition were selected by HUD to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Our research objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. The Shimberg Center is taking primary responsibility for interviewing renters affected by disasters and documenting their experiences with CDBG-DR and other recovery programs.

Promoting Housing Stability and Affordability

The Shimberg Center works with local organizations to promote long-term housing stability for Florida's homeowners and renters. The Center collects and shares monthly data on eviction and foreclosure filings in Florida communities. We participate in regional eviction prevention networks in the Orlando area and Miami-Dade County and provide summarized data on housing stability to researchers and legal services providers.

The Center is also collaborating with Local Initiatives Support Corporation (LISC) Jacksonville in its Family Wealth Creation initiative, which seeks to preserve housing wealth in historically Black neighborhoods in Jacksonville. The Center is providing data on homeownership, home values, tax foreclosure sales, and potential heirs property sites to support LISC's efforts.

In 2023 the Center produced a Miami-Dade County Housing Needs Assessment on behalf of Miami Homes for All. The report shows that most Miami-Dade households with incomes below \$75,000 per year spend more than 30 percent of income for housing costs, including 90 percent of renters with incomes below \$50,000. The report found a gap of approximately 90,000 affordable and available units for renters with incomes below 80 percent of AMI. The assessment includes data on tenure, income, and housing cost burden for municipalities, the unincorporated area, and County Commission districts in Miami-Dade County.

The Center also is collaborating with Bright Community Trust and a number of community organizations on the Homeownership Equity Initiative, a program to make homeownership accessible and inclusive for households in the four-county Orlando metropolitan area. The Center has provided data on homeownership disparities and the benefits of homeownership for families and communities.

General Technical Assistance and Presentations

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2023 include:

- Assisting local government staff in Alachua, Brevard, and Orange Counties and the Cities of Winter Springs, Jupiter, Tampa, Gainesville, Apopka and Key West in preparing affordable housing assessments and plans.
- Providing data to support affordable development and philanthropic contributions by non-profits operating in Jacksonville, Deltona, Collier County, Port St. Joe, and Broward County.
- Providing data on condominium developments and affordable/available rental housing to Florida legislative staff and research offices.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2023:

- University of Florida Eyeopener Breakfast, Gainesville, February 2023
- Bright Communities Trust Homeownership Equity Initiative Kickoff, Orlando, February 2023
- Stakeholder Workshops for East Central Florida Regional Planning Council Housing Assets and Resilient Policy Phase II, Virtual, February - May 2023
- School of Landscape Architecture and Planning (SLA+P) Research Seminar Series, Gainesville, FL, February 2023
- Development of a resilience evaluation method of localities through operational continuity of hospitals as indicators, Virtual, March 2023
- Brevard County Affordable Housing Summit, Cocoa, May 2023
- Pinellas Historic Preservation Summit + Expo, St. Petersburg, May 2023
- Florida Bar Foundation Housing Umbrella Group, Gainesville, June 2023
- Hurricane Ian Data Workshop, Washington, DC, June 2023
- Gainesville Alachua County Association of Realtors, Gainesville, August 2023
- Big Bend Area ALICE Conference, Tallahassee, October 2023
- Association of Collegiate Schools of Planning, Chicago, October 2023
- National Association of Counties Rural Housing Project, Chicago and virtual, November 2023
- Tampa Bay Partnership, Tampa and virtual, December 2023

Teaching

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- DCP GulfSouth Studio (Architecture/Landscape Architecture/Urban Planning): undergraduate and graduate studio course addressing urban design, environment, and recovery in Cape Coral following Hurricane Ian. Sponsored by the National Academies of Science Gulf Research Program.

The Center is also working with Florida Sea Grant to develop students' leadership in resiliency science, planning, and design. "Capacity Building for Florida Sea Grant: Promoting Coastal Resilience, Adaptation, and Equity in Florida" is a grant to advance education, information, and professional development over the

2022-2023 and 2023-2024 academic years. The grant ultimately will fund a two-year graduate assistantship, 4-6 undergraduate terminal projects, and two design studio courses on these issues. In the first year, the grant funded undergraduate capstone research projects for two students.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2023

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	62,936	73%	7,186	23%	5,595	63%	1,608	5%	5,238	357	26,510
Baker	4,963	75%	0	0%	2,448	67%	55	2%	128	4	115
Bay	60,398	59%	19,326	9%	8,530	47%	1,965	17%	5,449	130	12,239
Bradford	5,924	73%	21	67%	2,640	63%	26	23%	61	14	-
Brevard	202,176	72%	35,915	37%	11,254	54%	2,982	23%	7,951	281	27,347
Broward	389,023	77%	253,262	42%	4,136	45%	16,461	16%	48,813	1,621	122,592
Calhoun	2,609	69%	0	0%	1,184	66%	13	23%	40	2	-
Charlotte	80,472	66%	14,441	36%	5,526	41%	1,483	15%	3,461	82	2,613
Citrus	58,137	73%	1,612	37%	15,688	54%	553	10%	1,588	43	1,385
Clay	65,360	75%	2,397	37%	9,487	61%	287	8%	1,003	55	6,043
Collier	104,693	66%	100,635	32%	3,517	37%	1,949	16%	6,118	119	13,849
Columbia	13,625	71%	48	42%	7,729	65%	228	5%	-	39	-
DeSoto	6,006	67%	605	45%	2,698	47%	258	12%	767	31	-
Dixie	2,940	58%	159	8%	3,844	59%	3	33%	6	1	-
Duval	283,283	67%	27,528	39%	9,331	47%	5,140	14%	15,542	695	-
Escambia	103,191	66%	10,415	16%	4,895	44%	4,568	31%	10,795	205	-
Flagler	47,722	75%	4,414	38%	1,665	62%	1,379	14%	-	18	206
Franklin	6,673	39%	432	9%	1,298	52%	7	0%	-	1	-
Gadsden	11,310	66%	0	0%	3,698	57%	149	23%	342	19	313
Gilchrist	2,851	75%	0	0%	2,924	68%	28	39%	69	2	61
Glades	1,820	59%	258	30%	2,210	49%	153	42%	318	1	-
Gulf	6,839	44%	239	2%	1,656	47%	22	5%	71	5	239
Hamilton	2,024	64%	0	0%	1,512	70%	146	60%	-	9	-
Hardee	4,313	67%	0	0%	1,671	47%	201	31%	-	17	-
Hendry	7,400	67%	281	19%	4,515	53%	369	29%	904	18	416
Hernando	68,099	70%	631	48%	11,981	56%	486	8%	1,246	64	3,942
Highlands	34,188	65%	1,345	38%	5,317	42%	799	10%	1,992	59	1,634
Hillsborough	377,627	73%	40,129	40%	13,665	54%	4,616	8%	12,826	878	132,927
Holmes	3,471	68%	0	0%	1,393	62%	15	20%	53	7	175
Indian River	57,444	73%	15,017	39%	1,086	44%	740	10%	2,029	51	3,613

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Jackson	10,324	66%	0	0%	3,107	65%	56	13%	217	60	-
Jefferson	2,867	71%	0	0%	1,307	63%	53	26%	178	15	222
Lafayette	1,019	67%	0	0%	826	57%	8	13%	14	1	-
Lake	119,692	74%	3,619	48%	16,301	59%	1,336	8%	3,553	176	15,215
Lee	248,337	66%	84,880	35%	15,789	37%	10,515	20%	23,845	289	33,004
Leon	73,488	71%	5,061	17%	6,747	55%	2,312	7%	6,556	362	32,159
Levy	8,058	72%	238	10%	9,562	62%	68	9%	209	12	423
Liberty	1,397	65%	0	0%	812	47%	61	69%	127	5	-
Madison	3,225	61%	0	0%	1,762	66%	173	57%	414	10	395
Manatee	116,866	70%	35,438	40%	4,679	38%	4,443	18%	10,076	170	21,717
Marion	124,806	70%	2,502	37%	24,737	52%	3,622	38%	8,997	109	8,669
Martin	49,949	77%	14,966	44%	2,933	52%	1,078	13%	2,827	64	4,905
Miami-Dade	383,127	76%	382,264	36%	300	17%	31,605	26%	85,188	3,599	192,751
Monroe	29,353	43%	6,962	18%	4,687	25%	1,759	26%	4,546	46	2,996
Nassau	29,836	74%	4,084	23%	6,274	64%	372	27%	891	27	-
Okaloosa	69,671	65%	13,590	12%	3,351	45%	758	6%	2,664	177	8,584
Okeechobee	7,478	70%	234	26%	5,853	47%	349	30%	896	10	367
Orange	335,605	69%	52,226	25%	6,159	52%	3,983	11%	9,853	1,110	158,879
Osceola	123,632	59%	13,695	15%	5,444	53%	1,044	9%	2,696	925	24,986
Palm Beach	377,170	73%	185,688	41%	3,671	32%	10,197	17%	28,510	855	75,777
Pasco	185,414	71%	11,844	44%	29,478	50%	3,158	38%	5,817	218	17,905
Pinellas	252,465	76%	103,994	47%	17,008	46%	12,435	29%	32,295	873	70,668
Polk	210,605	65%	8,497	32%	31,587	50%	6,706	18%	17,366	285	25,694
Putnam	17,160	66%	198	30%	15,393	53%	150	12%	380	30	1,287
Santa Rosa	63,909	74%	1,751	18%	6,492	49%	666	8%	1,687	57	2,805
Sarasota	155,601	68%	52,813	39%	11,888	40%	4,668	36%	10,857	190	16,936
Seminole	132,134	74%	15,139	35%	1,717	54%	1,148	11%	2,636	208	41,761
St. Johns	99,201	77%	14,562	37%	5,436	60%	1,618	43%	2,860	52	5,319
St. Lucie	117,429	74%	14,571	39%	4,536	51%	1,490	9%	3,385	78	6,351
Sumter	69,490	72%	512	59%	6,458	52%	104	7%	308	23	2,200
Suwannee	6,326	68%	0	0%	6,826	63%	57	2%	125	8	104
Taylor	5,488	58%	90	4%	3,231	52%	22	9%	69	11	344

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Union	1,406	81%	18	11%	1,201	70%	1	0%	-	15	-
Volusia	184,265	71%	28,414	30%	7,371	57%	2,594	15%	7,161	309	25,515
Wakulla	9,250	74%	278	44%	3,397	61%	31	3%	74	5	160
Walton	37,006	43%	10,736	6%	5,285	43%	638	42%	1,089	38	-
Washington	5,075	66%	0	0%	2,639	55%	27	4%	-	1	-
Florida Total	5,745,641	71%	1,605,160	37%	437,337	52%	155,994	21%	406,864	15,251	1,274,074

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Dwelling unit data may be missing for some multifamily developments. Dwelling unit counts are suppressed in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category.

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2022

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	905	0	56	16	15
Baker	86	0	35	0	0
Bay	2,012	0	236	14	8
Bradford	70	0	38	0	2
Brevard	4,045	151	75	5	3
Broward	1,809	156	21	31	14
Calhoun	19	0	37	0	0
Charlotte	2,429	292	38	69	1
Citrus	1,286	0	145	12	0
Clay	1,630	0	118	0	2
Collier	3,312	654	27	4	4
Columbia	184	0	107	0	0
DeSoto	74	0	17	0	0
Dixie	19	0	39	0	0
Duval	5,338	0	59	7	16
Escambia	1,994	28	48	13	6
Flagler	2,014	0	37	122	0
Franklin	129	0	24	1	0
Gadsden	149	0	57	2	0
Gilchrist	101	0	70	0	0
Glades	64	1	16	0	0
Gulf	320	0	53	0	0
Hamilton	28	0	20	0	0
Hardee	42	0	20	2	0
Hendry	434	25	77	22	0
Hernando	1,367	0	114	2	0
Highlands	488	0	22	3	1
Hillsborough	6,638	110	59	7	23
Holmes	33	0	31	0	0
Indian River	1,224	8	7	5	1
Jackson	76	0	62	0	0
Jefferson	69	0	12	0	0
Lafayette	4	0	15	1	0
Lake	4,089	42	114	13	7
Lee	7,432	176	82	183	8
Leon	479	92	32	2	4
Levy	112	0	122	2	0
Liberty	8	0	18	0	0
Madison	35	0	36	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	4,930	122	21	14	5
Marion	4,799	18	178	32	3
Martin	546	2	14	2	2
Miami-Dade	1,614	4,091	0	79	42
Monroe	291	124	2	3	2
Nassau	1,499	4	79	3	1
Okaloosa	1,146	32	72	4	3
Okeechobee	93	0	101	2	0
Orange	3,895	49	42	1	26
Osceola	5,778	118	21	17	11
Palm Beach	3,810	82	13	20	10
Pasco	7,019	8	177	0	6
Pinellas	957	143	43	70	11
Polk	9,235	5	200	21	10
Putnam	161	0	113	0	0
Santa Rosa	2,171	0	133	8	2
Sarasota	3,901	293	31	10	5
Seminole	1,026	0	9	1	5
St. Johns	5,638	27	72	3	5
St. Lucie	5,461	0	10	5	1
Sumter	4,003	0	27	0	2
Suwannee	84	0	116	0	0
Taylor	58	0	53	0	0
Union	31	0	16	0	0
Volusia	3,795	1	45	6	5
Wakulla	391	1	17	0	0
Walton	1,804	0	148	3	2
Washington	66	0	64	0	0
Florida Total	124,749	6,855	4,013	843	274

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2022. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2023 \$) BY COUNTY, 2022

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	4,020	\$232,841	\$328,047	\$434,636	776	\$129,356	\$167,387	\$201,795	216	\$117,455	\$165,576	\$206,970
Baker	248	\$263,886	\$313,042	\$402,556	0	\$0	\$0	\$0	63	\$121,077	\$165,058	\$214,214
Bay	5,235	\$269,060	\$351,848	\$475,927	2,100	\$320,803	\$424,288	\$579,463	371	\$93,136	\$155,227	\$201,795
Bradford	230	\$155,227	\$229,995	\$310,454	2	\$222,492	\$231,806	\$241,120	82	\$77,614	\$157,814	\$201,795
Brevard	14,008	\$284,583	\$359,092	\$465,682	2,456	\$181,098	\$269,060	\$444,985	719	\$113,833	\$165,576	\$201,795
Broward	21,258	\$398,416	\$532,947	\$770,134	18,132	\$155,227	\$226,632	\$340,465	291	\$131,426	\$173,854	\$217,318
Calhoun	73	\$144,879	\$195,586	\$264,921	0	\$0	\$0	\$0	10	\$72,439	\$113,833	\$181,098
Charlotte	6,133	\$310,351	\$397,382	\$519,494	1,529	\$191,447	\$284,583	\$388,068	338	\$134,427	\$170,750	\$222,492
Citrus	4,195	\$217,318	\$279,409	\$374,615	154	\$160,401	\$185,703	\$289,757	819	\$83,823	\$134,530	\$190,412
Clay	5,242	\$294,932	\$358,161	\$429,462	177	\$148,501	\$212,144	\$260,782	497	\$98,207	\$164,541	\$238,015
Collier	7,366	\$517,424	\$716,063	\$1,086,590	6,141	\$331,151	\$454,816	\$705,766	106	\$181,616	\$235,169	\$309,420
Columbia	709	\$181,616	\$263,886	\$336,222	11	\$139,704	\$150,053	\$159,367	294	\$92,101	\$155,227	\$222,492
DeSoto	319	\$205,935	\$264,921	\$388,068	47	\$186,273	\$222,492	\$248,364	69	\$124,182	\$165,576	\$217,318
Dixie	159	\$117,973	\$201,795	\$331,151	14	\$243,189	\$265,439	\$388,068	197	\$67,369	\$124,182	\$181,098
Duval	20,507	\$227,667	\$315,629	\$411,663	2,097	\$164,437	\$217,318	\$279,512	361	\$78,648	\$134,530	\$206,970
Escambia	6,771	\$211,626	\$294,828	\$372,545	508	\$170,750	\$325,977	\$627,635	92	\$46,827	\$87,962	\$138,411
Flagler	4,304	\$320,337	\$377,720	\$470,804	374	\$279,409	\$413,939	\$641,606	88	\$159,884	\$206,400	\$263,886
Franklin	382	\$274,235	\$517,424	\$909,631	44	\$283,031	\$341,500	\$574,858	44	\$62,091	\$116,420	\$179,805
Gadsden	424	\$137,117	\$222,492	\$315,629	0	\$0	\$0	\$0	76	\$62,091	\$95,723	\$159,108
Gilchrist	179	\$199,726	\$306,212	\$413,836	0	\$0	\$0	\$0	128	\$87,962	\$155,175	\$218,353
Glades	95	\$170,750	\$253,538	\$322,873	24	\$38,807	\$64,678	\$107,624	118	\$117,973	\$165,834	\$227,667
Gulf	569	\$351,848	\$491,553	\$765,684	8	\$427,392	\$517,424	\$777,792	64	\$62,091	\$113,833	\$188,860
Hamilton	68	\$113,833	\$181,098	\$254,573	0	\$0	\$0	\$0	37	\$113,833	\$144,879	\$181,098
Hardee	166	\$144,879	\$212,144	\$266,991	0	\$0	\$0	\$0	72	\$72,957	\$105,037	\$165,058
Hendry	624	\$201,795	\$258,660	\$310,454	33	\$170,750	\$205,417	\$231,082	144	\$119,008	\$170,750	\$238,015

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hernando	5,426	\$258,712	\$317,336	\$382,894	56	\$116,420	\$155,227	\$181,098	767	\$123,147	\$162,989	\$205,935
Highlands	2,097	\$182,133	\$243,189	\$315,629	152	\$109,435	\$150,053	\$187,307	313	\$66,230	\$92,101	\$133,495
Hillsborough	25,403	\$331,151	\$405,867	\$519,494	3,145	\$170,750	\$232,841	\$341,500	413	\$165,576	\$227,667	\$301,141
Holmes	123	\$103,485	\$160,401	\$222,492	0	\$0	\$0	\$0	31	\$36,220	\$77,614	\$111,246
Indian River	4,126	\$305,280	\$387,033	\$531,912	1,237	\$171,267	\$253,538	\$465,682	44	\$91,067	\$131,943	\$190,671
Jackson	409	\$119,008	\$181,098	\$258,609	0	\$0	\$0	\$0	73	\$72,439	\$129,356	\$170,750
Jefferson	149	\$191,447	\$289,757	\$410,628	0	\$0	\$0	\$0	47	\$71,922	\$165,576	\$227,667
Lafayette	51	\$103,485	\$180,064	\$300,106	0	\$0	\$0	\$0	28	\$49,673	\$129,356	\$199,208
Lake	7,753	\$312,524	\$388,068	\$481,204	403	\$98,311	\$164,541	\$258,712	889	\$124,182	\$175,924	\$227,667
Lee	21,010	\$330,106	\$418,079	\$616,252	6,367	\$239,050	\$328,254	\$454,298	988	\$103,485	\$150,053	\$211,626
Leon	3,991	\$191,447	\$284,169	\$406,695	524	\$103,537	\$154,192	\$235,428	175	\$55,882	\$87,962	\$131,426
Levy	465	\$188,342	\$259,747	\$384,225	35	\$150,053	\$240,602	\$331,151	445	\$84,858	\$134,427	\$191,447
Liberty	39	\$93,447	\$164,541	\$279,305	0	\$0	\$0	\$0	14	\$30,011	\$49,155	\$98,311
Madison	112	\$98,828	\$168,422	\$284,583	0	\$0	\$0	\$0	56	\$74,509	\$109,953	\$180,012
Manatee	10,751	\$398,416	\$500,866	\$683,000	2,879	\$219,905	\$320,803	\$455,333	300	\$95,723	\$139,704	\$196,518
Marion	11,371	\$228,805	\$286,653	\$362,197	303	\$103,485	\$124,182	\$150,053	1,070	\$77,614	\$130,391	\$186,273
Martin	2,870	\$388,068	\$517,424	\$816,288	997	\$191,447	\$251,365	\$362,197	185	\$155,227	\$195,586	\$243,189
Miami-Dade	15,438	\$450,159	\$569,166	\$827,775	28,436	\$276,304	\$403,591	\$615,735	1	\$150,053	\$150,053	\$150,053
Monroe	1,628	\$731,120	\$1,034,848	\$1,733,370	501	\$465,682	\$698,522	\$1,010,012	225	\$310,454	\$408,558	\$620,909
Nassau	2,735	\$369,441	\$444,467	\$605,386	284	\$417,561	\$606,680	\$833,053	238	\$141,774	\$212,661	\$258,712
Okaloosa	5,031	\$287,688	\$357,023	\$465,682	1,109	\$332,186	\$496,727	\$714,045	101	\$93,136	\$169,612	\$209,039
Okeechobee	418	\$195,586	\$263,886	\$362,093	18	\$96,241	\$129,356	\$139,704	454	\$67,265	\$126,510	\$181,098
Orange	19,293	\$346,674	\$444,985	\$594,210	4,008	\$155,227	\$204,589	\$266,991	338	\$114,868	\$155,227	\$206,970
Osceola	13,266	\$354,435	\$418,079	\$516,389	1,478	\$191,447	\$258,712	\$331,151	329	\$144,879	\$206,970	\$274,235
Palm Beach	17,440	\$465,682	\$646,780	\$957,234	13,978	\$165,576	\$253,538	\$398,416	178	\$129,356	\$155,227	\$216,283
Pasco	17,762	\$284,583	\$379,220	\$488,448	1,113	\$119,008	\$155,227	\$204,900	1,858	\$77,614	\$122,112	\$181,098

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	12,786	\$331,151	\$426,513	\$594,934	7,497	\$186,273	\$259,643	\$429,462	977	\$93,136	\$134,530	\$175,924
Polk	20,853	\$288,723	\$341,603	\$403,591	786	\$124,182	\$158,177	\$217,318	1,828	\$93,136	\$142,033	\$196,518
Putnam	834	\$150,053	\$227,097	\$315,629	19	\$232,841	\$284,583	\$315,629	581	\$76,475	\$124,182	\$181,098
St. Johns	9,893	\$413,939	\$520,011	\$688,174	1,047	\$258,712	\$341,500	\$525,703	270	\$175,924	\$243,189	\$289,757
St. Lucie	10,797	\$334,152	\$396,761	\$468,890	1,148	\$186,273	\$284,583	\$491,553	211	\$150,053	\$201,795	\$248,364
Santa Rosa	5,205	\$294,932	\$363,697	\$467,648	143	\$341,396	\$486,379	\$746,125	205	\$81,753	\$124,078	\$175,924
Sarasota	10,491	\$388,068	\$497,762	\$683,000	3,752	\$284,583	\$380,824	\$620,909	592	\$133,495	\$167,697	\$212,144
Seminole	7,627	\$332,807	\$413,939	\$527,772	1,255	\$153,157	\$187,825	\$235,428	89	\$119,008	\$169,715	\$227,667
Sumter	7,817	\$330,634	\$405,453	\$512,250	32	\$129,615	\$230,202	\$243,189	305	\$79,994	\$139,704	\$196,621
Suwannee	312	\$159,884	\$230,254	\$300,623	0	\$0	\$0	\$0	276	\$89,514	\$155,175	\$221,975
Taylor	252	\$117,559	\$181,098	\$305,280	6	\$250,433	\$277,857	\$361,162	102	\$93,136	\$128,839	\$193,517
Union	44	\$202,830	\$243,189	\$324,942	0	\$0	\$0	\$0	32	\$71,922	\$152,640	\$187,463
Volusia	12,162	\$284,583	\$351,848	\$434,636	2,455	\$165,576	\$289,757	\$486,379	335	\$132,461	\$170,750	\$227,667
Wakulla	791	\$206,970	\$317,698	\$397,382	26	\$172,820	\$242,672	\$315,629	140	\$76,941	\$134,013	\$181,098
Walton	3,495	\$455,230	\$723,359	\$1,497,528	1,252	\$434,636	\$619,874	\$874,447	141	\$98,311	\$162,989	\$222,492
Washington	211	\$139,704	\$201,174	\$279,409	0	\$0	\$0	\$0	73	\$77,614	\$124,182	\$150,053
Florida Total	396,011	\$310,454	\$403,591	\$560,577	121,068	\$195,586	\$300,106	\$460,000	21,013	\$95,206	\$150,053	\$206,970

Source: Florida Department of Revenue, Sales Data File. Includes home sales that took place in 2022, the most recent full year with data available. Arms-length sales only. Home prices adjusted to 2023 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), FLORIDA REGIONS, 2022

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-12,127	-13,378	-18,568	-17,272	-12,349	-1,135
Deltona-Daytona Beach-Ormond Beach, FL MSA & Palm Coast, FL MSA	Flagler, Volusia	-10,014	-12,451	-15,516	-15,234	-9,359	-357
Fort Walton Beach-Crestview-Destin, FL MSA	Okaloosa	-1,883	-2,668	-3,766	-2,908	-2,236	1,338
Ft. Lauderdale	Broward	-38,051	-54,391	-70,488	-83,786	-84,246	-33,237
Gainesville, FL MSA (minus Gilchrist)	Alachua	-4,632	-6,362	-6,030	-3,822	2,323	3,351
Homosassa Springs, FL MSA	Citrus	-2,043	-2,341	-2,636	-2,663	-893	-620
Jacksonville, FL MSA plus Putnam	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,046	-38,430	-42,592	-33,940	-20,099	4,418
Lakeland, FL MSA	Polk	-12,578	-17,497	-20,489	-18,582	-13,186	248
Miami-Dade Plus Monroe	Miami-Dade, Monroe	-62,467	-93,480	-108,871	-130,410	-134,458	-61,721
Naples-Marco Island, FL MSA	Collier	-4,858	-7,220	-10,087	-9,861	-7,936	-1,247
Northeast Nonmetropolitan Area (plus Gilchrist)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-3,311	-3,468	-4,482	-2,139	-51	865
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, & Wakulla)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,521	-5,296	-4,372	-3,242	-1,003	36
Ocala, FL MSA	Marion	-6,173	-5,378	-6,830	-5,029	-1,586	3,216
Orlando-Kissimmee, FL MSA	Lake, Orange, Osceola, Seminole	-51,154	-70,138	-89,107	-94,715	-77,753	799
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,504	-11,491	-9,241	-6,901	-691	6,565
Panama City-Lynn Haven, FL MSA	Bay	-3,086	-3,254	-4,840	-4,839	-3,626	1,151
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-9,841	-11,125	-12,909	-9,855	-3,894	-612
Port St. Lucie, FL MSA	Martin, St. Lucie	-7,410	-8,979	-9,712	-8,956	-6,229	683
Punta Gorda, FL MSA	Charlotte	-62	-1,173	-2,475	-2,659	-1,904	-579
Sarasota-Bradenton-Venice, FL MSA	Manatee, Sarasota	-11,394	-16,597	-19,873	-17,238	-10,255	3,057
Sebastian-Vero Beach, FL MSA	Indian River, Okeechobee	-1,769	-1,923	-2,402	-2,499	-1,303	10

Region	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
South Nonmetropolitan Area (minus Monroe)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,417	-4,566	-5,396	-5,913	-2,835	-1,469
Tallahassee, FL MSA (minus Gadsden, Jefferson & Wakulla)	Leon	-6,053	-7,018	-5,982	-2,315	540	2,293
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-64,236	-81,384	-90,984	-83,379	-60,011	3,994
The Villages, FL MSA	Sumter	-630	-891	-962	-713	-839	387
West Palm Beach-Boca Raton	Palm Beach	-28,122	-37,675	-43,874	-45,133	-33,296	-7,728
State of Florida Total		-391,382	-518,574	-612,484	-614,003	-487,175	-76,294

Source: Shimberg Center analysis of U.S. Census Bureau, 2022 American Community Survey. Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units.

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:	Res No. 2024-026R

Date:	06/21/2024
Order Number:	10308442
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	63.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/02/2024 - 08/02/2024	Govt Public Notices
LEE dailycommercial.com	1	08/02/2024 - 08/02/2024	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	\$101.54
Tax Amount	\$0.00
Service Fee 3.99%	\$4.05
Cash/Check/ACH Discount	-\$4.05
Payment Amount by Cash/Check/ACH	\$101.54
Payment Amount by Credit Card	\$105.59

Order Confirmation Amount	\$101.54
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Ad Preview

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Resolution at their regularly scheduled meeting to be held Tuesday, August 13, 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.

RESOLUTION NO. 2024-026R
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PURSUANT TO SECTION 196.1978(3)(a), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION"; PROVIDING FOR CONFLICT, SEVERABILITY, 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 Resolution 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

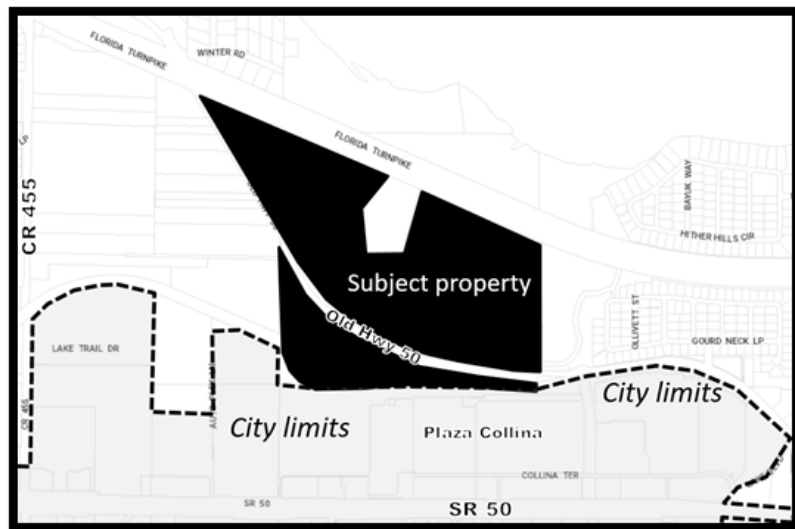
Daily Commercial
August 2, 2024
#10308442 8/2/2024

AGENDA ITEM

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Ordinance No. 2024-031 <i>Intro for Transmittal</i> <i>Old Highway 50 LSCPA</i>	
Requested Action	
Recommend Transmittal of Ordinance No. 2024-031	
Staff Report	

The applicant, Daly Design Group, is requesting an amendment to the Future Land Use Map as part of the annexation process into the City of Clermont. This will go along with a rezoning request for the R-3 zoning designation. The property, 123 +/- acres, is located entirely within the Clermont Utility Service Area and is adjacent to the City limits. The project is located within the City's Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA). The City can provide adequate public facilities and services, with water and wastewater service being available at the end of the fourth quarter of 2025.

The applicant previously proposed several different development layouts with increased intensities and densities which did not meet the City's requirements or the requirements within the JPA with Lake County. These proposals did not receive approval from Lake County or the City. The applicant has revised the development plan and has submitted for annexation, a large scale comprehensive plan amendment and a rezoning for the property that is located south of the Florida Turnpike and is bisected by Old Highway 50, just north of Plaza Collina.



The applicant is requesting the City to designate the property for a future land use of Clermont Low Density Residential, which permits up to 3 dwelling units per acre (3 du/ac). The property is currently designated as Urban Low Density within Lake County, which permits up to 4 dwelling units per acre (4 du/ac). This amendment would be an overall reduction in density.

The property has historically been used for agricultural purposes. The applicant has provided a conceptual site layout showing the lots would conform to the R-3 Residential/Professional District. The lots will be a minimum of 75 feet wide and 100 feet deep, with a minimum square footage of 7,500 square feet per lot. Since the property

consists of approximately 53 acres of wetlands and 70 acres of uplands, the total number of lots will be 130 single-family lots, with a density of 1.85 dwelling units per acre within the upland portion. The applicant is not requesting any variance requests as part of the proposed development.

Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other state agencies will review and provide comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in November 2024.

The development proposal for this parcel does not conflict with the Low Density Residential future land use within the City's Comprehensive Plan. The application is consistent with Objective 1.1, Policy 1.6.1, 1.12.3, and 1.16.2 of the City of Clermont Comprehensive Plan. The property is within the City's service area, and the City is able to provide services. Staff supports the applicant's request for a change from Lake County Urban Low Density to City of Clermont Low Density Residential and recommends transmittal of Ordinance 2024-031. *The Planning and Zoning Commission recommended approval 5-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-031 - Old Hwy 50 CPA (07.23.2024)	2024-031 - Old Hwy 50 CPA (07.23.2024).pdf
2.	Old Hwy 50 Map	Old Hwy 50 Map.pdf
3.	2024-031 Before	2024-031 Before.pdf
4.	2024-031 after	2024-031 after.pdf
5.	Old Hwy 50 Clermont Rezoning Plan rev 07 29 24	Old Hwy 50 Clermont Rezoning Plan rev 07 29 24.pdf
6.	Condensed Justification Report	Condensed Justification Report.pdf
7.	Application	Application.pdf
8.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1:

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 89°27'45" WEST ALONG SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 2689.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°37'34" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE 525.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°37'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 986.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY

OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 30°57'07" EAST FOR A DISTANCE OF 505.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 46°20'03" EAST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61°42'58" EAST FOR A DISTANCE OF 533.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 70°24'00" EAST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 79°05'03" EAST FOR A DISTANCE OF 695.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1432.39 FEET, WITH A CHORD BEARING OF SOUTH 82°26'58" EAST, AND A CHORD DISTANCE OF 168.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'50" FOR A DISTANCE OF 168.26 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 85°48'52" EAST FOR A DISTANCE OF 333.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 93.74 FEET; THENCE DEPARTING OF SAID EAST LINE RUN SOUTH 78°45'21" WEST FOR A DISTANCE OF 16.58 FEET; THENCE RUN NORTH 89°27'41" WEST FOR A DISTANCE OF 347.93 FEET; THENCE RUN NORTH 81°23'27" WEST FOR A DISTANCE OF 284.88 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 800.93 FEET; THENCE RUN SOUTH 84°40'34" WEST FOR A DISTANCE OF 391.68 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 485.78 FEET; THENCE RUN NORTH 72°52'24" WEST FOR A DISTANCE OF 97.00 FEET; THENCE RUN NORTH 54°21'37" WEST FOR A DISTANCE OF 109.53 FEET; THENCE RUN NORTH 35°52'17" WEST FOR A DISTANCE OF 174.17 FEET; THENCE RUN NORTH 12°34'19" WEST FOR A DISTANCE OF 250.75 FEET; THENCE RUN NORTH 67°01'23" WEST FOR A DISTANCE OF 26.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.684 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 01°51'26" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE 177.19 FEET TO A POINT ON THE NORTHERLY



CITY OF CLERMONT
ORDINANCE NO. 2024-031

RIGHT OF WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 85°48'52" WEST FOR A DISTANCE OF 215.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1909.86 FEET, WITH A CHORD BEARING OF NORTH 82°26'57" WEST, AND A CHORD DISTANCE OF 224.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'49" FOR A DISTANCE OF 224.34 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 79°05'03" WEST FOR A DISTANCE OF 725.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 70°24'00" WEST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61°42'58" WEST FOR A DISTANCE OF 541.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 46°20'02" WEST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30°57'07" WEST FOR A DISTANCE OF 2229.26 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 91 (FLORIDA TURNPIKE), ACCORDING TO FLORIDA DEPARTMENT RIGHT OF WAY MAP F.P. NO. 435784-1/435785-1; THENCE RUN ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 66°36'38" EAST FOR A DISTANCE OF 951.88 FEET; THENCE RUN SOUTH 00°53'19" WEST FOR A DISTANCE OF 15.75 FEET; THENCE RUN SOUTH 00°37'34" WEST FOR A DISTANCE OF 5.91 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1072.51 FEET; THENCE RUN NORTH 23°23'22" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 105.21 FEET; THENCE RUN SOUTH 39°52'17" WEST FOR A DISTANCE OF 411.95 FEET; THENCE RUN SOUTH 04°09'25" EAST FOR A DISTANCE OF 491.24 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 389.94 FEET; THENCE RUN NORTH 14°51'30" EAST FOR A DISTANCE OF 683.34 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1364.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5879.58 FEET, WITH A CHORD BEARING OF SOUTH 66°46'48" EAST, AND A CHORD DISTANCE OF 34.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'20" FOR A DISTANCE OF 34.77 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1338.14 FEET TO THE POINT OF BEGINNING.

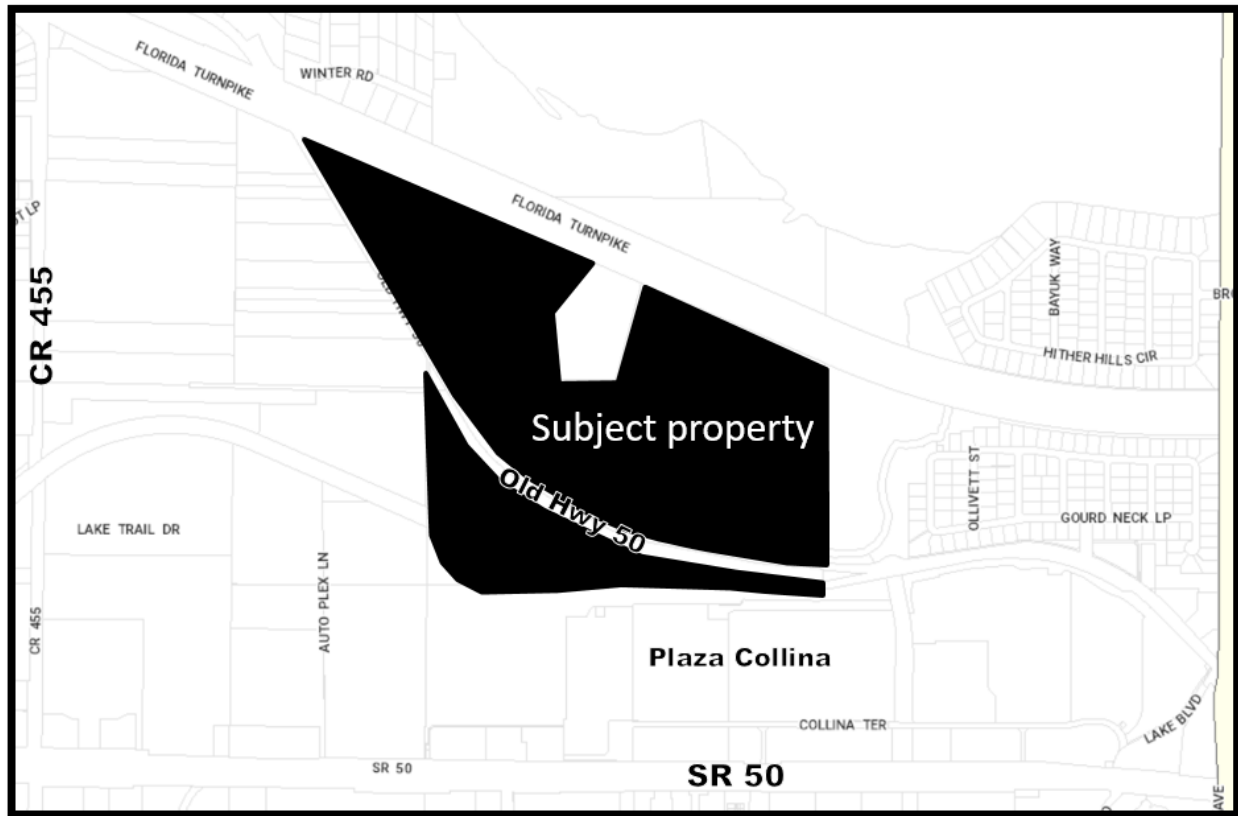
CONTAINING: 97.879 ACRES, MORE OR LESS.

CITY OF CLERMONT
ORDINANCE NO. 2024-031

FOR A TOTAL OF: 123.563 TOTAL ACRES, MORE OR LESS.

LOCATION

Old Highway 50
South of the Florida Turnpike and North of the Lake County Bike Trail
Alternate Keys 1037387 2514809 1109051 3037243 3832862 3884751



CHANGE IN FUTURE LAND USE CLASSIFICATION:

FROM: Lake County Urban Low
TO: City of Clermont Low Density Residential

SECTION 2: 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. 2024-031

SECTION 3: 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 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2024-031

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 12th day of November 2024.

CITY OF CLERMONT

Tim Murry, Mayor

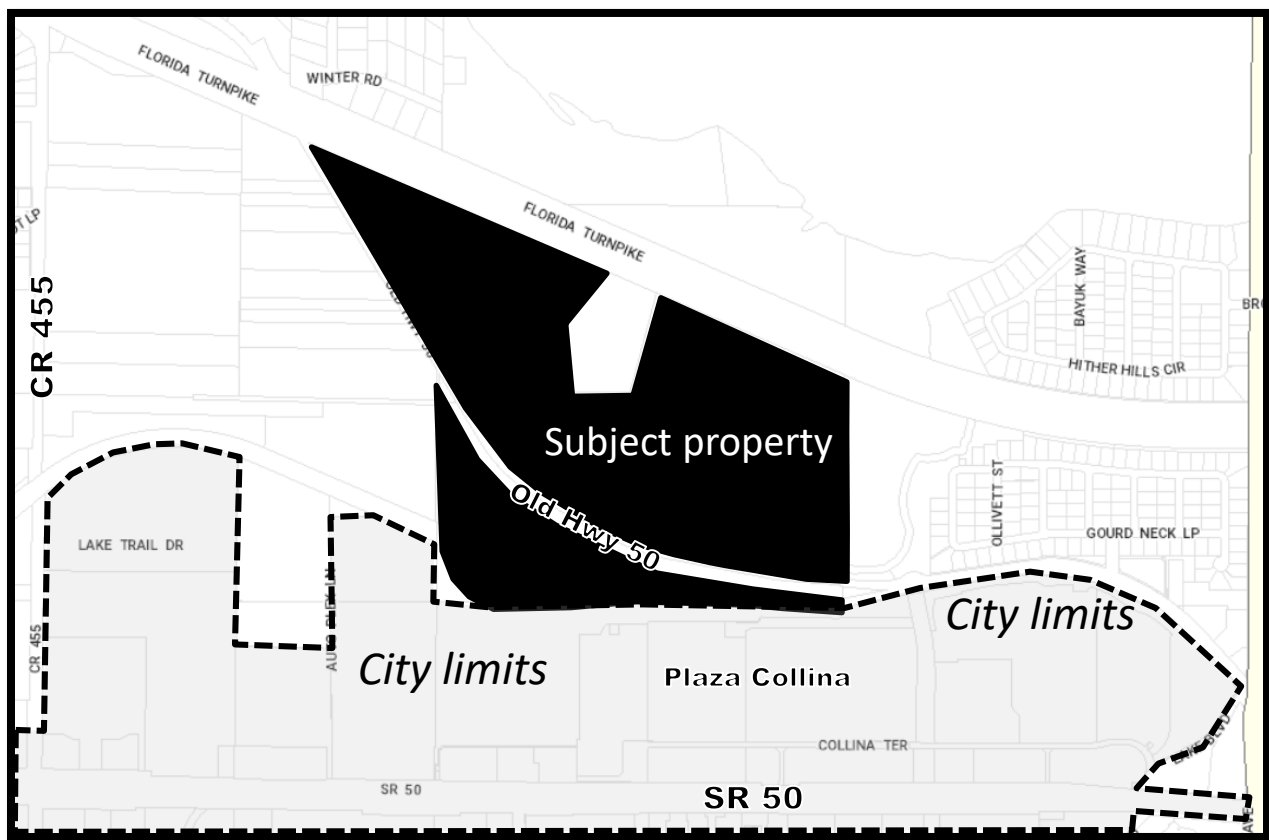
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

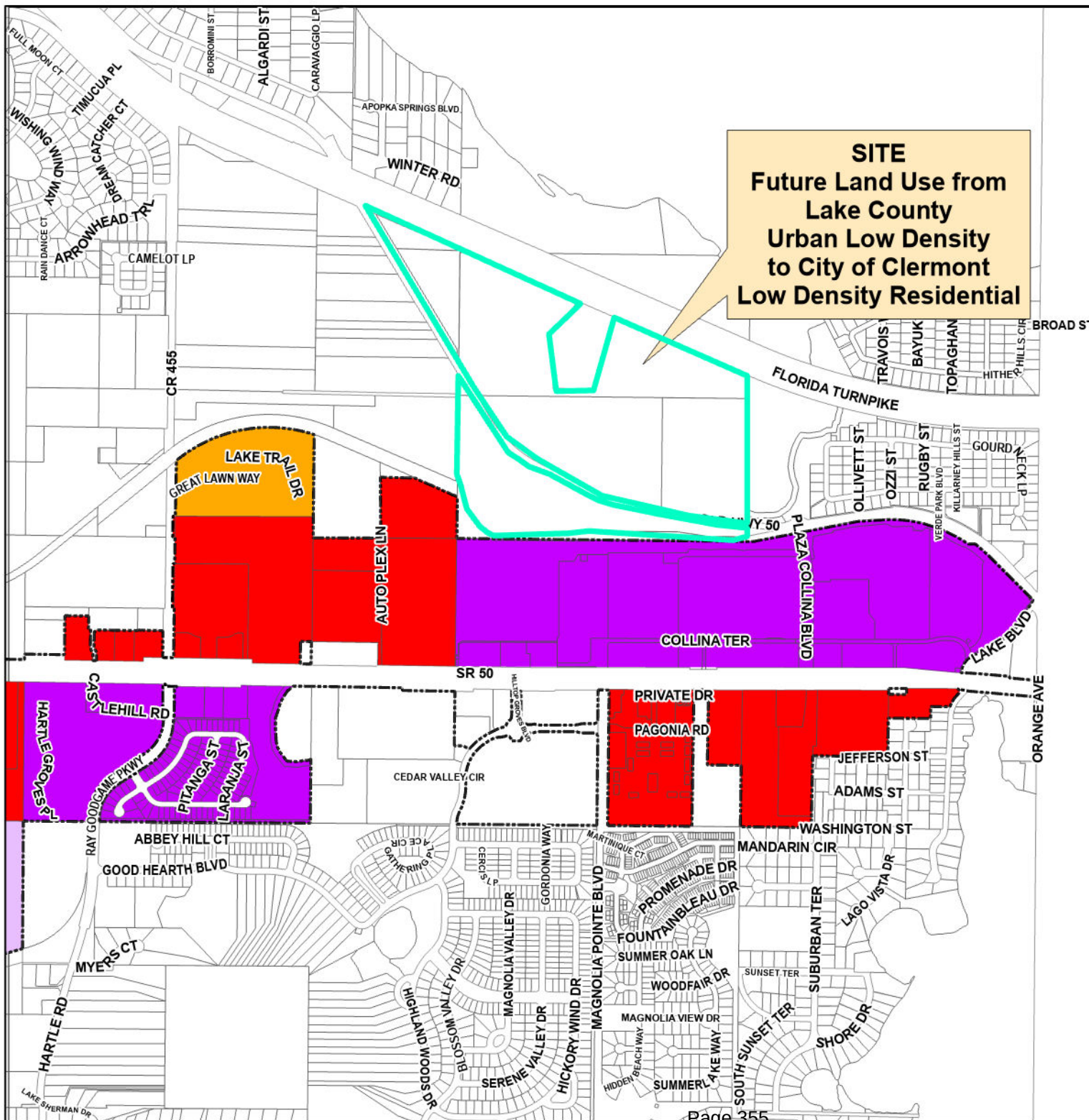
Daniel F. Mantzaris, City Attorney

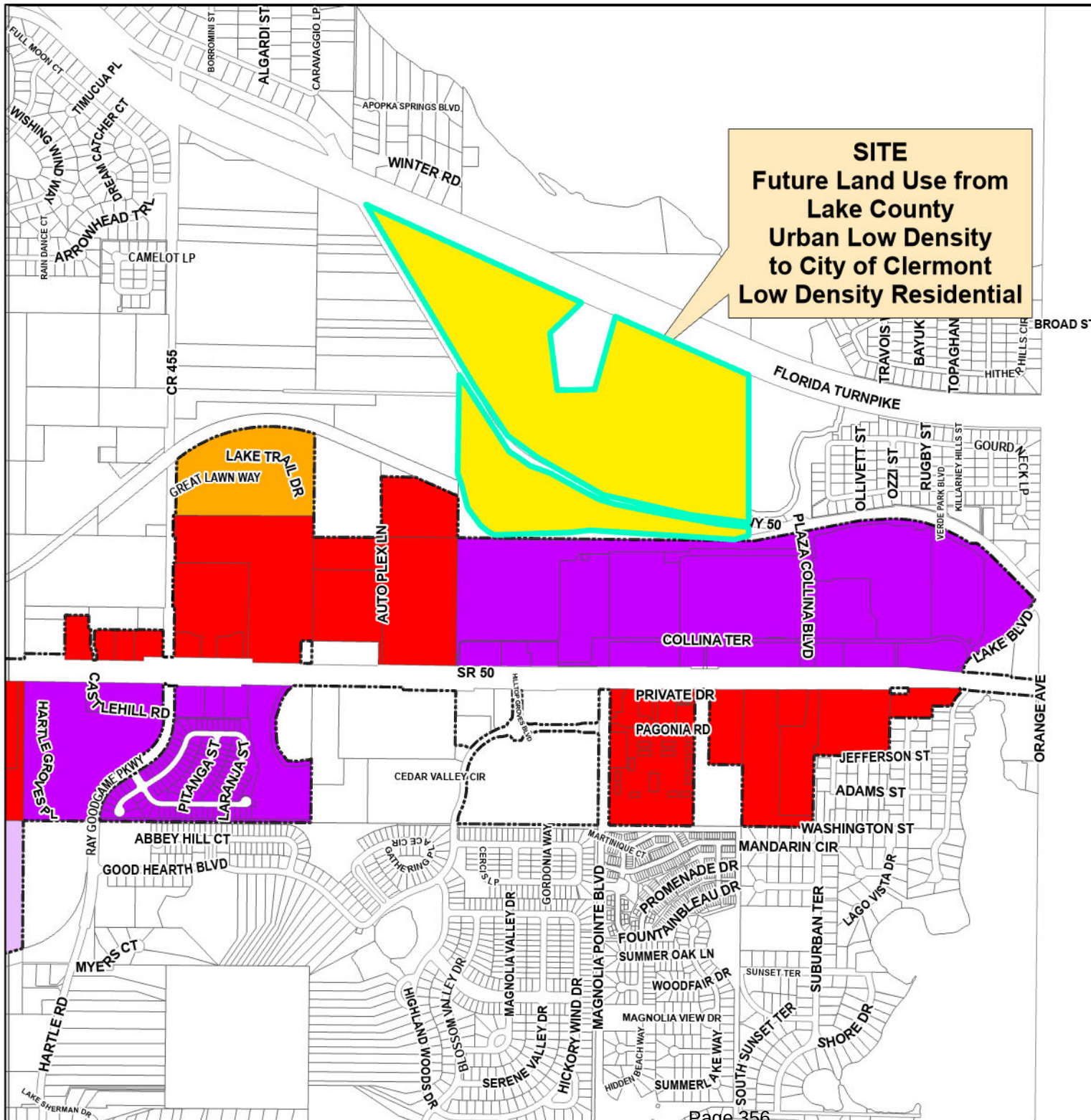
Exhibit - Location Map – Old Hwy 50 Property



Legend

-  City Limits
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential/Office
-  Office
-  Downtown MU
-  Commercial
-  Conservation
-  Industrial
-  Master Planned Development
-  Parks
-  Public Fac/Institutional





LEGAL DESCRIPTIONS

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 89°27'45" WEST ALONG SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 2689.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°37'34" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE 525.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°37'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 986.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 30°57'07" EAST FOR A DISTANCE OF 505.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 46°20'03" EAST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61°42'58" EAST FOR A DISTANCE OF 533.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 70°24'00" EAST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 79°05'03" EAST FOR A DISTANCE OF 695.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1432.39 FEET, WITH A CHORD BEARING OF SOUTH 82°26'58" EAST, AND A CHORD DISTANCE OF 168.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'50" FOR A DISTANCE OF 168.26 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 85°48'52" EAST FOR A DISTANCE OF 333.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 93.74 FEET; THENCE DEPARTING OF SAID EAST LINE RUN SOUTH 78°45'21" WEST FOR A DISTANCE OF 16.58 FEET; THENCE RUN NORTH 89°27'41" WEST FOR A DISTANCE OF 347.93 FEET; THENCE RUN NORTH 81°23'27" WEST FOR A DISTANCE OF 284.88 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 800.93 FEET; THENCE RUN SOUTH 84°40'34" WEST FOR A DISTANCE OF 391.68 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 485.78 FEET; THENCE RUN NORTH 72°52'24" WEST FOR A DISTANCE OF 97.00 FEET; THENCE RUN NORTH 54°21'37" WEST FOR A DISTANCE OF 109.53 FEET; THENCE RUN NORTH 35°52'17" WEST FOR A DISTANCE OF 174.17 FEET; THENCE RUN NORTH 12°34'19" WEST FOR A DISTANCE OF 250.75 FEET; THENCE RUN NORTH 67°01'23" WEST FOR A DISTANCE OF 26.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.684 ACRES, MORE OR LESS

TOGETHER WITH:

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CONTAINING: 97.879 ACRES, MORE OR LESS

CONTAINING: 123.563 TOTAL ACRES, MORE OR LESS

Old Hwy 50 Property

ALT KEY#

3832862/2514809/1037387/3037243/1109051

Rezoning / Land Use Plan

Clermont, Florida

May 2024

Prepared For:

Pinecastle Investments Inc.

5300 S Orange Ave

Orlando FL. 32809

Revisions

General Notes:

1. Site Access shall be via Old Hwy 50. The internal roads may be public and shall be owned and maintained by the City of Clermont. If the community is gated then all internal roads shall be privately owned and maintained by the HOA.

2. The project will be designed with stormwater management ponds that will accommodate the entire property. The pond will be designed in accordance with the City of Clermont and SJRWMD standards.

3. Based upon FIRM Map #12069C0595E a portion of the wetlands are within a flood Zone.

4. Utility infrastructure shall be public and dedicated to the City of Clermont.

5. Water service will be provided by the City of Clermont.

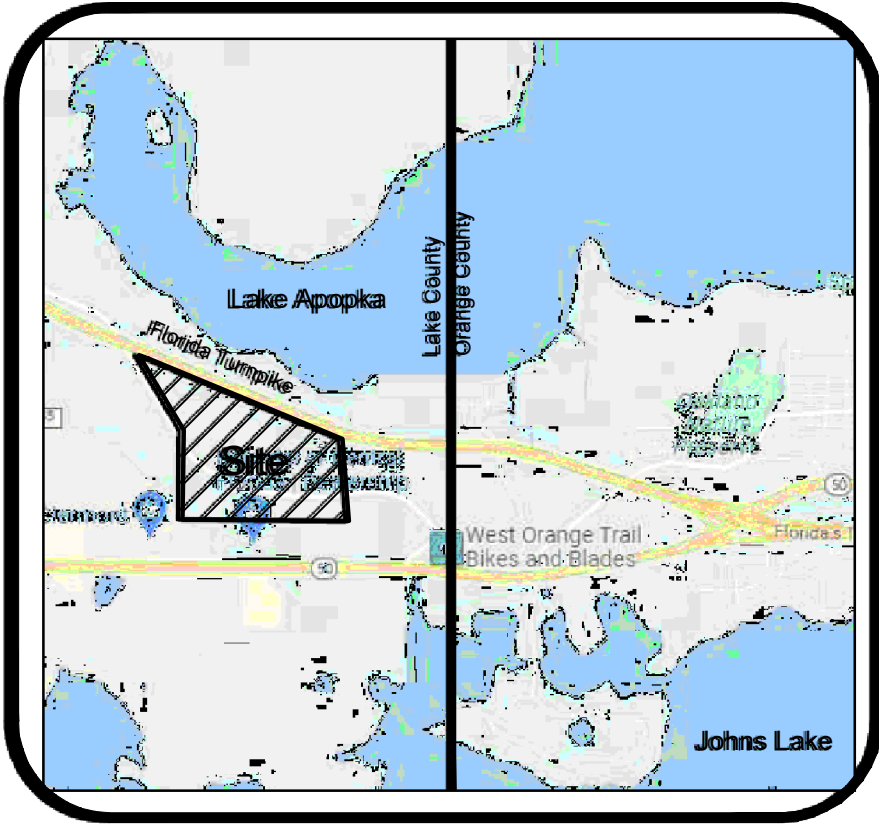
6. Wastewater Service shall be provided by the City of Clermont.

8. Fire Protection shall be provided by Clermont Fire and Rescue.

9. Police Protection shall be provided by Clermont Police Department.

10. Project may be constructed in multiple phases. Determination for phasing shall be established at Preliminary Subdivision Plan development.

11. Pedestrian and bicycle cross access may be provided to the West Orange Bicycle trail. Any connection shall be permitted with the Trail Authorities.



Location Map

Site Data		
Total Land area	123.56	ac
Potential Conservation	53.06	ac
Net Developable Land Area	70.5	ac
Existing FLU (Lake County)	Urban Low Density	
Proposed FLU (Clermont)	Low Density Residential	
Existing Zoning ((Lake County)	R-3 and A	
Proposed Zoning (Clermont)	R-3	
Overall Residential		
Total Units	130	du
Overall Density	1.84	du/ac
Minimum Lot Size	75'x100'	7,500 sf
Development Criteria Village		
Minimum Living Area	1,000	sf
Maximum Building Ht	45'	
Water and Sanitary Sewer	Yes	
Maximum Impervious	55%	
Setbacks		
Front	25'	
Rear	25'	
Side	7.5'	
Accessory Building	7.5'	
Boundary Setbacks		
North	15'	
South	15'	
East	15'	
West	15'	
Infrastructure		
Wastewater (City of Clermont)	23,660	gpd
Potable Water (City of Clermont)	74,360	gpd

3832862	09-22-26-1000-031-00004
2514809	09-22-26-1000-33A-00000
1037387	24-22-26-0003-000-00800
3037243	24-22-26-0003-000-00901
3884751	24-22-26-0003-000-01700
1109051	23-22-26-0001-000-00100

Team Members

daly design group inc.

Urban Planning • Landscape Architecture • Project Management

913 N Pennsylvania Ave, Winter Park, FL 32789

Phone 407.740.7373 • www.dalydesign.com

Owner

Pinecastle Investment Properties LLC
5300 S Orange Ave
Orlando, FL 32809
Contact: Mr Robert Harrell

Environmental Consultant

Bio Tech Environmental and Permitting Services
3025 East South Street
Orlando, FL 32803
Contact: Mr Steve Butler

Applicant / Planner

Daly Design Group
913 N Pennsylvania Ave
Winter Park, Florida 32789
Contact: Tom Daly

Surveyor

Allen and Company
16 E. Plant Street
Winter Garden, FL. 34787
Contact: Mr Jim Rickman

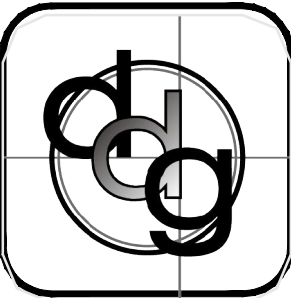
Sheet Index

CVR - Cover

1 of 2 - Villiage A Concept Plan

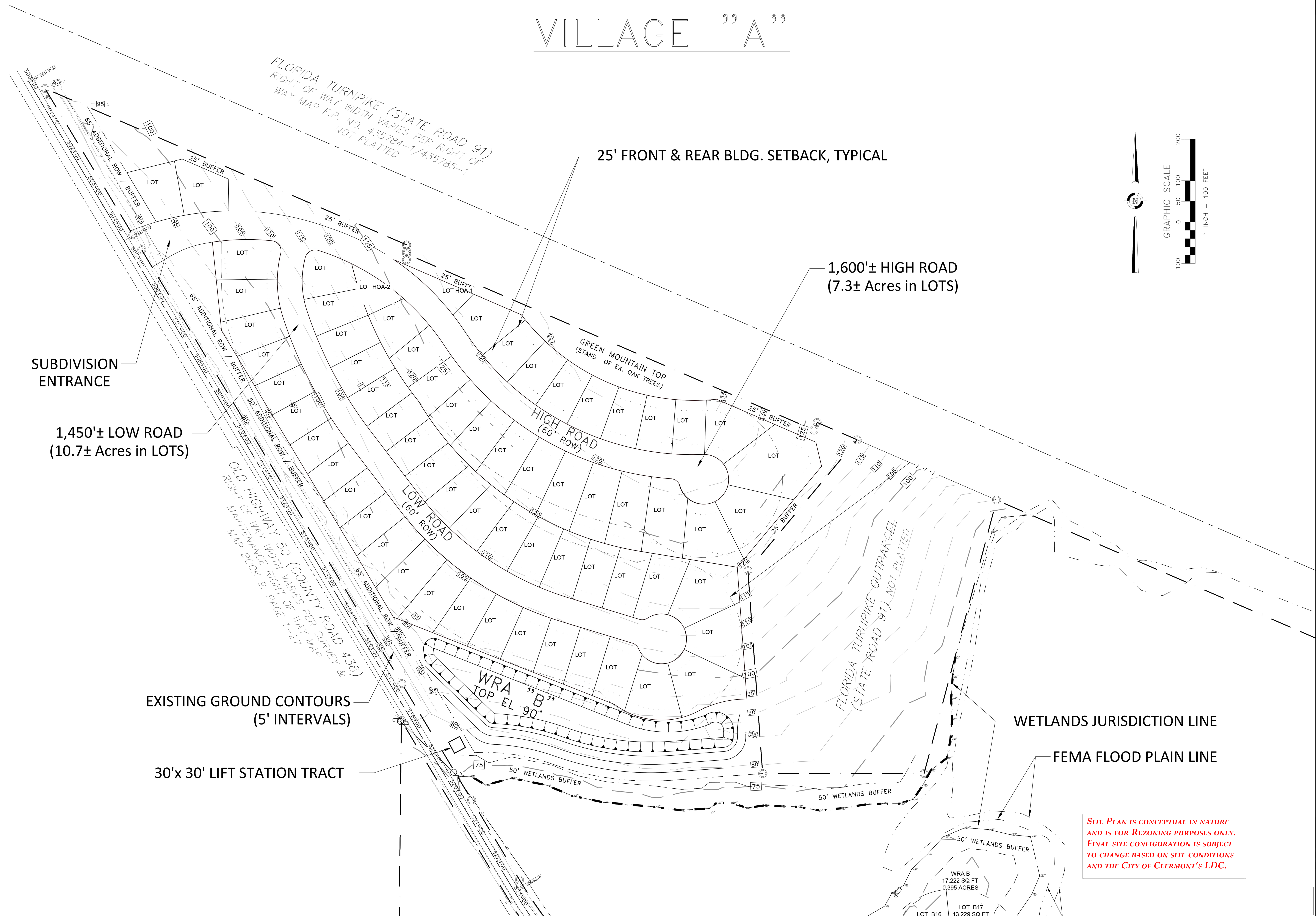
2 of 2 - Villiage B and C Concept Plan

Survey



21235a

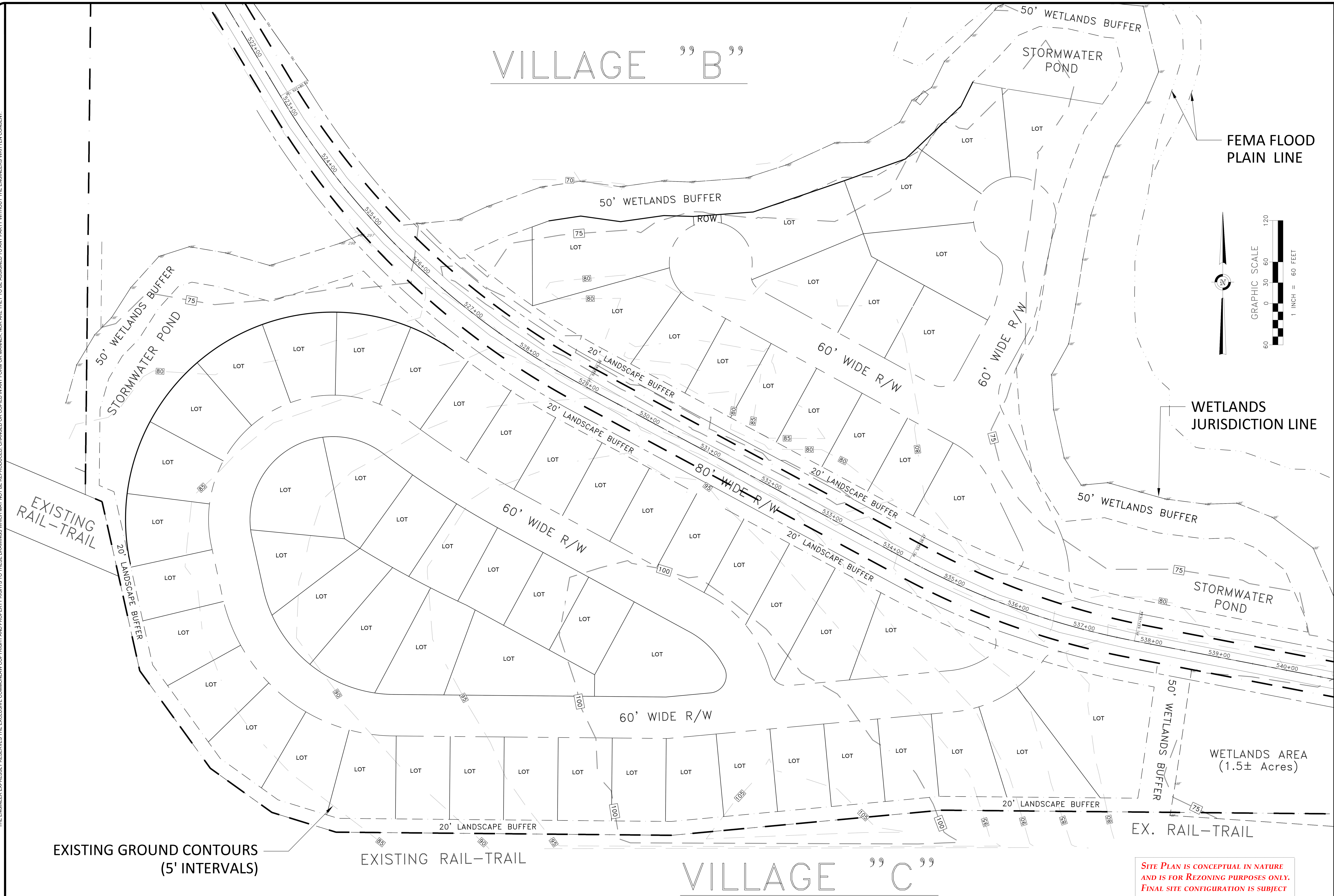
VILLAGE ” A ”



**SITE PLAN IS CONCEPTUAL IN NATURE
AND IS FOR REZONING PURPOSES ONLY
FINAL SITE CONFIGURATION IS SUBJECT
TO CHANGE BASED ON SITE CONDITIONS
AND THE CITY OF CLERMONT'S LDC.**

		15 EAST PLANT STREET WATER GARDEN, FLORIDA 34187 (407) 654-5365	
VILLAGE "A" CONCEPTUAL PLAN #1		McCOY & ASSOCIATES ENGINEERS & LAND PLANNERS 106 S. PALM AVE. HOWEY-IN-THE-HILLS, FL. 34737 (352) 324-1136 RMcCoyPE@att.net CA#: 83774	
JOB NO. 22-021 DATE Feb. 2024		DES. BY: RMc DWN. BY: CHK'D BY: APP'D BY:	
SHEET 1 OF 2		REVISIONS	

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.



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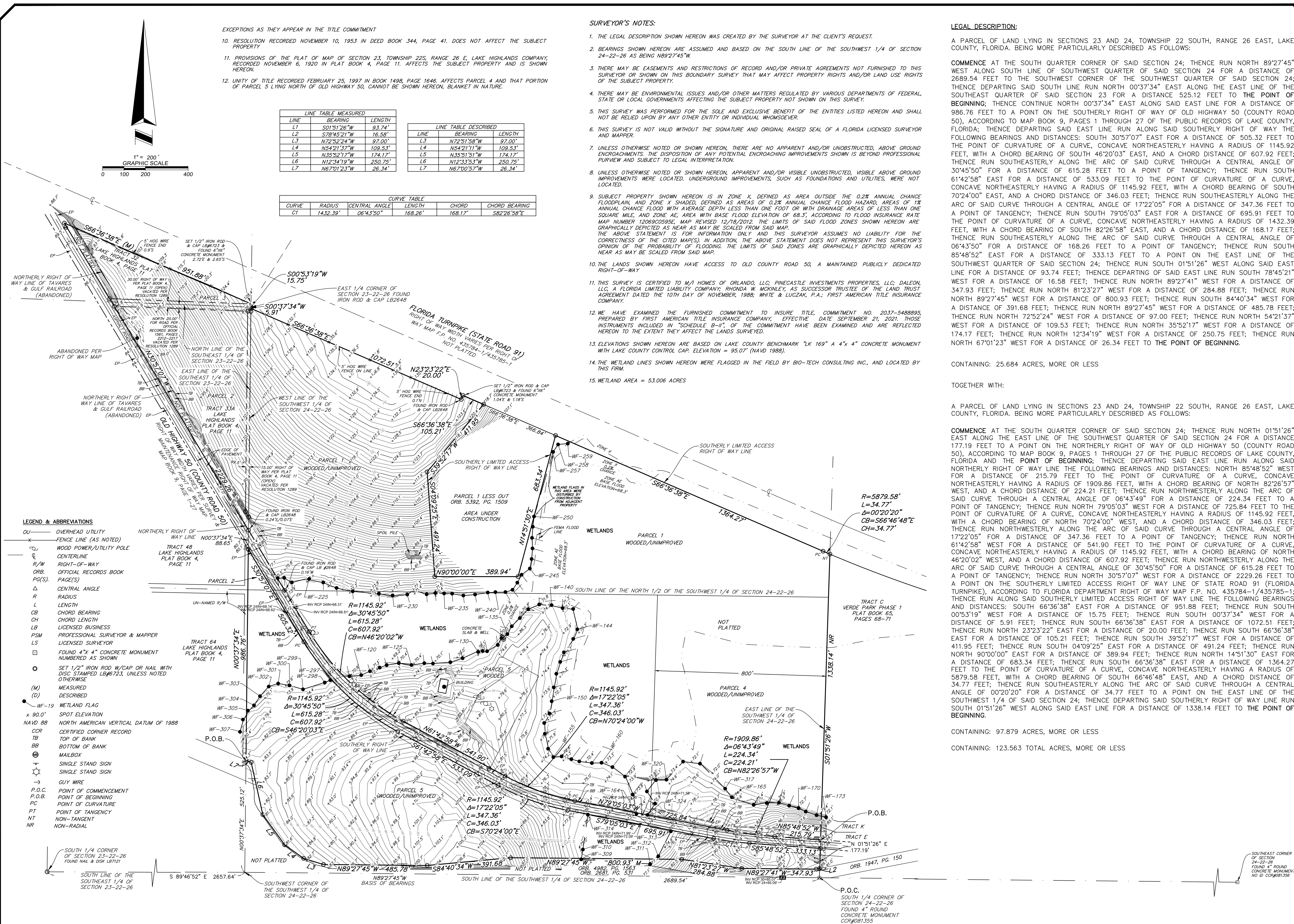
REVISIONS	
NO.	DATE

ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
165 PALM AVE. HOWEY-IN-THE-HILLS, FL. 34737
(888) 324-1156
CA# 8374

VILLAGE B&C CONCEPTUAL PLAN #2
GREEN MOUNTAIN PUD

JOB NO. 22-021
DATE Feb. 2024
DES. BY: RMc
DWN. BY:
CHK'D BY:
APP'D BY:
SHEET 2 OF 2



SURVEYOR'S NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON WAS CREATED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24--22-26 AS BEING N89°27'45"W.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS, THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSERVED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE X SHADED, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND ZONE AE, AREA WITH BASE FLOOD ELEVATION OF 68.3', ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 120600595E, MAP REVISED 12/19/2012. THE LIMITS OF SAID FLOOD ZONES SHOWN HEREON ARE GRAPHICALLY DEPICTED AS NEAR AS MAY BE SCALED FROM SAID MAP. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OR THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
- THE LANDS SHOWN HEREON HAVE ACCESS TO OLD COUNTY ROAD 50, A MAINTAINED PUBLICLY DEDICATED RIGHT-OF-WAY.
- THIS SURVEY IS CERTIFIED TO M/A HOMES OF ORLANDO, LLC; PINECASTLE INVESTMENTS PROPERTIES, LLC; DALEON, LLC, A FLORIDA LIMITED LIABILITY COMPANY; RHONDA W. MCKINLEY, AS SUCCESSOR TRUSTEE OF THE LAND TRUST AGREEMENT DATED THE 10TH DAY OF NOVEMBER, 1988; WHITE & LUCZAK, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY.
- WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 2037-5488895, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 21, 2021. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-H", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK "LK 169" A 4" X 4" CONCRETE MONUMENT WITH LAKE COUNTY CONTROL CAP. ELEVATION = 95.07' (NAVD 1988).
- THE WETLAND LINES SHOWN HEREON WERE FLAGGED IN THE FIELD BY BIO-TECH CONSULTING INC., AND LOCATED BY THIS FIRM.
- WETLAND AREA = 53.006 ACRES

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CONTAINING: 97.879 ACRES, MORE OR LESS

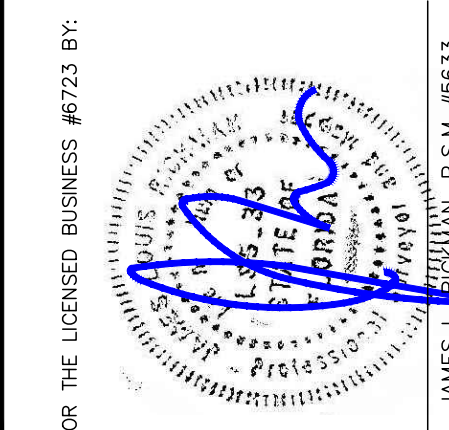
CONTAINING: 123.563 TOTAL ACRES, MORE OR LESS



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 FAX 407 654-5356
admin@allen-company.com

BOUNDARY SURVEY
OF
LAND OF WARREN & DALEON
SECTION 23 & 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR: KROEGER & CO.



DATE	REVISIONS
08/17/24	UPDATED BOUNDARY LINES
08/15/23	REVISED ROAD NAME
07/14/23	ADDRESS COMMENTS
04/1/23	AND ABANDONED R/W
02/17/22	ADD CENT

JOB # 20210608
DATE: 11-19-21
SCALE: 1"=200'
CALC BY: BRH-SEJ
FIELD BY: AB
DRAWN BY: BRH-SEJ
CHECKED BY: SEJ

SHEET 1 OF 1

OLD HWY 50 PROPERTY

COMPREHENSIVE PLAN

AMENDMENT

PREPARED
MAY 2024



Old Hwy 50 Property Comprehensive Plan Amendment

Alt Keys / Property Identification Number:

3832862 / 09-22-26-1000-031-00004
2514809 / 09-22-26-1000-33A-00000
1037387 / 24-22-26-0003-000-00800
3037243 / 24-22-26-0003-000-00901
3884751 / 24-22-26-0003-000-01700
1109051 / 23-22-26-0001-000-00100

Property Owner:

Pinecastle Investment Properties LLC
5300 S Orange Ave
Orlando, FL 32809
Contact: Mr. Robert Harrell

Applicant / Urban Planner:

Daly Design Group
913 N Pennsylvania Ave
Winter Park FL 32789
Contact: Thomas Daly

Traffic Engineer:

Traffic & Mobility Consultants
1507 S. Hiawasse Road, suite 212
Orlando FL 32835
Contact: Mr. Mohammed Abdallah

Environmental Consultant:

Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
Contact: Mr. Steve Butler

Engineer:

McCoy and Associates
106 S Palm Ave,
Howey-in-the-Hills, FL 34737
Contact: Mr. Rick McCoy

Surveyor:

Allen and Company
16 East Plant Street
Winter Garden FL 34787
Contact: Mr. Jim Rickman

Old Hwy 50 Property Comprehensive Plan Amendment

Table Exhibits:

1. Location Map
2. Topography Map
3. Existing Future Land Use Map
4. Existing Zoning Map
5. Proposed FLU Map
6. Proposed Zoning Map

Table of Appendix:

- A. Property Appraisers ID Card / Warranty Deeds
- B. Lake County School Concurrency Application
- C. Clermont Utility Service Agreement Application
- D. Traffic Impact Analysis -prepared by TMC, Inc.

Old Hwy 50 Property Comprehensive Plan Amendment

Legal Description:

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 89°27'45" WEST ALONG SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 2689.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°37'34" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE 525.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°37'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 986.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 30°57'07" EAST FOR A DISTANCE OF 505.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 46°20'03" EAST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61°42'58" EAST FOR A DISTANCE OF 533.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 70°24'00" EAST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 79°05'03" EAST FOR A DISTANCE OF 695.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1432.39 FEET, WITH A CHORD BEARING OF SOUTH 82°26'58" EAST, AND A CHORD DISTANCE OF 168.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'50" FOR A DISTANCE OF 168.26 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 85°48'52" EAST FOR A DISTANCE OF 333.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 93.74 FEET; THENCE DEPARTING OF SAID EAST LINE RUN SOUTH 78°45'21" WEST FOR A DISTANCE OF 16.58 FEET; THENCE RUN NORTH 89°27'41" WEST FOR A DISTANCE OF 347.93 FEET; THENCE RUN NORTH 81°23'27" WEST FOR A DISTANCE OF 284.88 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 800.93 FEET; THENCE RUN SOUTH 84°40'34" WEST FOR A DISTANCE OF 391.68 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 485.78 FEET; THENCE RUN NORTH 72°52'24" WEST FOR A DISTANCE OF 97.00 FEET; THENCE RUN NORTH 54°21'37" WEST FOR A DISTANCE OF 109.53 FEET; THENCE RUN NORTH 35°52'17" WEST FOR A DISTANCE OF 174.17 FEET; THENCE RUN NORTH 12°34'19" WEST FOR A DISTANCE OF 250.75 FEET; THENCE RUN NORTH 67°01'23" WEST FOR A DISTANCE OF 26.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.684 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

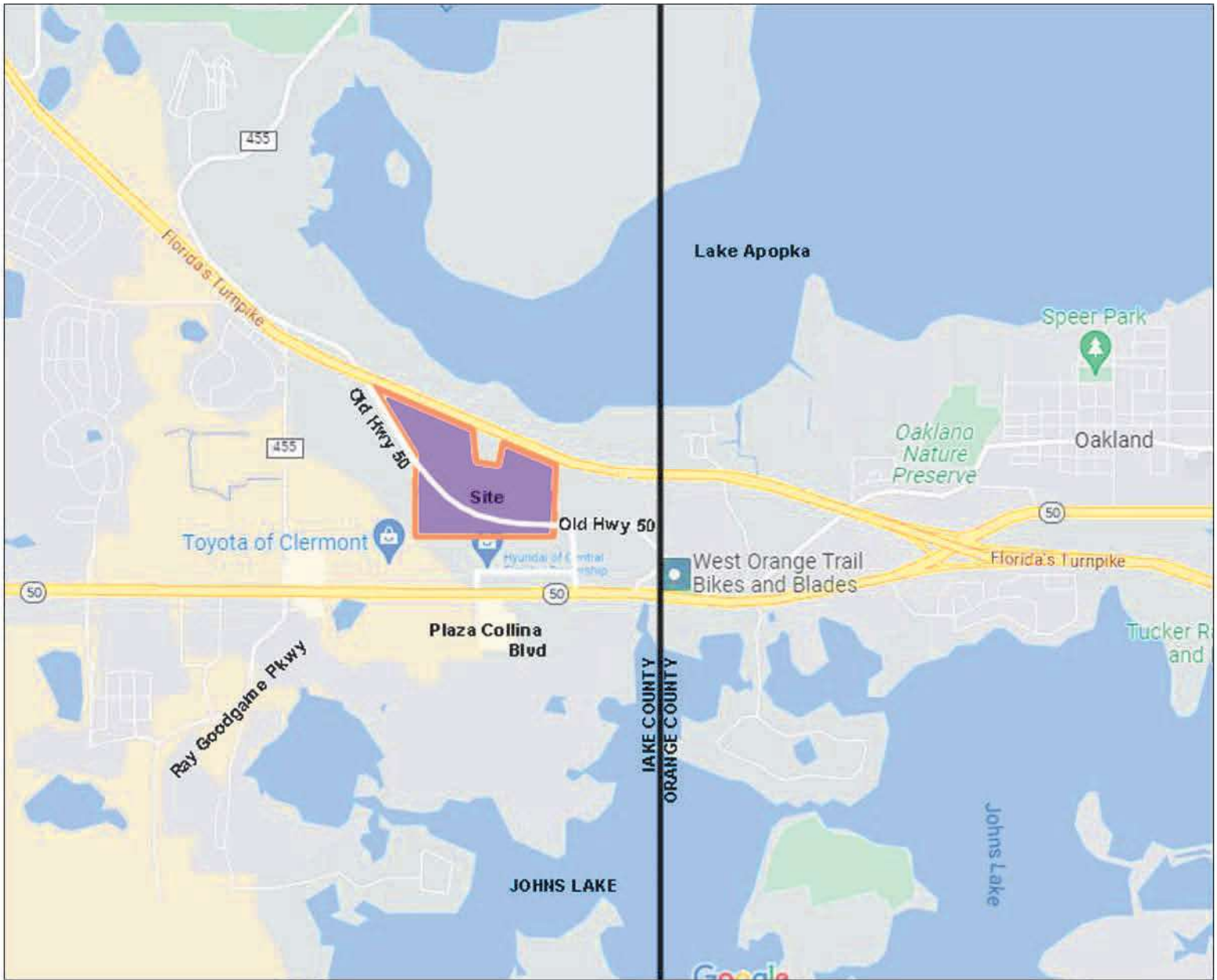
COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 01°51'26" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE 177.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF

Old Hwy 50 Property Comprehensive Plan Amendment

WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 85°48'52" WEST FOR A DISTANCE OF 215.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1909.86 FEET, WITH A CHORD BEARING OF NORTH 82°26'57" WEST, AND A CHORD DISTANCE OF 224.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'49" FOR A DISTANCE OF 224.34 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 79°05'03" WEST FOR A DISTANCE OF 725.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 70°24'00" WEST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61°42'58" WEST FOR A DISTANCE OF 541.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 46°20'02" WEST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30°57'07" WEST FOR A DISTANCE OF 2229.26 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 91 (FLORIDA TURNPIKE), ACCORDING TO FLORIDA DEPARTMENT RIGHT OF WAY MAP F.P. NO. 435784-1/435785-1; THENCE RUN ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 66°36'38" EAST FOR A DISTANCE OF 951.88 FEET; THENCE RUN SOUTH 00°53'19" WEST FOR A DISTANCE OF 15.75 FEET; THENCE RUN SOUTH 00°37'34" WEST FOR A DISTANCE OF 5.91 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1072.51 FEET; THENCE RUN NORTH 23°23'22" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 105.21 FEET; THENCE RUN SOUTH 39°52'17" WEST FOR A DISTANCE OF 411.95 FEET; THENCE RUN SOUTH 04°09'25" EAST FOR A DISTANCE OF 491.24 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 389.94 FEET; THENCE RUN NORTH 14°51'30" EAST FOR A DISTANCE OF 683.34 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1364.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5879.58 FEET, WITH A CHORD BEARING OF SOUTH 66°46'48" EAST, AND A CHORD DISTANCE OF 34.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'20" FOR A DISTANCE OF 34.77 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1338.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 97.879 ACRES, MORE OR LESS

CONTAINING: 123.563 TOTAL ACRES, MORE OR LESS



Old Hwy 50 Property Clermont, Florida

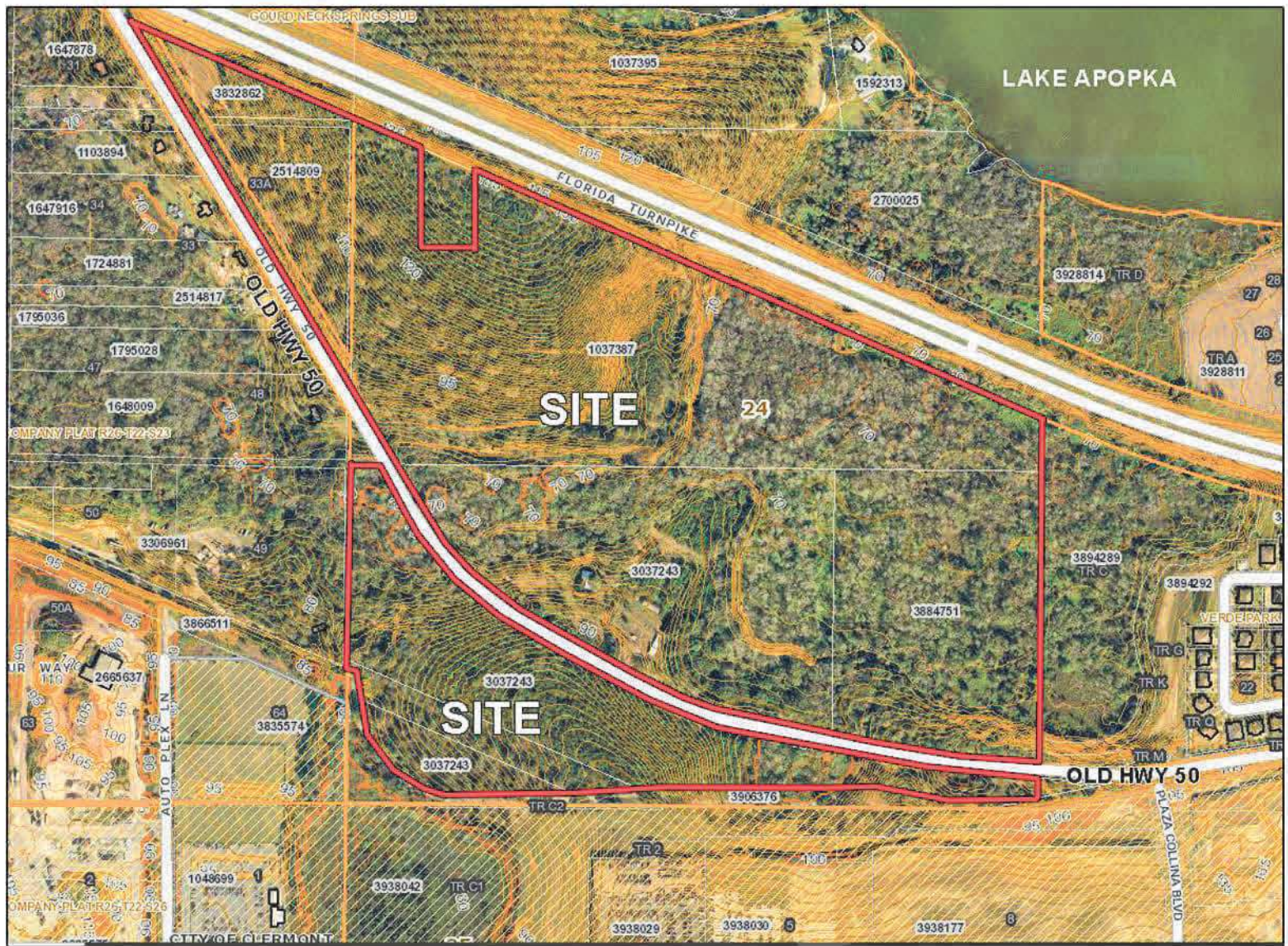
Exhibit 1 Location Map



daly design group

Urban Planning • Landscape Architecture • Project Management
 913 N Pennsylvania Ave, Winter Park, Florida 32789
 Phone 407.740.7373 • www.dalydesign.com
 Job No.: 21235 Scale: nts Date: 05.08.2024





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913 N Pennsylvania Ave, Winter Park, Florida 32789

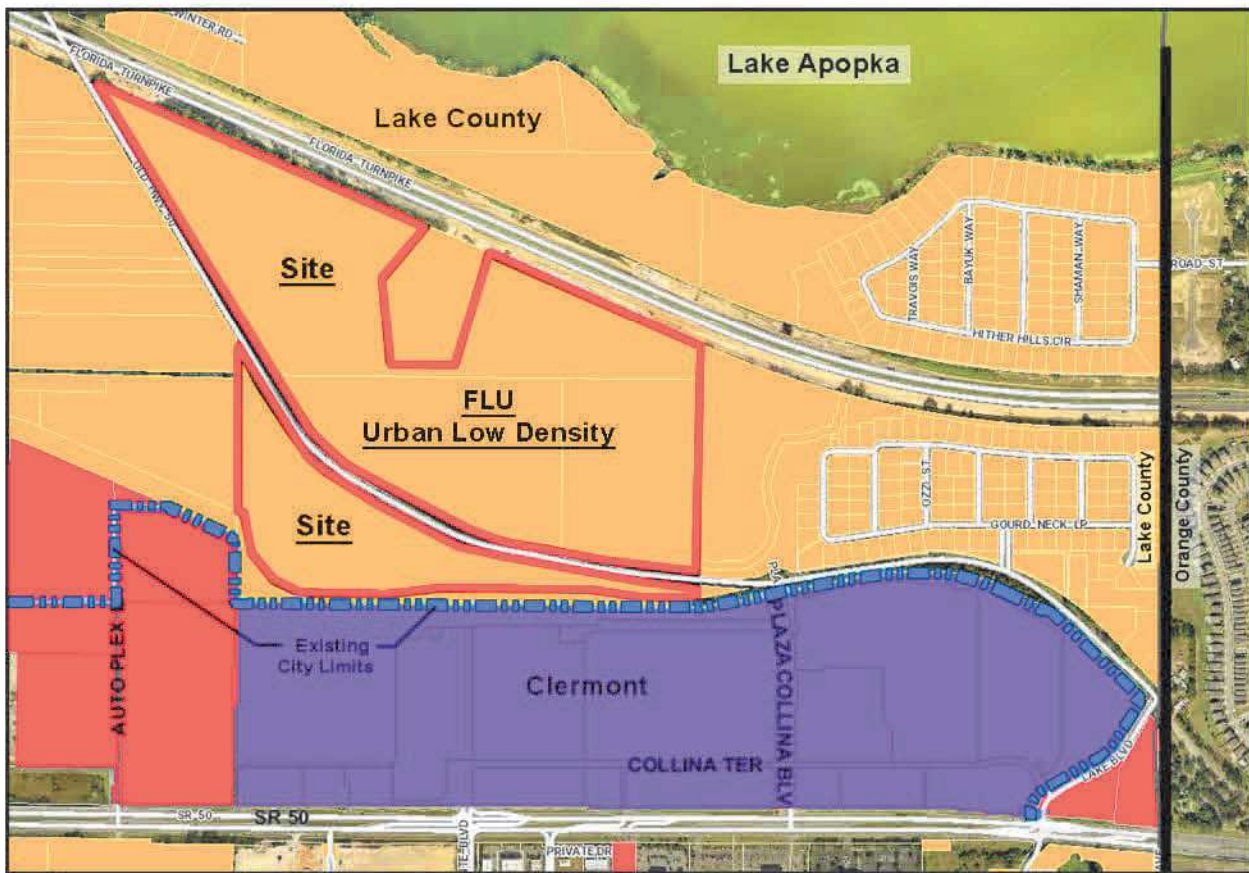
Phone 407.740.7373 • www.dalydesign.com

Job No.: 21235 Scale: nts Date: 05.08.2024

Old Hwy 50 Property Clermont, Florida

Exhibit 2 Topography Map





Lake County FLU Legend



Clermont FLU Legend



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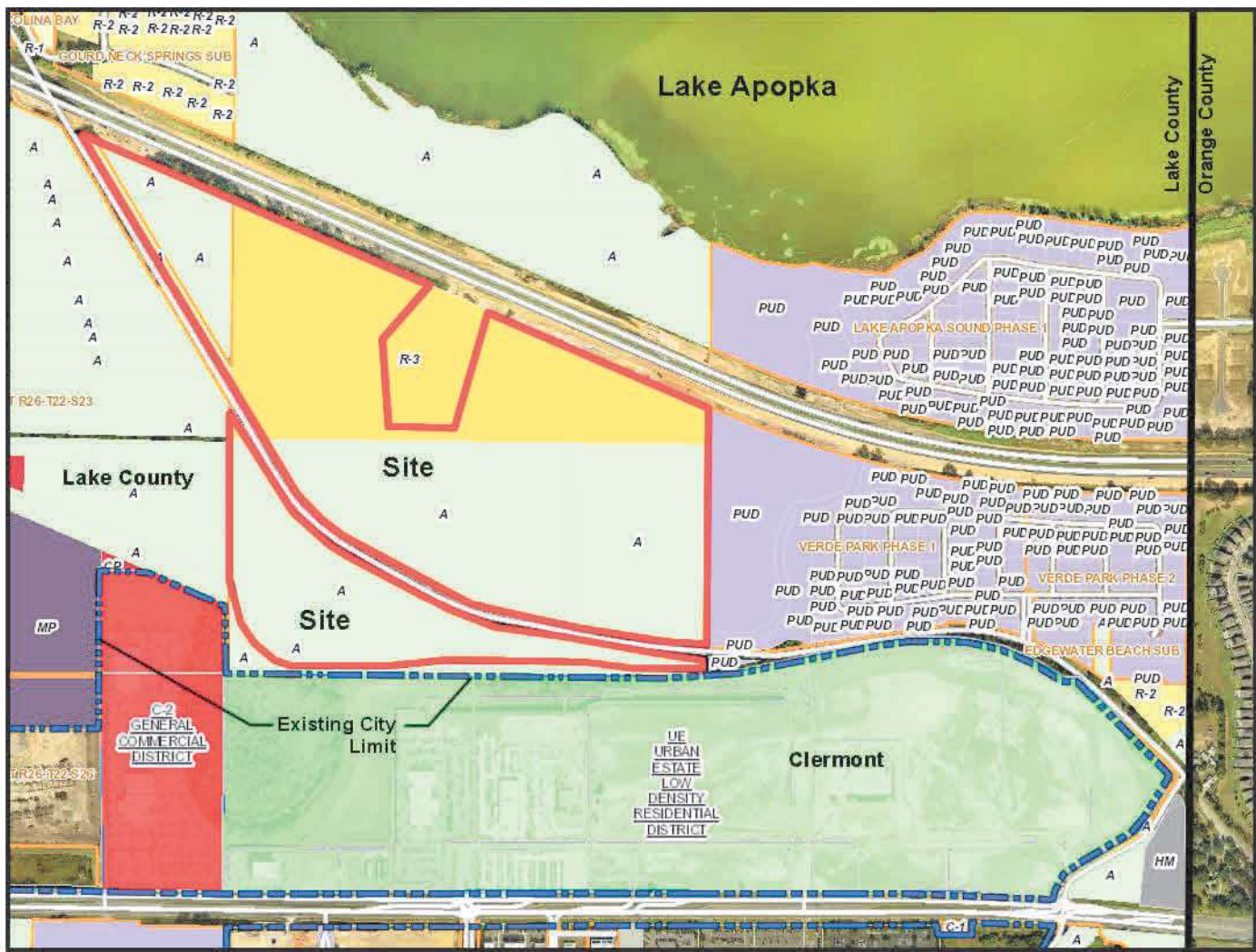
Phone 407.740.7373 • www.dalydesign.com

Job No.: 21235 Scale: nts Date: 05.08.2024

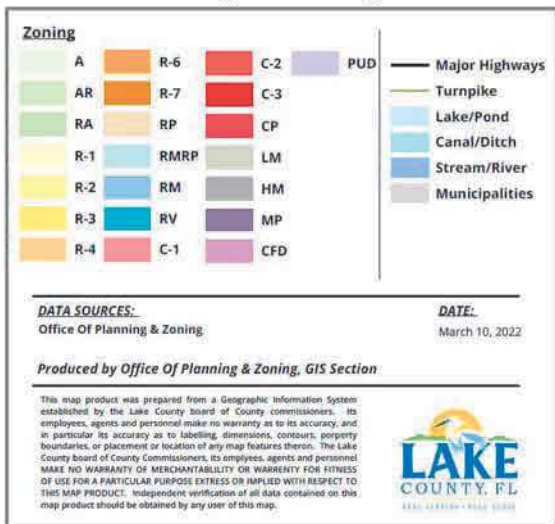
**Old Hwy 50 Property
 Clermont, Florida**

**Exhibit 3
 Existing FLU Map**

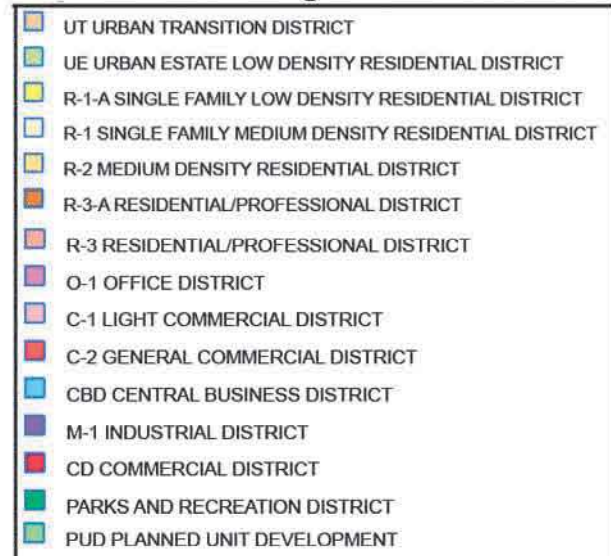




Lake County Zoning



Clermont Zoning



Old Hwy 50 Property Clermont, Florida

Exhibit 4 Existing Zoning Map



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Job No.: 21235 Scale: nts Date: 05.08.2024





Lake County FLU Legend



Clermont FLU Legend



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Job No.: 21235 Scale: nts Date: 05.08.2024

Old Hwy 50 Property Clermont, Florida

Exhibit 5 Proposed FLU Map



Old Hwy 50 Property Comprehensive Plan Amendment

Location:

The subject site is within Lake County Florida and has frontage along the north and south right of way line of Old Highway 50. The north boundary of the site is next to the Florida Turnpike. The southern boundary of the site is next to the West Orange bike trail. The east boundary of the site is next to the Verde Park subdivision. The western boundary of the site is next to existing wetlands and (12) large lot homesteads that are located along the western right of way of Old HWY 50. (Exhibit 1)

The site is located within the Clermont Joint Planning Area as defined in the Land Development Code (LDC) chapter 15.02.00 and the Interlocal Service Boundary Area for utility services provided by the City of Clermont.

Topography:

The site has significant topographic relief across the site. The northern portion of the property assemblage has topography ranging from elevation 136' to elevation 73' and generally slopes southeast towards the existing wetlands located within the northern assemblage boundary.

The southern parcel has topography ranging from elevation 105' to elevation 72' and generally slopes from south to north towards the existing wetlands and Old Hwy 50. (Exhibit 2)

Future Land use:

The existing Future Land Use (FLU) on the subject site is Lake County - Urban Low Density (ULD), which permits a maximum density of 4 dwelling units per net buildable acre. (Exhibit 3)

The applicant is requesting to annex into the City of Clermont and amend the existing FLU from Lake County Urban Low Density to Clermont Low Density Residential (LDR) 3 dwelling units per ac. (Exhibit 5)

The subject site is within ½ mile from Lake Apopka and shall be subject to the Lake County Lake Apopka Basin overlay, which permits residential development at a maximum density of 4 du/ac.

Existing Zoning:

The existing zoning on the subject site is Lake County R-3 and Agricultural (A). (Exhibit 4)

The applicant is requesting an amendment to the existing Lake County zoning from R-3 and A to Clermont R-3 to develop a single-family residential community consistent with Clermont's R-3 zoning designation. (Exhibit 6)

Description

The applicant is requesting to Annex into the City of Clermont. Concurrently with the request to annex, the applicant is seeking approval to amend the existing Lake County Future Land Use of urban low density and Zoning of R-3 and A. The applicant is requesting Clermont's Future land use of Low Density Residential and Zoning of R-3 to develop a single-family residential community on the subject site consistent with Clermont's regulations.

Old Hwy 50 Property Comprehensive Plan Amendment

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment.

The City of Clermont is experiencing substantial growth in commercial and multi-family residential development that is focused along the SR 50 corridor at the east gateway to the city. The subject site is located north of the Plaza Collina which is a mixed-use development that includes multi-family and retail / commercial uses. There is limited single family development within this area of the city and the proposed amendment will provide an opportunity for single family home ownership that will add to the variety of housing types available within the surrounding area and close to large employment opportunities.

The subject site is located within the Clermont JPA and the ISBA and will receive potable water and sanitary sewer services from the Clermont utility department. The applicant has requested to be annexed into the City Limits of Clermont. The purpose of the request is to develop a single-family residential community within 3 defined villages consistent with the Clermont development standards and to receive utility and public services from the city.

The applicant seeks approval to amend the existing Future Land Use from Lake County Urban Low Density to Clermont Low Density Residential to develop single-family residential lots on 123.56 gross acres. The applicant has applied to rezone the property from Lake County (R-3) and Agricultural (A) to Clermont R-3. The rezoning application is being reviewed concurrently with comprehensive plan amendment.

The 123.56 gross acre site is currently used as a silviculture tree farm and is extensively planted with pine trees. Existing site improvements include a single enclosed building and pole barns within a fenced area. There are approximately 53.06 acres of existing wetlands within the subject site boundary that provide a natural buffer to the existing residential developments next to the site.

Over the past several years this area of Clermont has seen increased demand for residential housing. The subject site is located within an area of the city that offers multiple opportunities for employment, shopping and recreation that make this a desirable area for residential development.

A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.

The applicant is proposing to develop a single-family residential community within 3 distinct villages of the subject site. Access to the individual villages shall be provided along Old Highway 50.

The property to the east of the site is the Verde Park Subdivision, which is a 111-unit single family PUD that was platted in 2014. The existing wetlands that separate villages A and B and Verde Park to the east provides a 600-foot natural buffer between the 2 residential communities.

Old Hwy 50 Property Comprehensive Plan Amendment

The properties to the south of the subject site are comprised of developed and undeveloped commercial properties. There are active commercial properties including 2 car dealerships (Chevrolet and Hyundai) and a clean machine car wash facility. These businesses are located approximately 250 feet south of the subject site. The parcel to the east of the Hyundai dealership is a recently constructed Costco retail store. The eastern part of the Plaza Collina site is currently under construction with multi-family housing development that will be available for rent / lease in 2024.

The West Orange Bike Trail separates the subject site from the adjacent commercial properties found within Plaza Collina. Plaza Collina Blvd is a planned road that will be constructed in the future and will provide a direct roadway connection from SR 50 south of the site to Old Hwy 50. This planned road connection is 450' east of villages B&C.

There are (12) large lot properties along the west side of the Old Hwy 50 right of way that are used as single family and manufactured homesteads with well and onsite septic.

Village A, which aligns with the existing homesteads, shall be comprised of single-family lots. Old Hwy 50 shall provide the separation of uses between the village A and B and the existing residential uses that are next to the site. The existing wetlands located between the existing homesteads and village C to the south shall provide a natural 500-feet buffer between these properties.

The northern boundary of the subject site is next to the Florida Turnpike.

The proposed single-family development within 3 distinct villages is consistent with the evolving development pattern for this area of Clermont. The applicant is requesting to amend the FLU from Lake County Urban Low Density to Clermont Low density Residential and to rezone the property from Lake County R-3 and A to Clermont R-3 to develop the site as a residential planned community that will be integrated into the surrounding area and provide opportunities for home ownership.

A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate

It is estimated that this community will generate approximately 338 people. The applicant has requested annexation into the City of Clermont to secure utility services to the subject site. The annexation application is being reviewed concurrently with the comprehensive plan amendment.

This community will generate 23,660 gpd (70gpd per capita) of wastewater. The city of Clermont will provide utility service to this community.

This community will use 74,360 gpd (220gpd per capita) of Potable water. The city of Clermont will provide utility service to this community.

This community will produce 2,241 lbs. of solid waste per day (6.63 lbs. per capita). The city's sanitation department will provide service to this community.

Old Hwy 50 Property Comprehensive Plan Amendment

The owner of the property has submitted applications to Clermont regarding the Utility Service Agreement. A copy of the application is attached. (Appendix C)

Stormwater management shall be provided on site and shall be consistent with the regulations of Lake County, St Johns River Water Management district.

The proposed development shall provide recreational amenities within the project boundaries to serve the future residents. Additionally, the proposed community may provide a connection to the West Orange Bike Trail, which provides connectivity to the existing regional recreation facilities located next to village C. Any potential connection shall be reviewed by the appropriate departments.

An application for school concurrency determination has been submitted to Lake County Schools. A copy of the application is attached for review. (Appendix B)

Emergency services shall be provided by Lake County and the City of Clermont. There are existing city and county emergency service stations located near the subject site.

Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements

Future Land Use Element:

Objective 1.1: *Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.*

Response: The subject site is located north of the Plaza Collina mixed use development. The proposed development of single family residential shall provide a transition of uses from the commercial and multi-family development located within the Plaza Collina south of the project and the large lot residential properties next to Lake Apopka to the north of the site.

Existing public facilities and services are located near the subject parcel and shall be extended to the site by the developer.

Objective 1.3: *Conservation Land Use Category. The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.*

Response: Wetlands have been found on the subject site and have been flagged and surveyed. The applicant shall adhere to the regulations set by the St Johns River Water Management District and the local environmental protection requirements for wetlands.

Old Hwy 50 Property Comprehensive Plan Amendment

Policy 1.6.1: *Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.*

Response: The applicant is requesting to develop the subject site with less than 3 dwelling units per ac.

Policy 1.12.3: *The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.*

Response: The applicant has submitted applications for annexation into the City of Clermont with the purpose of receiving utility service from the City of Clermont. A copy of the application is attached. (Appendix C)

Policy 1.16.2: *Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.*

Response: The applicant is requesting to amend the existing zoning from Lake County R-3 and A to the City of Clermont R-3. The rezoning application has been submitted and is being reviewed concurrently with the annexation and comprehensive plan amendment request.

Policy 1.16.3: *It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:*

- *active or passive recreation sites;*
- *landscaped buffers;*
- *protected natural resource lands;*
- *protected environmentally sensitive lands;*
- *areas devoted to drainage and stormwater retention;*
- *landscaping requirements;*

Response: The site will be developed to comply with the City of Clermont's requirements for open space.

Transportation Element:

Policy 1.3.5: *Proposed development that is required to follow the site plan review process shall be required to submit a traffic analysis which identifies the development's impact on the City's transportation system.*

Response: A traffic analysis has been provided by TMC traffic consultants and is attached for review. (Appendix D)

Old Hwy 50 Property Comprehensive Plan Amendment

Sanitary Sewer Element:

Policy 1.1.1: *The City's adopted level of service for sanitary sewer capacity shall be 70. gallons per capita per day.*

Response: This community will generate 23,660 gpd (70gpd per capita) of wastewater. The city of Clermont will provide utility service to this community.

Policy 1.2.4: *New residences, residential subdivisions and commercial developments shall be required to connect to the City's central sewer system.*

Response: The applicant shall connect to the City of Clermont's center sewer system.

Solid Waste Element:

Policy 1.1.1: *The City's minimum level of service for municipal solid waste shall be 6.63 pounds per capita per day, which will be utilized to plan for future demand.*

Response: This community will produce 2,241 lbs. of solid waste per day (6.63 lbs. per capita). The city's sanitation department will provide service to this community.

Stormwater Element:

Policy 1.2.2: *New developments shall design stormwater management systems to meet the rules and criteria established by the City of Clermont, the St. Johns River Water Management District (SJRWMD), the Florida Department of Transportation and Lake County, as applicable.*

Response: The on-site stormwater management system shall be designed and constructed consistent with the rules and criteria established by the LDC.

Potable water Element:

Policy 1.1.1: *The City's level of service (LOS) standard for potable water supply shall be 220 gallons per capita per day (gaped).*

Response: This community will use 74,360 gpd (220gpd per capita) of Potable water. The city of Clermont will provide utility service to this community.

Policy 1.3.4: *Before supplying potable water to developments located in the utility service area, the City may require that the development be annexed into the City.*

Response: An application requesting annexation into the city has been submitted and is being reviewed concurrently with the submitted comprehensive plan amendment and rezoning applications.

Old Hwy 50 Property Comprehensive Plan Amendment

Policy 1.3.8: *The City shall require that new developments extend potable water distribution and reclaimed lines along the entire property boundary for future connection to adjacent properties.*

Response: The development shall extend utility services consistent with the City of Clermont's requirements.

Policy 1.3.9: *The City shall discourage urban sprawl through the following activities: The City shall require all new developments within the City limits to connect to the City's central potable water system.*

Response: The development shall connect to the City's central potable water system.

Conservation Element:

Policy 1.2.3: *To reduce groundwater consumption and runoff related to landscape irrigation, the City shall require new development to use and/or preserve native drought-resistant vegetation*

Response: The community shall use native drought tolerant vegetation and plants listed as Florida Friendly as defined by the University of Florida IFAS.

Policy 1.4.1: *The City shall include in its Land Development Code a requirement that any development that contains land meeting the definition of a wetland, as defined in Florida Statutes, Section 373.019(25), shall conduct wetland delineation. A delineation of the upland wetland boundary shall be established based upon an onsite field survey by a professional biologist or registered engineer that, through a comprehensive planning process, identifies the types, values, functions, size, conditions and specific locations of the wetlands on the site.*

Response: The subject site has potential wetlands that have been flagged and surveyed. The developer shall develop the site consistent with the policy and regulations of the SJWMD and the City of Clermont.

Policy 1.4.2: *The City shall require that all new development obtain a stormwater management permit and, as necessary, other required permits from the SJRWMD, FDEP and the U.S. Army Corps of Engineers (ACOE).*

Response: The developer shall develop the onsite stormwater system consistent with the policy and regulations of the SJWMD and the City of Clermont.

Policy 1.4.3: *The City shall require and enforce an undisturbed buffer width of a minimum 25 feet adjacent to all wetlands and lakes. The width of the wetland buffer shall be measured parallel to the edge of the approved wetland delineation. Buffers without native vegetation shall be revegetated with indigenous habitat to protect the quality of the adjacent isolated wetland, wetland system, lake, river or stream.*

Response: The developer shall provide wetland buffers consistent with the regulations of SJWMD and the City of Clermont.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 05.21.2024

FEE: _____

Project Name (if applicable): OLD HWY 50 PROPERTY

Applicant: DALY DESIGN GROUP

Contact Person: WILLIAM MAKI

Address: 913 N Pennsylvania Ave

City: Winter Park State: FL Zip: 32789

Phone: 407.740.7373 Fax: NA

E-Mail: bmaki@dalydesign.com

OWNER:

Address: 5300 SOUTH ORANGE AVE

City: ORLANDO State: FLORIDA Zip: 32809

Phone: 407.947.8406 Fax: _____

E-Mail: BHPINC@BELLSOUTH.NET

General Location: OLD HWY 50, SOUTH OF FLORIDA TURNPIKE, NORTH OF LAKE COUNTY BIKE TRAIL

Legal Description (include copy of survey): SEE ATTACHED DOCUMENTS

Property size (in acres or square feet):

Flood hazard area (yes) _____ **and approx. acreage** 123.56 **(no)** _____

Existing (Actual) Land Use: VACANT / PINE TREE FARM

Existing Zoning: LK COUNTY - R-3 AND A-1

Existing Future Land Use: LK COUNTY - URBAN LOW DENSITY

Proposed Future Land Use: CLERMONT - LOW DENSITY RESIDENTIAL

Type of development proposed: SINGLE FAMILY RESIDENTIAL



Proposed density (dwelling units/acre) or intensity: 3 DU/AC

Proposed Zoning District: CLERMONT R-3

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

SEE ATTACHED REPORT

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

*** * * * * NOTICE * * * * ***

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

WILLIAM MAKI

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
LAKE COUNTY - URBAN LOW DENSITY to CLERMONT - LOW DENSITY RESIDENTIAL for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

WILLIAM MAKI

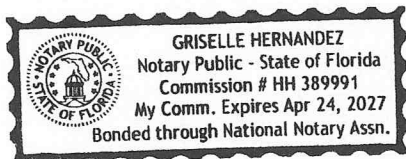
Affiant - Applicant Name (print)

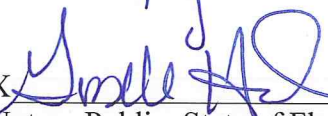
X 

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10 day of May, 2024.



X 

Notary Public, State of Florida at Large

My Commission Expires: April 24, 2027



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

ROBERT HARRELL

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
LAKE COUNTY - URBAN LOW DENSITY to CLERMONT - LOW DENSITY RESIDENTIAL for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed **WILLIAM MAKI** to act as agent
on his (her) behalf to accomplish the above. The owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his
(her) stead.

ROBERT HARRELL

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

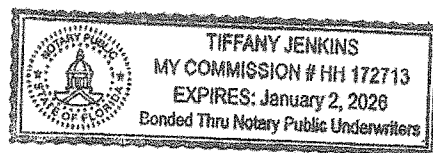
SWORN to and SUBSCRIBED before me by

or personally known by me this 29th day of April, 2021.

X

Notary Public, State of Florida at Large

My Commission Expires: 1.2.26



CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
LARGE SCALE COMPREHENSIVE PLAN
AMENDMENT

ORDINANCE NO. 2024-031

The City of Clermont will hold public hearings on Tuesday, August 6, 2024 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, August 13, 2024 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Urban Low Density to City of Clermont Low Density Residential



LOCATION:

Old Highway 50

South of the Florida Turnpike and North of the Lake County Bike Trail

Alternate Keys 1037387 2514809 1109051 3037243 3832862
3884751

FUTURE LAND USE MAP AMENDMENT

From: Lake County Urban Low

TO: City of Clermont Low Density Residential

ORDINANCE NO. 2024-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, 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 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.

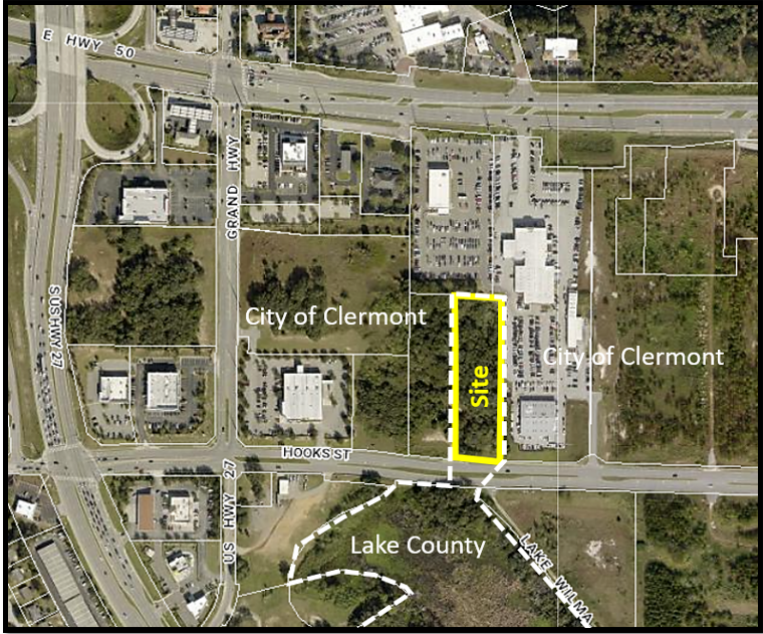
Tracy Ackroyd Howe,
MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Ordinance No. 2024-034 <i>Intro</i> <i>Hooks Street Self-Storage Phase 2 Annexation</i>		
Requested Action		
Recommend approval of Ordinance No. 2024-034		
Staff Report		
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for a vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA. 		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-034 2024-034 - Hooks St Mini Warehouse Annexation (07.24.2024).pdf		
2. 01_Annexation Application_AK 1724937 01_Annexation Application_AK 1724937.pdf		



CITY OF CLERMONT
ORDINANCE NO. 2024-034

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1:

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41

CITY OF CLERMONT
ORDINANCE NO. 2024-034

FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
Vacant parcel located East of US Highway 27 and North of Hooks Street
(Alternate Key 1724937)



SECTION 2:

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3:

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



CITY OF CLERMONT
ORDINANCE NO. 2024-034

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or 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. 2024-034

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



APPLICATION & PETITION

DATE: March 7, 2024

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Flex I CRE Investments, LLC

APPLICANT: Flex I CRE Investments, LLC, Eduardo Bontempo

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

Phone: 352-988-7316 Fax: N/A

Applicant is: Owner: ☒ Agent: ☐ Purchaser: ☐ Lessee: ☐ Optionee: ☐

OWNER: Flex I CRE Investments, LLC, Eduardo Bontempo, Manager

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

Phone: 352-988-7316 Fax: N/A

AGENT NAME (Affidavit required): LPG Urban & Regional Planners, LLC, Michael Rankin

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: MichaelR@lpgurp.com

Property address and/or general location: 13119 Hooks Street, Clermont

Area of property: 2.29 +/- acres, and/or 99,752 +/- sq. ft.

The property is PRESENTLY used for: Undeveloped Commercial

The property is PROPOSED to be used for: Self storage facility



Existing Lake County Land Use* : Regional Commercial

Existing Lake County Zoning* : Urban Residential District (R-6)

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: Vacant

State the reason or basis for this request: Site is adjacent to the city limits along the northern,
eastern, and western boundary. Receive urban services

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 29, Township 22, Range 26

See attached

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 20th day of MAY, 2024.

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Eduardo Bontempo

Landowner (Petitioner)

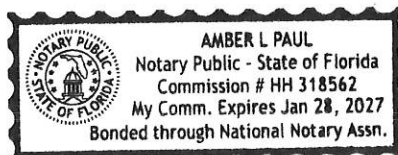
Date

05/20/2024

Notary Public

My Commission Expires

01/28/2027





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: March 7, 2024

Before me, the undersigned authority personally appeared Eduardo Bontempo
(owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Self-storage facility and receive urban services
3. That said authority (owner) has appointed (agent's name) Michael Rankin
to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X [Signature]
Owner (signature)
Sworn to and subscribed before
me this 20th day of MAY,
2024.

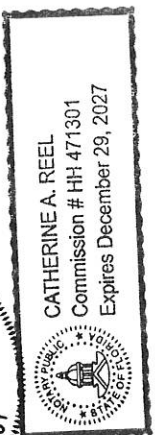
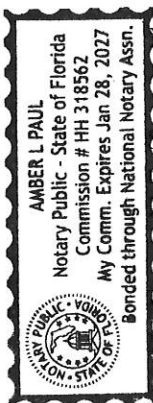
[Signature]
Notary Public, State of FL
My commission expires: 01/28/2027

X [Signature]
Agent's (signature)
Sworn to and subscribed before
me this 29 day of May,
2024.

[Signature]
Notary Public, State of FL
My commission expires:



*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.

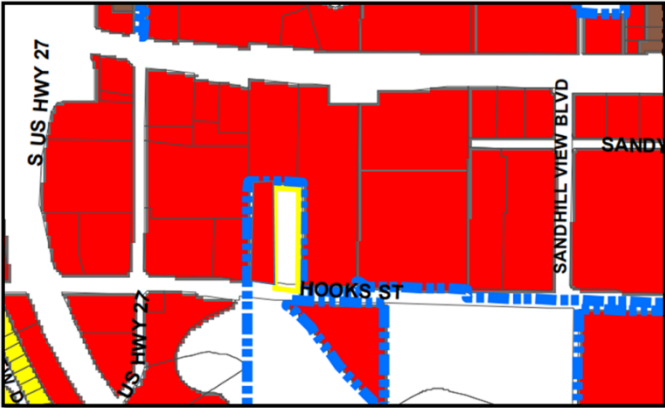




CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Ordinance No. 2024-035 Intro Hooks Street Self-Storage Phase 2 SSCPA		
Requested Action		
Recommend approval of Ordinance No. 2024-035		
Staff Report		
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for a vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately <u>2.29</u> +/- acres, which is located within the City's utility service area, ISBA, and JPA. The small scale comprehensive plan amendment would change the Future Land Use designation from Lake County's Regional Commercial to City Commercial. The proposed development is consistent with the comprehensive plan goals, objective and policies and the intent of the Commercial Land Use Category. The Future Land Use Policy 1.9.5 indicates, Residential Self-Storage Facilities shall be allowed as a Conditional Use Permit and shall be limited to 1.00 Floor Area Ratio. This shall not include the storage of manufactured or commercial products. The commercial land use category is established to assure the availability of sufficient office and commercial sites to serve the needs of the existing and projected population. Staff recommends approval of Ordinance 2024-035 to change the future land use designation from Lake County Regional Commercial to City Commercial. <i>The Planning and Zoning Commission recommended approval 5-0.</i> 		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-035 - SSCPA (07.24.2024)	2024-035 - Hooks St. Mini Warehouse SSCPA (07.24.2024).pdf
2.	Aerial Location Map	Aerial Location Map.pptx
3.	Existing Future Land Use	Existing Future Land Use.pdf
4.	Proposed Future Land Use	Proposed Future Land Use.pdf
5.	SSCPA Application	02_SSCPA Application_AK 1724937.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-035

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1:

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

CITY OF CLERMONT
ORDINANCE NO. 2024-035

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
Vacant parcel located East of US Highway 27 and
North of Hooks Street
(Alternate Key 1724937)



CHANGE THE FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT COMMERCIAL**



CITY OF CLERMONT
ORDINANCE NO. 2024-035

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: 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. 2024-035

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

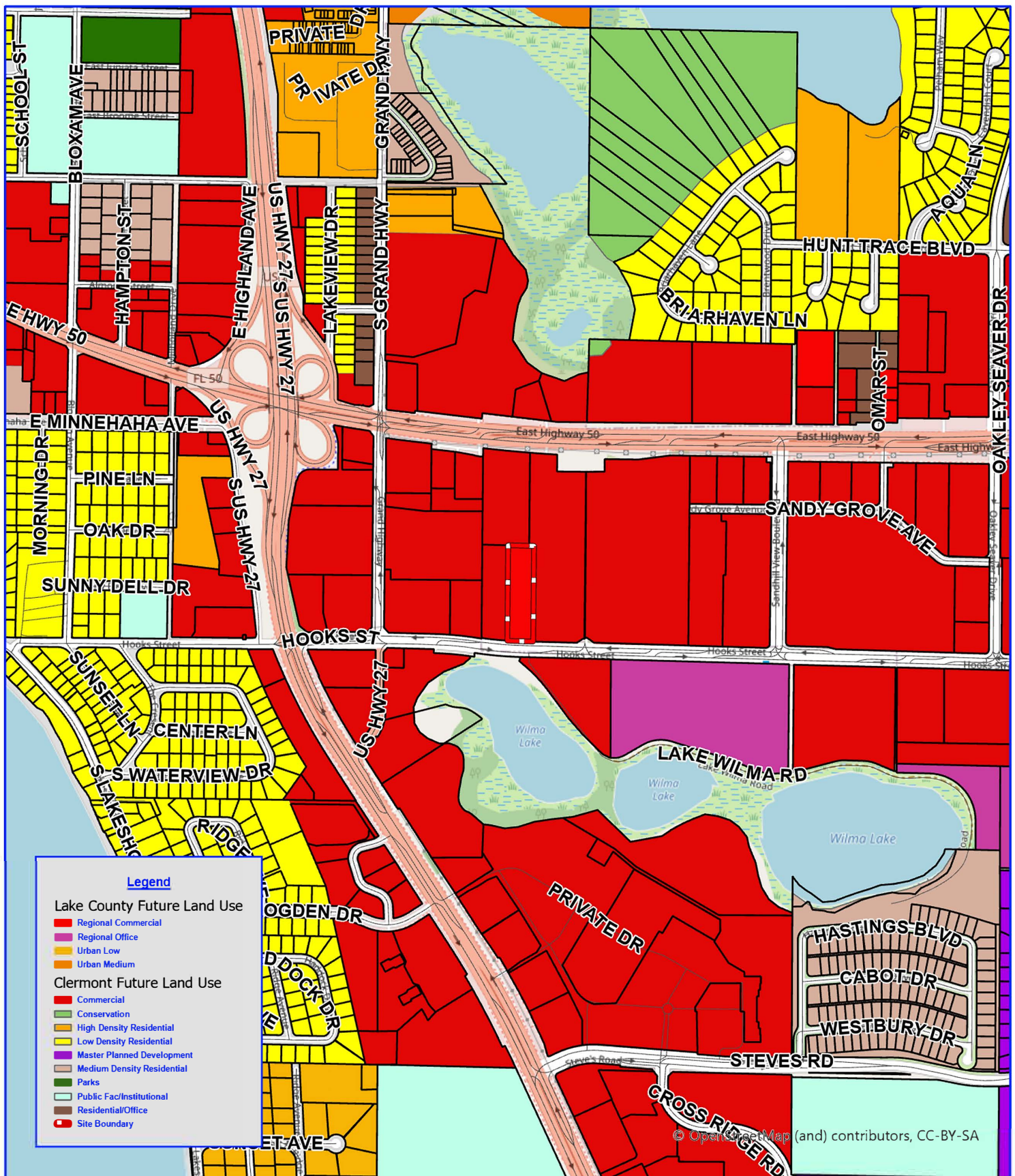
Tracy Ackroyd Howe, MMC
City Clerk

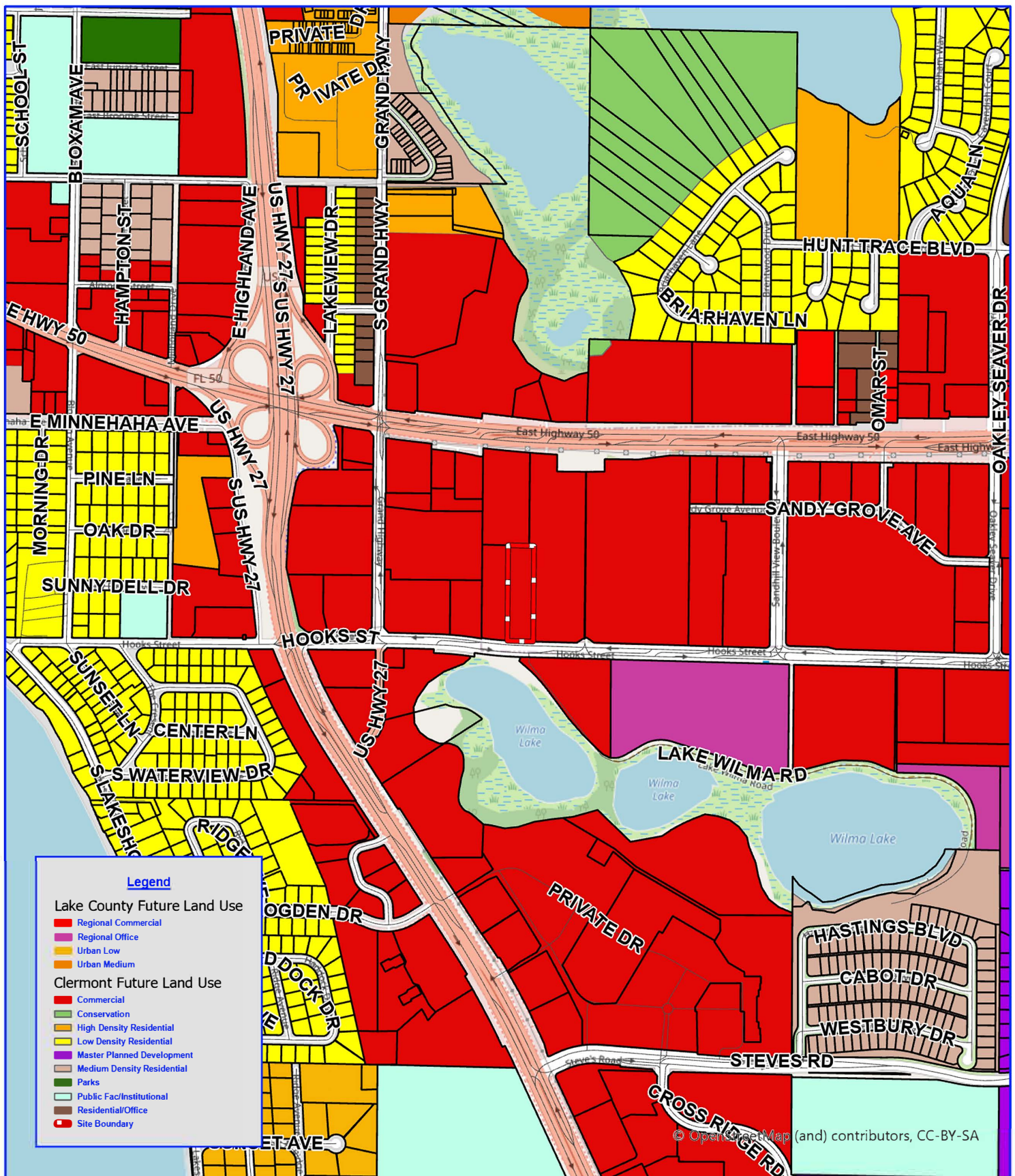
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hooks Street Self-storage Facility







Flex I CRE Investments, LLC

Lake County, Florida
Proposed Future Land Use Map

Project: 2071-2
File: FLU
Name: CEO CRE
PM: S. Lindh
Date: March 8, 2024
Created By: T. Kalebaugh





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: March 7, 2024

FEE: \$755.00

Project Name (if applicable): Flex I CRE Investments, LLC

Applicant: LPG Urban & Regional Planners, LLC

Contact Person: Michael Rankin

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: MichaelR@lpgurp.com

OWNER: Flex I CRE Investments LLC, Eduardo Bontempo, Manager

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

Phone: 352-988-7316 Fax: N/A

E-Mail: Ebontempo@gmail.com

General Location: 13125 Hooks Street (West of US Hwy. 27 and north of Hooks Street)

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): 2.29 acres

Flood hazard area (yes) and approx. acreage (no) x

Existing (Actual) Land Use: Undeveloped Commercial

Existing Zoning: Urban Residential District (R-6)

Existing Future Land Use: Lake County Regional Commercial

Proposed Future Land Use: Commercial

Type of development proposed: Self-storage facility



Proposed density (dwelling units/acre) or intensity: 1.0 FAR

Proposed Zoning District: General Commercial (C-2)

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

See attached executive summary

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

*** * * * * NOTICE * * * * ***

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Michael Rankin

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Lake County Regional Commercial _____ to Commercial _____ for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Michael Rankin

Affiant - Applicant Name (print)

X 

Affiant - Applicant Name (signature)

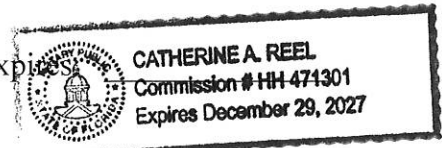
SWORN to and SUBSCRIBED before me by

or personally known by me this 29th day of May, 2024





Catherine A. Reel, State of Florida at Large





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Eduardo Bontempo

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Lake County Regional Commercial _____ to Commercial _____ for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed **Michael Rankin** to act as agent
on his (her) behalf to accomplish the above. The owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his
(her) stead.

Eduardo Bontempo

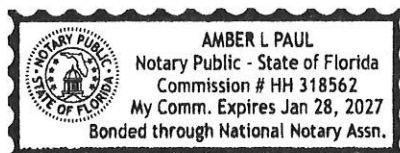
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 20th day of MAY, 2024



X

Notary Public, State of Florida at Large

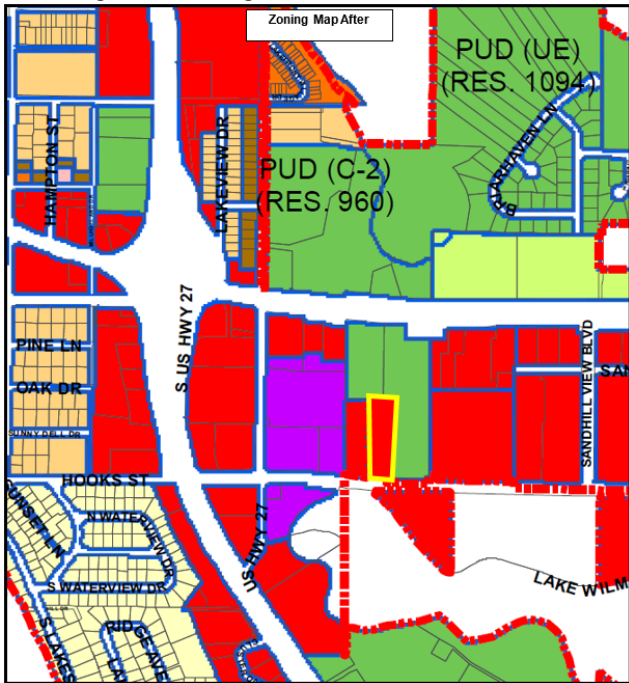
My Commission Expires: 01/28/2027



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 13, 2024	
Agenda Item Name	
Ordinance No. 2024-036 Intro <i>Hooks Street Self-Storage Phase 2 Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-036	
Staff Report	
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for the vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA. The proposed rezoning request would change the current zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning. The C-2 Commercial zoning category is compatible with the uses and improvements of the surrounding area, and is consistent with the City's Comprehensive Plan goals, objectives and policies. The applicant proposes the rezoning to allow for a self-storage facility with a Conditional Use Permit. The project will be compatible with the surrounding development pattern and not out of character with the adjacent properties. The adjacent parcel zoning located to the north is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and R-6 Urban Residential. The project will be required to meet all the land development regulations, and any buildings must be designed to comply with the Clermont Architectural Design Standards. Staff recommends approval of Ordinance 2024-036 to change the zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning. <i>The Planning and Zoning Commission recommended approval 5-0.</i> 	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-036 - Hooks St Mini Warehouse Rezoning (07.24.2024)	2024-036 - Hooks St Mini Warehouse Rezoning (07.24.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Zoning Before-After	Zoning Before-After.pdf
4.	03_Rezoning Application_AK 1724937	03_Rezoning Application_AK 1724937.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-036

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

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

SECTION 1:

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

LEGAL DESCRIPTION

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

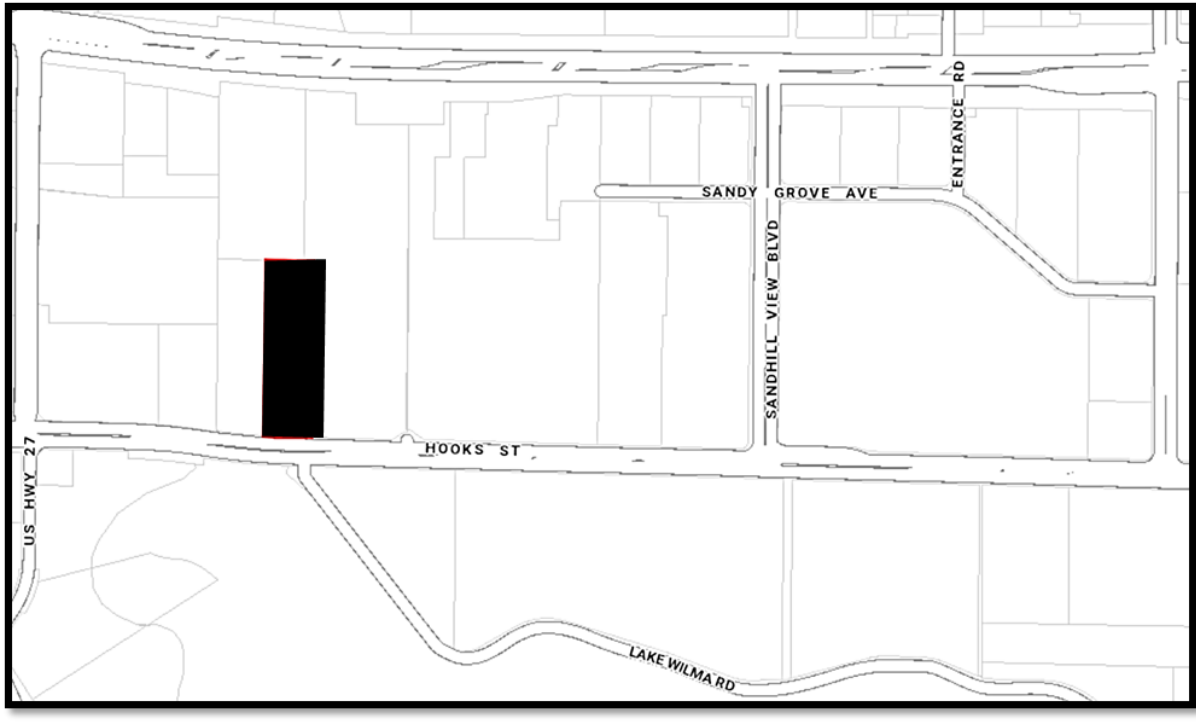
LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
Vacant parcel located East of US Highway 27 and North of Hooks Street
(Alternate Key 1724937)

LOCATION MAP



PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential District
TO: C-2 General Commercial District**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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.



CITY OF CLERMONT
ORDINANCE NO. 2024-036

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: RECORDING

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-036

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

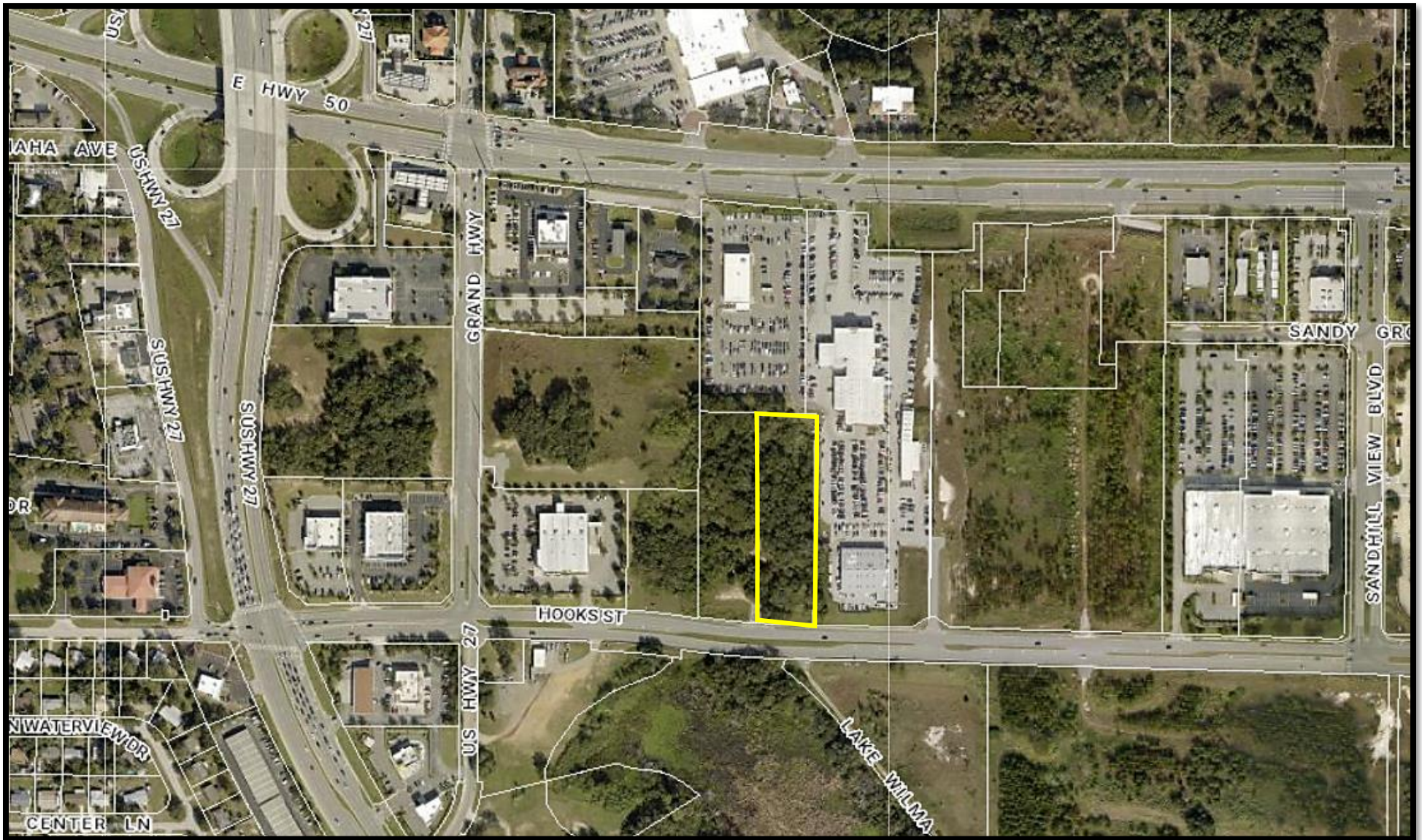
ATTEST:

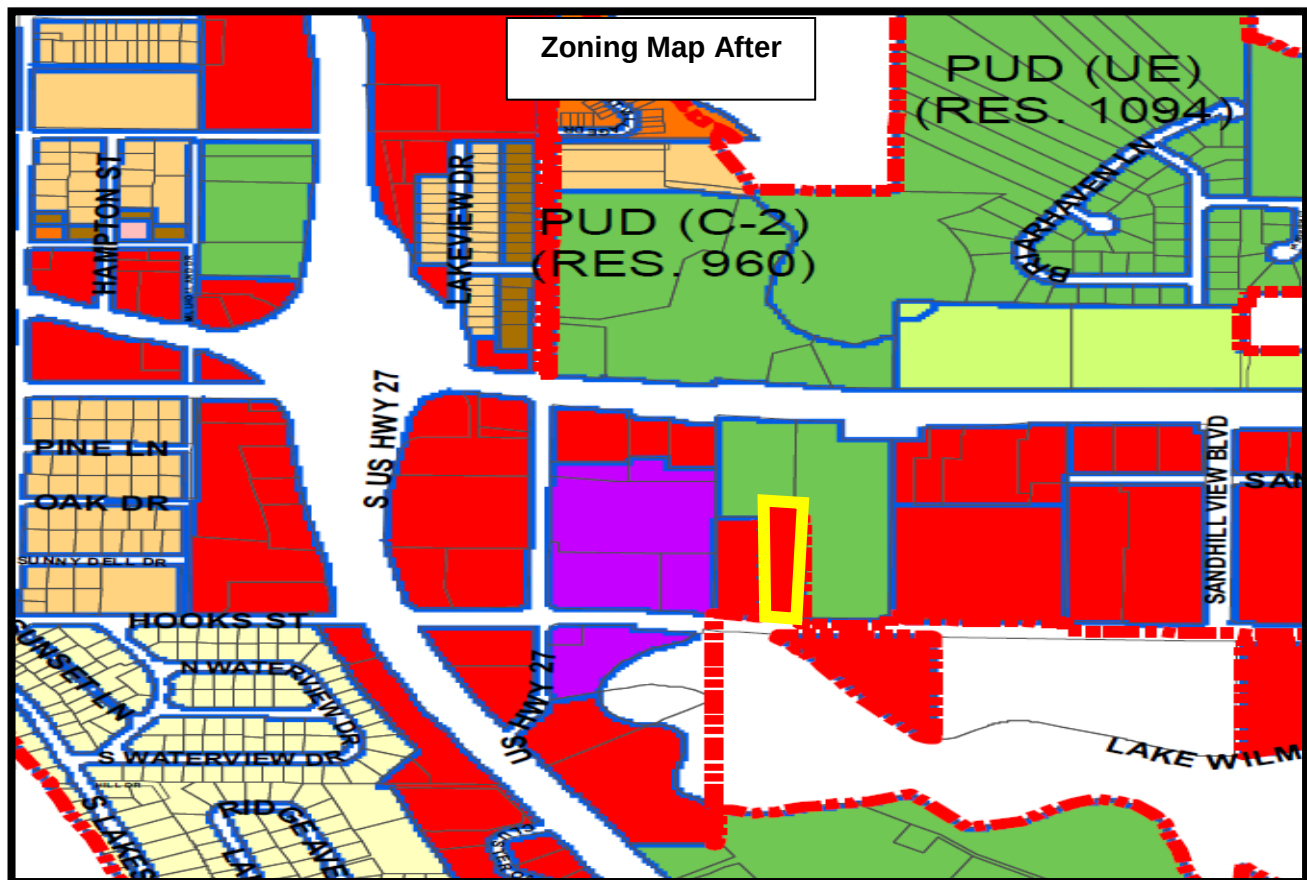
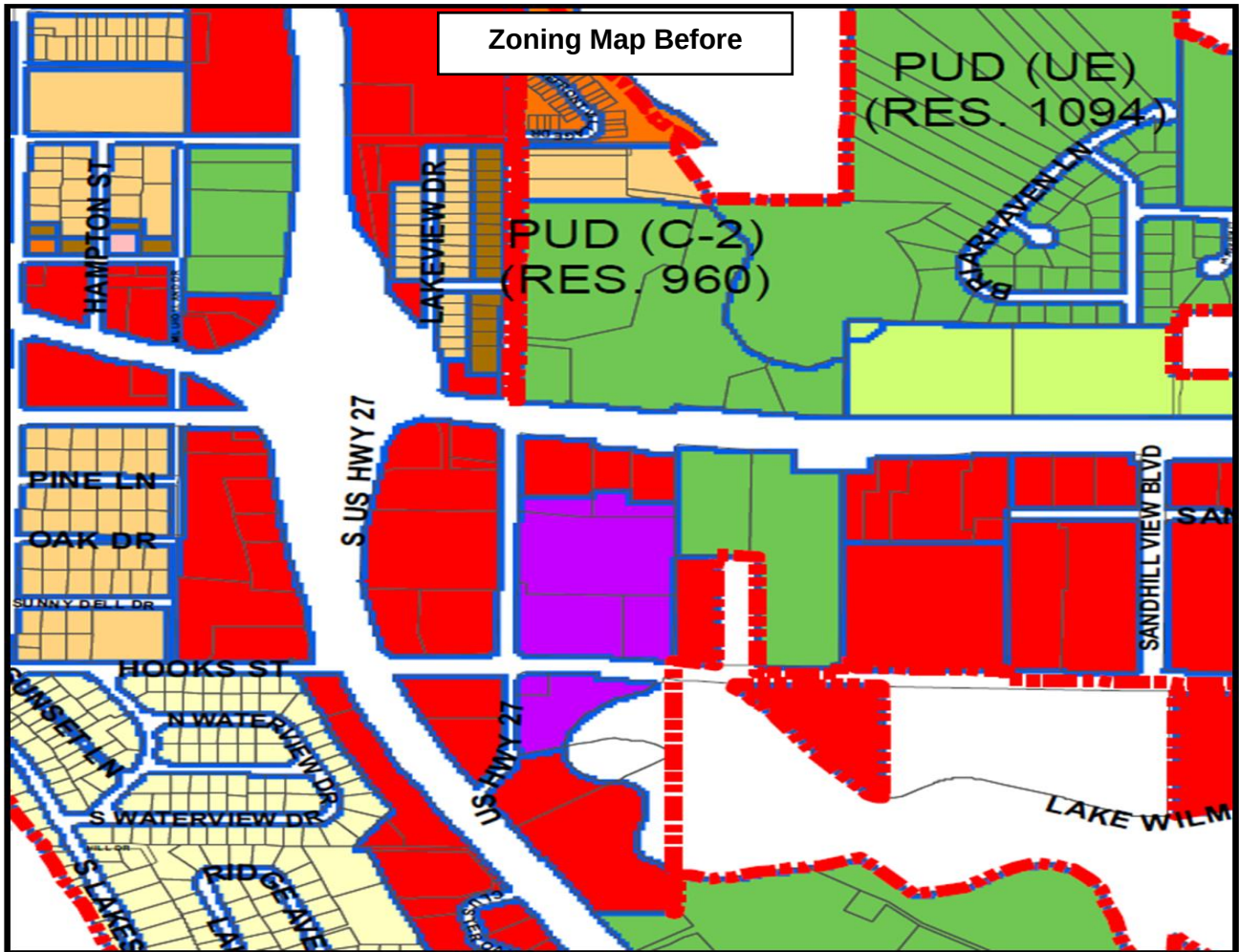
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hooks Street Self-Storage Facility







CITY OF CLERMONT
REZONING
APPLICATION

DATE March 7, 2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Flex I CRE Investments, LLC			
Applicant LPG Urban & Regional Planners, LLC			
Contact Person Michael Rankin			
Address 1162 Camp Ave.	City Mount Dora	State FL	Zip 32757
Telephone 352-385-1940	Fax 352-383-4824		
Email MichaelR@lpgurp.com			
OWNER INFORMATION			
Owner's Name Flex I CRE Investments LLC, Eduardo Bontempo, Manager			
Owner Address 8336 Boyla Ct.	City Windermere	State FL	Zip 34786
Telephone 352-988-7316	Email Ebontempo@gmail.com		
PROPERTY INFORMATION			
Address of Subject Property 13125 Hooks Street	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached			
Acreage 2.29	Land Use (City verification required) Lake County Regional Commercial		
Present Zoning (City verification required) Lake County Urban Residential District (R-6)	Proposed Zoning General Commercial (C-2)		



CITY OF CLERMONT REZONING APPLICATION

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

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

Rezoning is requested for compliance with land use designation request of City of Clermont Commercial which would be consistent with the comprehensive plan and adjacent properties.

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

Michael Rankin

Applicant Name (print)

x 
Applicant Name (signature)

Eduardo Bontempo

Owner Name (print)

x 
Owner Name (signature)

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

5/22/2020



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 13, 2024		
Agenda Item Name		
Ordinance No. 2024-037 Intro LDC Amendment Chapter 117 Signs		
Requested Action		
Recommend approval of Ordinance 2024-037.		
Staff Report		
City staff are proposing changes to the Land Development Code for mural signs. Currently, murals are only allowed within the Downtown Central Business District (CBD). This area does not extend south of Highway 50. This code change would allow murals to be located within the Community Redevelopment Agency (CRA) district, which is an area slightly larger than the CBD district. The CRA district does extend to the south side of Highway 50, encompassing approximately 30 additional businesses fronting Highway 50. No other changes to the code are proposed. <i>The Planning and Zoning Commission recommended approval 5-0.</i>		
Additional Analysis		
Fiscal Impact Summary		
None		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-037 - LDC AmendmentSigns_Murals (07.30.2024)	2024-037 - LDC AmendmentSigns_Murals (07.30.2024).pdf
2.	CRA & CBD Map	CRA & CBD Map.pdf
3.	2024-037 Business Impact Estimate	2024-037 Business Impact Estimate.pdf
4.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-037

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 117-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, 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 August 6, 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 117-26 “Other Signs”, to add and clarify language to allow murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the ~~Central Business District (CBD)~~ Community Redevelopment Agency (CRA) boundaries; and

WHEREAS, the City of Clermont Code of Ordinances, Land Development Code, Chapter 117 “Signs”, purpose and intent is to ensure adequate means of communication through signage while maintaining attractive visual appearance within the City; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 117 “Signs” of the Clermont Code of Ordinances be amended to add and clarify language to Section 117-26 “Other Signs” as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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

SECTION 2:

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

Section 117-26. “Other Signs”

(a) Mural signs. Artwork painted or affixed to building walls, facades or other exterior surfaces shall be limited to the sides and rear building facades on the first floor of any commercial buildings located in the ~~Central Business District~~ Community Redevelopment Agency (CRA) boundaries. The city council may approve larger murals as a variance to the land development codes, at a



CITY OF CLERMONT
ORDINANCE NO. 2024-037

public hearing after notice to adjacent property owners. Mural art works are to be exclusively non-commercial in nature, and in no way identify a product and deemed to provide artistic value and benefit to the surrounding area and not just of benefit to the building or business proposing the mural. Murals and works of art shall be permitted on the sides and rear of any commercial building walls and shall not be allowed on any front building facades and walls.

(1) Works of art and murals shall be located in the Clermont ~~Central Business Distriet (CBD)~~ Community Redevelopment Agency (CRA) boundaries. Murals and artwork projects are prohibited for residential only buildings and uses.

(2) The artwork should show sensitivity be family-oriented, appropriate for all ages, educational, display community values, provide creativity and quality workmanship, enrich history, and create a vision of what makes it unique. Artwork projects may not encompass any nudity, offensive languages or gestures, gang symbols, graffiti, political affiliations, drugs or alcohol symbols, violence, and no racial or hate messages within its content. The maximum amount of text within any mural shall be limited to five percent.

(3) Corporate logos and/or any commercial signage shall be prohibited for any art project or artwork design content. This article will not permit or allow any type of illegal sign, irrespective of artist content.

(4) The property owner is required to obtain a permit for any artwork and/or mural art project display before the installation of any art display on any buildings. The artwork permit application must include an 11 inches times 17 inches sketch/graphic design of the proposed artwork for review and approval by the designated city staff. All proposed artwork must include the artwork display location on site and/or buildings.

(5) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be placed on or located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.

(6) Custody, supervision, maintenance and preservation of the murals and art works is the responsibility of the property owner. The property owner is required to maintain the mural and artwork in good condition at the approved location, failure to comply with this requirement as required by law or other applicable guidelines shall subject the property owner to code enforcement action including violations and fines, and the Clermont City Council may revoke the permit after a public hearing.

(7) A hold-harmless release and identification wavier in a form acceptable to the city must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

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. 2024-037

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. 2024-037

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of August, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

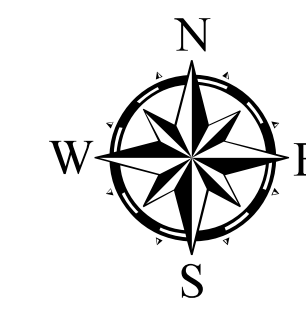
Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

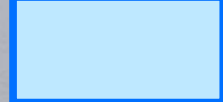
Daniel F. Mantzaris, City Attorney

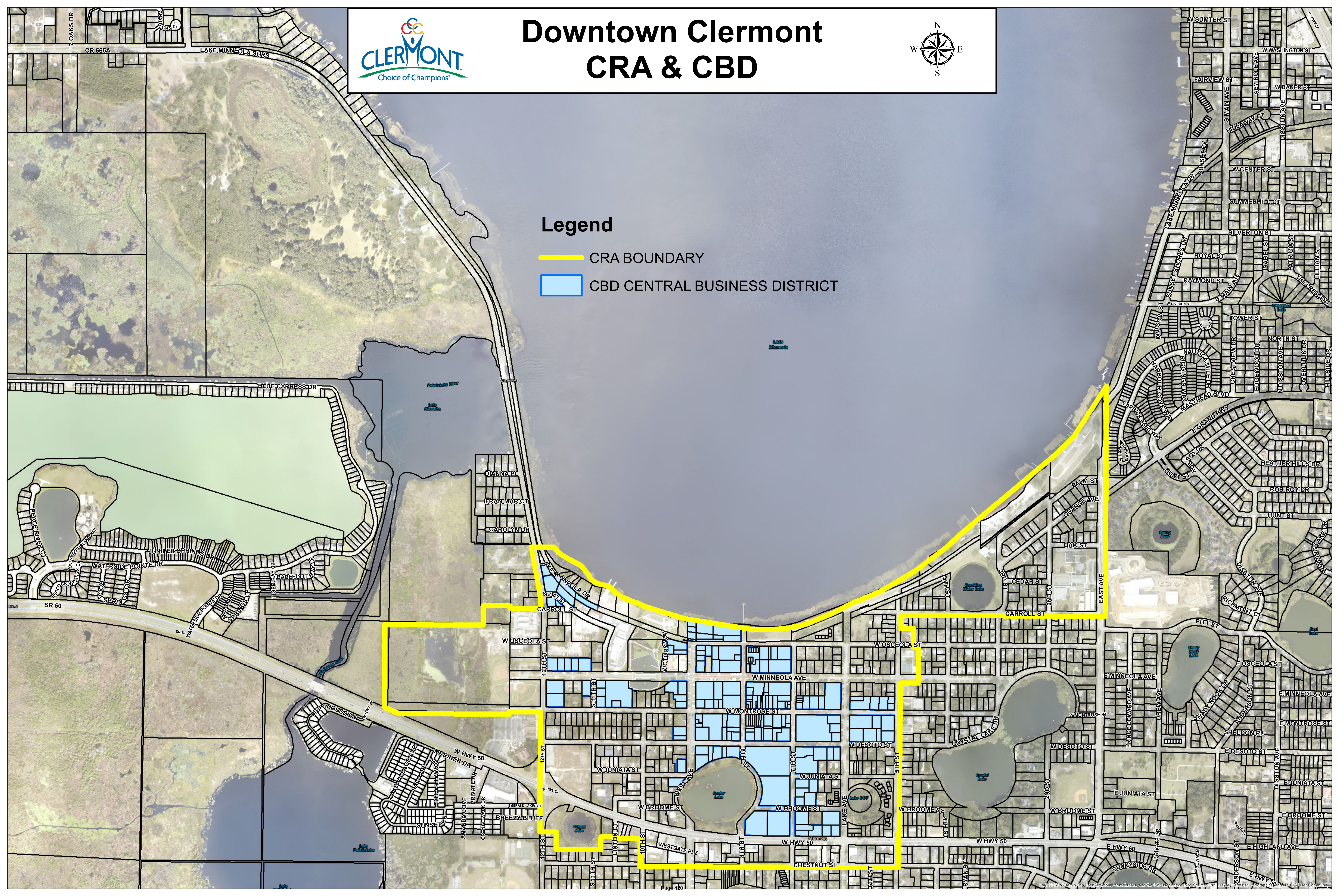


Downtown Clermont CRA & CBD



Legend

-  CRA BOUNDARY
-  CBD CENTRAL BUSINESS DISTRICT





CITY OF CLERMONT
ORDINANCE NO. 2024-037

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members

FROM: Development Services Director Henschel

DATE: July 22, 2024

SUBJECT: Ordinance No. 2024-037 Land Development Code, Chapter 117, Section 117-26-Other Signs

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. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2024-037

Land Development Code, Chapter 117-26 -“Other Signs”, to add and clarify language allowing murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the Central Business District with a purpose and intent to ensure adequate means of communication through signage while maintaining attractive visual appearance within the City.

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 business would not be required to add a mural or artworks, therefore no costs are involved.

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 do not add a mural or artwork project.

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 any new charges or fees.

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

The proposed ordinance would only affect those businesses that wish to take advantage of adding a mural or artwork project.

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

No additional information.

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:	08/05/2024
Order Number:	10451083
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/12/2024 - 08/12/2024	Govt Public Notices
LEE dailycommercial.com	1	08/12/2024 - 08/12/2024	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	\$82.58
Tax Amount	\$0.00
Service Fee 3.99%	\$3.29
Cash/Check/ACH Discount	-\$3.29
Payment Amount by Cash/Check/ACH	\$82.58
Payment Amount by Credit Card	\$85.87

Order Confirmation Amount	\$82.58
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Ad Preview

LEGAL NOTICE

On Tuesday, August 27, 2024 at 6:30 PM the Clermont City Council will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 117, Section 117-26-Other Signs.

ORDINANCE NO. 2024-037

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 117-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
#10451083 8/12/24