



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
3:00 PM, Tuesday, March 11, 2025**

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

PROCLAMATION

Tuskegee Airmen Commemoration Day
Captain Donnie Cochran Day

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 February 4, 2025, Meeting, and Workshop; February 11, 2025, Meeting; and February 25, 2025, Meeting minutes. |
| Item No. 2 - Surplus Request | Consider declaring end-of-life inventory as surplus from Building Services, Parks and Recreation, Information Technology, and the City Manager Department and provide disposal per the Procurement Policy. |
| Item No. 3 - Agreement with Tetra Tech for Consumptive Use Permit | Consider approval of additional compensation beyond the original scope of services with Tetra Tech in the budgeted amount of \$71,786. |
| Item No. 4 - Piggyback Contract
<i>Annual Supply of Fittings and Accessories</i> | Consider approval to piggyback City of Boynton Beach Term Contract No. WH22-048 with Core and Main LP to provide pipe and brass fittings. |
| Item No. 5 - Bid Award
<i>Clermont Arts and Recreation Center</i> | Consider awarding the bid to Northrock Enterprises, LLC to purchase banquet chairs at the ARC for the budgeted amount of \$71,232. |

**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
3:00 PM, Tuesday, March 11, 2025**

Item No. 6 - Bid Award
Street Resurfacing Services

Consider awarding a bid to Superior Asphalt, Inc. to provide mill and overlay services for city-maintained streets in the amount of \$476,825 and a contingency amount of 10% for a total of \$524,507.

Item No. 7 - Event, Open Container and Road Closure Request
Suntoberfest 2025

Consider allowing Suncreek Brewery to host event in downtown Clermont with street closures and open container allowance.

Item No. 8 - Event Request Date Change Approval
Clermont Main Street

Consider re-approval of the Food Truck Wars event and road closures as the date changed from January 25, 2025, to Saturday, March 22, 2025, from 12PM–11PM.

Item No. 9 - Event and Open Container Date Change Approval

Consider re-approval for "Clermont Sips & Salsa" on September 20, 2025, at Waterfront Park.

Item No. 10 - Event Request and Road Closure
Light Up Clermont / Christmas Parade

Consider allowing the Clermont Parks & Recreation Department to host the annual event in downtown Clermont with street closures on December 5 - 6, 2025.

UNFINISHED BUSINESS

Item No. 11 - Ordinance No. 2025-003 *Final PUD Amendment*

Consider the Magnolia Center Planned Unit Development Amendment for an Increase in the Number of Fast Food Restaurants.

Item No. 12 - Variance Request
EnviroStruct LLC

Consider a request to allow wall signage to exceed the maximum square footage permitted by the Land Development Code, Section 117-15.

Item No. 13 - Resolution No. 2025-005R
Clermont Retail 935 W. Minneola Ave.

Consider a Conditional Use Permit to allow for a commercial building size to exceed 3,000 square feet in the Central Business District.

NEW BUSINESS

Item No. 14 - Variance Request *Table Bloxam Avenue Subdivision*

Consider tabling the item to April 22, 2025.

**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
3:00 PM, Tuesday, March 11, 2025**

Item No. 15 - Resolution No. 2025-008R
Regal & Nautique of Orlando CUP

Consider a Conditional Use Permit to allow for a Boat Dealership & Repair in the C-2 General Commercial Zoning District.

Item No. 16 - Ordinance No. 2025-010 *Intro Vacate ROW*

Consider right-of-way vacation of Omar Street.

ADJOURN

Public Notice

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

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

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

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

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

PROCLAMATION

- Whereas,* the courage, dedication, self-sacrifice and compassion of the “ordinary heroes” of the World War II generation continue to inspire our nation, especially the men and women who are currently serving and protecting our country; and
- Whereas,* the Armed Forces of the United States were segregated in World War II; and
- Whereas,* in 1940 the US military selected Tuskegee Institute to train pilots because of its commitment to aeronautical training; its facilities, engineering and technical instructors; and a climate for year-round flying; after which the Tuskegee Program was expanded to become the center for African-American aviation during World War II; and
- Whereas,* the Tuskegee Airmen were active from 1941 to 1946 and overcame segregation and prejudice to become one of the most respected fighter groups of World War II, paving the way for full integration of the US Military; and
- Whereas,* Florida recognizes the extraordinary contributions and sacrifices made by the Tuskegee Airmen and designates the fourth Thursday in March as a legal holiday to be known as “Tuskegee Airmen Commemoration Day” to honor their legacy and the continued fight for equality and justice; and
- Whereas,* Clermont resident, Tuskegee Airman Lt. Daniel Keel, who is approaching his 103rd birthday, served as a Flight Officer in the Air Force from 1943 to 1946. Lt. Keel was one of only five Tuskegee Airmen to receive a triple airman rating.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the 27th Day of March, Two Thousand and Twenty-Five as:

TUSKEGEE AIRMEN COMMEMORATION DAY

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 11th Day of March in the year Two Thousand and Twenty-Five.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

PROCLAMATION

- Whereas,* Captain Donnie Cochran, United States Navy (Retired), has demonstrated exceptional dedication to his country, inspiring countless individuals through his leadership, service, and achievements; and
- Whereas,* a 1976 graduate of Savannah State University, Captain Cochran began his distinguished Navy career as a fighter pilot, serving on multiple aircraft carriers and leading Fighter Squadron 111 to recognition as the top F-14 Squadron in the Pacific Fleet; and
- Whereas,* Captain Cochran made history as the first African American pilot selected for the Blue Angels in 1985, later becoming the first African American Commanding Officer and Flight Leader in 1994, flying over 2,200 hours in more than 300 airshows for millions of spectators; and
- Whereas,* with over 6,000 flight hours, Captain Cochran served as a command pilot in nine types of aircraft, completing 888 accident-free carrier landings and later contributing to aviation as a flight training supervisor for UPS and a manager at Coca-Cola; and
- Whereas,* Whereas, Captain Cochran's numerous honors include two Legion of Merit Medals, the Navy Commendation Medal, and induction into the Georgia Military Veteran Hall of Fame and Georgia Aviation Hall of Fame, among other prestigious recognitions; and
- Whereas,* Captain Cochran's legacy continues to inspire excellence and leadership in both military and civilian life.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the 11th Day of March, Two Thousand and Twenty-Five as:

CAPTAIN DONNIE COCHRAN DAY

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 11th Day of March in the year Two Thousand and Twenty-Five.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 4, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, February 4, 2025 at 4:00pm in the Clermont City Center. Mayor Murry called the meeting to order at 4:00pm with the following Council Members present: Council Members Strange, Howard, and Myers.

Other City officials present were Interim City Manager Van Wagner, Interim City Attorney Waugh, and City Clerk Howe.

Absent – Council Member Petersen

CLOSED SESSION

Mayor Murry read a statement into the record announcing the entrance into closed session.

At this time, the City Council meeting will be in recess for the Council to conduct a private pending litigation session as required by the City Attorney and as authorized by Section 286.011, Florida Statutes. The session is for the purpose of discussing the pending litigation matters of Falzon v. City of Clermont, Geilen v. City of Clermont, and Wright-Ahern v. City of Clermont. The City Council, the Interim City Manager and the Interim City Attorney attended the session. A court reporter was present at the session and a transcript will be available after the conclusion of the litigation.

The meeting recessed at 4:02pm.

At that time, the Council meeting was in recess so the Council could meet in a closed litigation session.

The meeting reconvened at 5:15 pm.

ADJOURN: With no further comments, this meeting adjourned at 5:16pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
CITY COUNCIL WORKSHOP
February 4, 2025

CALL TO ORDER

The City Council met in a workshop session on Tuesday, February 4, 2025 at the Clermont City Center. Mayor Murry called the workshop to order at 5:17 pm with the following Council Members present: Council Members Howard, Strange, and Myers

Other City officials present were Interim City Manager Van Wagner, Interim City Attorney Waugh, and City Clerk Howe.

Absent – Council Member Petersen

AGENDA ITEMS

Item No. 1 – Boathouse Agreement

Council Member Strange said she would like to start with high level policy. Council needs to discuss the vision for the community. The City endures the most of the cost of recreation in south Lake County, which benefits the residents in the surrounding Cities, or the County. Recreation programs are always subsidized but Council needs to establish the level of subsidizing.

Mayor Murry stated that the first item is the boathouse agreement which needs to be discussed.

Council Member Strange said that Council granted a six-month extension on their contract. There are two directions in which she feels Council can move forward with the Boathouse, an economic development driver or Parks and Recreation. Lake County Rowing is a club and should have the same contract terms as other clubs within the City and be managed through Parks and Recreation.

If Lake County Rowing is an economic development, then that is a bigger discussion and Lake County perceives that the City owes them money that was provided from the Tourism Development Council when Lake County Rowing went into the Boathouse. She has heard from two wakeboarding associations, sailing association, and approached to do a nature study program at Victory Point so there is interest from others. Council needs to have a discussion about the highest and best use of the property for the citizens of Clermont.

Mayor Murry explained that to him this contract was routine. Lake County Rowing is a club and has been since they first came to the City. The prior City Manager was having conversations regarding the contract. The terms they spoke about were \$1,000 a month and three percent automatic increase per year, the rest of the contract was basic. He would like to see a ten-year contract at \$1,000.00 per month since the boathouse was built for the Rowing Club.

Discussion ensued on the funds received from the Tourism Development Council and sending out a request for proposal to explore the opportunities at the Lakefront. Make it easier to attract people to this area and help facilitate a Water Sports Park in that area.

City of Clermont
MINUTES
CITY COUNCIL WORKSHOP
February 4, 2025

Council Member Howard said he had a conversation with the President of the Rowing Club and Parks and Recreation Director Forman. His concern is if we will have to return the funds to Lake County for the funds received from the Tourism Development Council when the Boathouse was built for the Rowing Club. He prefers to have the Rowing Club stay in the Boathouse, and suggested creating a small group to work through this contract and return to Council.

Lake County Commissioner Smith, Chairman of the Tourism Development Council stated that the atmosphere of the Tourism Development Council has changed over the last few years. The current board thinks differently than the previous board. The Tourism Development Council is focused on active tourism and rowing is an up and coming sport in the State of Florida. They have a meeting with SRA to promote Lake County for regional and national rowing competitions and would love it to be here in Clermont. \$20 million in economic impact. Commissioner Smith hopes an agreement can be made regarding the Boathouse, there needs to be a long venture with whoever will take that over. The boathouse can be a huge economic driver for the City and County. Clermont is helping the community and kids; it is not all about the money.

Mark Vantrease, Lake County Rowing Association, reviewed the partnership of the Rowing Club, Lake County and the City. He provided a timeline from the creation of the Boathouse to current along with the funding program and the impact the Rowing Association has had on Clermont and Lake County. He spoke about youth and adult rowing and bringing different groups to the area.

Discussion ensued on the docks by the Boathouse and if they are public accessed docks, which they are, along with the timeframe of the year when the Rowing Association is not able to utilize the Boathouse because of water conditions.

There was discussion regarding tourism and the desire and vision of the Lake County Rowing Association for the future.

Council spoke about the small group to review the contract and next steps along with what success looks like and how that translates to a financial function of the City.

Mayor Murry left the workshop at 6:50pm and passed the gavel to Mayor Pro Tem Myers.

Mayor Pro Tem Myers opened public comment.

Dani Page, Tuscany Ridge – spoke about the contract with Lake County Rowing Association.

Mayor Pro Tem Myers closed public comment.

Item No. 2 – 1146 Lake Minneola Drive / Clermont Multihull Association

Adam Atherton, Clermont Multihull Association stated that their request is to move to a new space down the Lakefront. They have looked at the space between the fence and the Boathouse previously and have held Regattas in that space.

Council Member Howard stated that their current space has a lot of debris and all they are doing is moving to a new space that is better suited for their needs.

City of Clermont
MINUTES
CITY COUNCIL WORKSHOP
February 4, 2025

Mr. Atherton informed Council of all the association does and that there is a Sailing Regatta coming February 21-23, 2025 and invited everyone to attend.

Council Member Howard explained that this was a brief overview and the item will return before Council.

Item No. 3 – Parks and Recreation Discussion

No further comments.

Item No. 4 – Other

No further comments.

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

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, February 11, 2025 at 6:30pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Strange, Howard, Myers and Petersen.

Other City officials present were Interim City Manager Van Wagner, Interim City Attorney Waugh, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Naomi Gonzalez-Freites gave the invocation, followed by the Pledge of Allegiance and presented a trailer to a documentary about Lake-Sumter College.

PUBLIC COMMENTS

Matt Mobley, 1010 East Avenue – provided Council notice that the property at 609 W. Montrose will be coming available for purchase. They are providing the City the first opportunity to acquire the property.

Joe Fumasi, 2693 Jumping Jack Way – expressed gratitude for the Wellness Way workshop. Lake County will hold a workshop regarding the Municipal Service Taxing Unit and believes the City needs to be invited.

David Falzone, 1375 Lake Avenue – expressed concern regarding property.

Adam Atherton, 13005 Summerlake Way – thanked Council for their continued support of the Clermont Multihull Association. Informed Council of the Sailing Regatta February 21 – 23.

Vincent Niemiec, Regency Hills – expressed concern regarding the traffic light at Hartwood Marsh and Hancock.

Bryan Bain, 245 Nautica Mile Drive – spoke on public access to meetings through streaming online. Planning and Zoning Commission, Code Enforcement and Council Workshops are typically not videoed.

Mayor Murry inquired about Information Technology's presentation regarding streaming the meetings.

Interim City Manager Van Wagner stated staff is prepared to have discussion.

Moira Davis, 1445 Lake Avenue – inquired about emergency Council Meetings previously versus the last couple of months. She inquired the length of time Council has to review items on an agenda as well reviewing items on an emergency vote.

Council Member Strange asked for clarification if by emergency meetings she is referring to workshops or actual special meetings.

Ms. Davis stated her understanding is that there were special meetings called that are referred to as emergency meetings since they are not on the regular schedule. Also inquired on what progress has been made to hire a qualified City Manager.

Francisco Reyes, Clermont – expressed concern that the Utility Billing system does not accept third party payments.

Samii Yakovetic, 4480 Powderhorn Place Drive – expressed concern with the intersection of Hartwood Marsh Road and Hancock. Inquired what is being sprayed on the brush and trees in her area.

Mayor Murry requested Interim City Manager Van Wagner to look into this, he is not aware of the City spraying.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

Paula Hoisington, 564 E. Desoto Street – thanked staff for looking into the pollution of East Lake. Inquired on an update with the process of finding a City Manager. Received information that a Council Member stated “we are looking in another direction and not looking at a headhunting firm” regarding finding a City Manager and would like to know at what meeting that was discussed since Council cannot speak to each other outside of a meeting.

Sharon Keys, 644 W. Osceola Street – spoke about Black History Month.

Mayor Murry informed the residents that the City has the told County multiple times about the issues at Hartwood Marsh and Hancock Road.

Council Member Strange suggested the City hire an Engineer to address that intersection and create a design to present to the County.

Mayor Murry said his understanding is that there was not an issue with the design but with the funding.

Interim City Manager Van Wagner stated he requested the design from the County and was told the full design was not completely available at this time.

Mayor Murry addressed the emergency meetings. The Council has not had emergency meetings, there had been workshops added. One Council meeting there were two emergency votes done.

Council Member Strange stated there is a request for qualifications out until February 20 for a headhunting firm.

Mayor Murry stated that Council Members need to be mindful of their words when speaking, speak as an individual and not on behalf of Council.

City Clerk Howe responded to the question of how long Council receives to review the agenda packet. Council receives the agenda packet the Wednesday prior to a Council meeting.

REPORTS

CITY MANAGER REPORT

Interim City Manager Van Wagner –

- Meeting with Commissioner Parks and County Manager Barker on February 20 and on February 25 will be on a call with them as well as Representative Yarkosy to discuss funding for Hartwood Marsh Road.
- Addressed the funds spent on engineering Fire Station 2. \$81,019.00 was spent and the full contract was for \$600,000.00.
- Engineering has not begun for the expansion of Fire Station 2, waiting on a quote from the engineer. The quote has been submitted and the cost will be \$17,000.00, the intention is to sign the invoice and start the schematic design.
- February 14–16 is the Ultraman Marathon.
- February 22 is the Honor the Fallen 5K marathon beginning at Sun creek Brewery at 5:30pm.

CITY ATTORNEY REPORT

Interim City Attorney Waugh –

- Today was the deadline to file a response for an appeal to a Council decision. The applicant filed their response.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

- Defending multiple foreclosures of small City interests.
- In the past few weeks we have received two claims for car accidents, they have been referred out and will be defended.

CITY COUNCIL REPORT

Council Member Strange –

- Addressed resident's requests concerning the background checks of Interim City Manager Van Wagner and Interim City Attorney Waugh. She requested copies of the background checks from Human Resources and there was nothing of concern. There was also concern regarding a conflict of interest from Interim City Attorney Waugh and nothing was founded that would be a conflict.
- Addressed rumors of destruction of the Historic Village, she is not aware of any discussion regarding that. There are conversations with downtown groups working together around future plans.
- Attended the Sunshine Sports Council think tank. One of the participants was a representative for U.S. rowing and she had a chance to speak with her.
- Suggested discussion on using the boathouse as an actual boathouse and use the whole space as a watersports park.
- Requested an update from the Police Chief since approval of the public camping ordinance was approved.
- Met with Wellness Way representatives about alternatives to using the potable water.
- Suggested if there are changes made by Council or staff after an item has been through Planning and Zoning and Council that it return to Planning and Zoning for their feedback.
- Approached by community members downtown regarding expanding the trail on Lake Avenue. There is a desire for it to be a community project and would like Council's support to request the City explore that option and spend no more than \$10,000.00.
- Requesting up to date financials from the Finance department.

Mayor Murry spoke about Finance presenting a quarterly report to Council. Finance Director Borrer stated he can have the first quarter report at the next meeting

Council Member Howard –

- Attended a meeting with Lake County School District regarding options for the Clermont Elementary School property. Lake Tech is expanding and using it for parking. In the midterm, five years, they have no plans to surplus that property. The School District wants to hold that property until they determine the size of Lake Tech. Also spoke about the High School in Wellness Way, the land they expected to use is not viable because of the roads. They are back looking for land and weighing options.
- Had a meeting with the District Athletic Director and spoke about rowing. There has not been much reach in from Lake County Rowing Association, he is happy to work with them to expand and make rowing more known.
- Attended a public policy meeting with the South Lake Chamber of Commerce. He did make a statement that "we the Council have the opportunity to meet with somebody who is qualified." He stated that he was going to meet with that person. He spoke for himself and not for the Council, is always clear he is one member and it takes three votes for an approval.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

Council Member Myers –

- Spoke about the history of Black History Month.
- Sought opinions of Council on allowing a five-day grace period for Utility bills.
- Requested designating the first Saturday of each month as Small Business Saturday in Clermont.

Finance Director Borrer will review the policy on late fees with Council.

Council Member Petersen –

- Thanked everyone for their condolences on the passing of his mother.
- Working with SECO on the cost of rentals of their light poles.
- Working with Fire Chief Ezell on providing ambulance service in the City. Spoke to Lake County Commissioner Parks regarding ambulance service and noted we may be able to get an ambulance from Lake County.

Mayor Murry –

- Requested Interim City Manager Van Wagner contact Lake County School Board regarding weeds growing on the 20-foot wall by the gym at Aurelia Cole Academy.
- Spoke about a report from the State showing what they would offer the City to maintain the medians on State Road 50 and US Highway 27. The State has been mowing the medians and it looks good.
- Requested an update from the Police Chief on the public camping ordinance.
- Spoke about the perception that Interim City Attorney Waugh was not transparent regarding a conflict of interest.

Interim City Attorney Waugh stated that he provided all his information in the application that was provided to Council.

- Spoke about Black History Month and the Tuskegee airman.
- The third Thursday in March is a State holiday commemorating the Tuskegee Airmen. Requested a Proclamation be presented.

Council Member Myers questioned if Council supported her request for Small Business Saturday. The consensus was in support and Council Member Howard suggested she reach out to Clermont Main Street.

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 January 8, 2025 workshop minutes.

Item No. 2 – Resolution No. 2025-007R
Support Legislation Providing Public Records Protection

Consider encouraging the Florida Legislature to enact legislation to provide a public records exemption for municipal clerks and employees who perform city election work.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

Item No. 3 – Piggyback Purchase Approval
*Replacement Fire Command, Training, and
Rehabilitation Trailer*

Consider approval to purchase from the Florida Sheriff's Association contract FSA23-EQU21.0 with Texas Trailers to acquire one heavy-duty cargo trailer in the budgeted amount of \$58,313.11.

Item No. 4 – Lake County Schools Proportionate Share Mitigation Agreement
Lumberyard District

Consider approval of School Concurrency Agreement Case No. 2024-18.

Item No. 5 – Retirement Plan Actuarial Valuation
FMPTF Closed Plan

Consider approval of the actuarial valuation for the Florida Municipal Pension Trust Fund retirement plan for general employees.

Item No. 6 – Proposed Purchase of Chestnut Street Property and Budget Amendment

Consider property purchase approval and budget amendment in the amount of \$60,000 for lift station access.

Council Member Howard pulled Consent Agenda Item No. 4.

Council Member Howard moved to approve Consent Agenda items 1,2, 3 and 5-6; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 4 – Lake County Schools Proportionate Share Mitigation Agreement

Council Member Howard stated that this is a mitigation agreement and he is aware the approval is a ministerial duty for Council. A statement needs to be made to not allow residential growth to overrun schools and he is not in support of this item.

Requested a discussion on a moratorium on multi-family permits above ten units.

Mayor Murry opened public comments.

Vincent Niemiec, Regency Hills – spoke in favor of a moratorium to protect our schools.

McGregor Love spoke on behalf of the applicant. The item is a concurrency mitigation agreement for the Lumberyard project that was approved last year. The agreement is for the deficiency of 19 high school students.

Samii Yakovetik, 4480 Powderhorn Place – spoke in favor of a moratorium.

Mayor Murry closed public comments.

Interim City Attorney Waugh stated that the interlocal agreement with the School Board lays out a process for what happens when there is not enough capacity for educational facilities. The City also passed a school concurrency ordinance which states that when a proportionate share agreement is arrived at, it shall be passed. The Council can vote against the item but the City can be compelled to pass the item.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

Council Member Howard said that before Aurelia Cole Academy, the City did not have any K-8 schools. Per State law the School Board cannot build for anticipated growth, trying to build local schools with walkability.

Discussion ensued on the school system and approving multi-family projects.

Council Member Petersen moved to accept the mitigation agreement; seconded by Council Member Myers. Passed 3-2 with Council Member Strange and Council Member Howard opposing.

UNFINISHED BUSINESS

Item No. 7 – Resolution No. 2024-040R, *Conduct of Meetings*

A RESOLUTION OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE CITY OF CLERMONT RULES OF CONDUCT RELATED TO THE CONDUCT OF MEETINGS; THE PUBLIC’S RIGHT TO PARTICIPATE; AND THE ACTIVITIES AND PARTICIPATION OF COUNCIL MEMBERS, APPOINTED BOARD MEMBERS, STAFF AND THE PUBLIC; REPEALING RESOLUTION 2024-007R; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Howard stated that Council had a workshop on the proposed changes. An additional change he would like to add is implementing two sessions of three minutes per Council Member on each agenda item, this would facilitate moving discussions forward on an item.

Interim City Attorney Waugh clarified that each Council Member would have two rounds of three minutes to speak on an item, each would have their initial three minutes and then they would go around again for an additional three minutes, if needed.

Mayor Murry stated there are six recommended changes which will be discussed individually. Currently, the meetings begin at 6:30pm. The first proposed change would be to have the meeting on the second Tuesday of the month begin at 3:00pm and the meeting on the fourth Tuesday of the month begin at 5:30pm

Mayor Murry opened public comments.

Keith Mullins, 640 Drew Avenue – encouraged Council to keep meetings at 6:30pm.

Bryan Bain, 245 Nautica Mile Drive – concerned about earlier times and different times causing confusion. Suggested moving to a committee of the whole on the first Tuesday of the month.

Paula Hoisington, 564 E. Desoto Street– concerned with earlier meeting times.

Mayor Murry opened public comments.

Council Member Petersen stated that the senior citizen population cannot attend evening meetings. He proposed to have one meeting in the morning and the other in the evening which will benefit everyone.

Council Member Howard agreed with doing a committee of the whole, it can be done at a workshop. The time change would benefit the retired population as well as residents who rely on public transportation which does not run in the evening.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

Council Member Strange feels that the time of the meetings would not be an issue if they were available on live stream.

Council Member Myers is in favor of the split times as it gives everyone an opportunity to participate.

Mayor Murry is not in support of changing the meeting time. Stated that a majority of the community cannot attend meetings earlier than 6:30pm.

Council Member Howard moved to approve Resolution No. 2024-040R with two sessions of three minutes for discussion and the time change would not be effective until after the adoption of the streaming abilities; seconded by Council Member Strange.

Council discussed the best way to move forward with the item, discussing the changes as a whole or going through each proposed change individually.

Interim City Attorney Waugh stated there are options on how to proceed. Council can continue to discuss each change or move to call the question, which would have to be approved by two thirds vote.

Keith Mullins, 640 Drew Avenue – spoke about Council being mindful of how long they are speaking and keeping to City business.

Mayor Murry said he disagreed with workshops on the first and third Tuesday of the month.

Passed 4-1 with Mayor Murry opposing.

Item No. 8 – Ordinance No. 2025-008, *Urban Backyard Chicken Regulations Final*

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 6 ANIMALS; SECTION 6-45 LIVESTOCK PROHIBITED; EXCEPTION AND 6-46 NUMBER OF ANIMALS PERMITTED; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Development Services Director Henschel presented the item. City staff has received direction to proceed with processing amendments within the City's Code of Ordinances. The requested change is to allow the raising and keeping of chickens on property within the City of Clermont. Under the current code, the keeping of chickens is considered livestock and is prohibited within the city. Staff has researched other local jurisdictions that allow chickens and has drafted an ordinance that allows the keeping and raising of chickens. The major points are:

- Up to five hens may be kept on developed single-family or duplex properties. No roosters.
- Homeowner's association rules and regulations will apply if you are within a subdivision. This city does not enforce these restrictions.
- No sales of any kind shall be allowed in association with the chickens.
- Chickens must be raised following best management practices such as feed storage, manure disposal, chicken coops and runs, and nuisance complaints.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

With this proposed change in Section 6-45 Livestock, another change is required to allow the keeping of chickens along with the existing number of pet's residents may have. The City currently allows up to five animals per residential property. Language has been added to Section 6-46, so that the addition of five chickens would not be considered in the count.

Another item would be allowing chickens as a pilot program, this is currently not in the ordinance and would need to be added.

The City has received one letter of support and one letter of opposition to this amendment. Staff supports this requested change.

Mayor Murry opened the public hearing.

Samii Yakovetik, 4480 Powderhorn Place – spoke in support of the item.

Marion Ringwood, 1808 Nature Cove Lane – spoke in opposition of the item.

Bryan Bain, 245 Nautica Mile – in support of a pilot program. Consider requiring a permit and education.

Vincent Niemiec, Regency Hills – clarified that the Homeowners Association supersedes a City Ordinance.

Paula Hoisington, 564 E. Desoto Street – in favor of requiring a permit to track and regulate.

Rebecca Van Wagner, 4228 Fawn Meadows Circle– spoke in support of the item. In agreement for online training.

Mayor Murry closed the public hearing.

Council Member Howard stated he could support an application, would like to move to only detached single family properties and is agreeable to a two-year pilot program with a sunset.

Discussion ensued regarding the size of a chicken coup and ensuring there are no roosters.

Council Member Strange moved to approve Item No. 8 with striking duplexes and adding a two year sunset; seconded by Council Member Howard.

Council Member Strange amended the motion to add an application process; seconded by Council Member Howard.

Council Member Strange moved to approve Item No. 8 with the amendment to strike duplex properties and require a basic application, so that we know where the chickens are being kept in town, and as a pilot program for two years; seconded by Council Member Howard. Passed unanimously 5-0 with all members present voicing aye.

Item No. 9 – Ordinance No. 2025-009, *Golf Cart Regulations Final*

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 32, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES TO PERMIT THE USE OF GOLF CARTS ON ROADS WITHIN THE CITY LIMITS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVERNERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

City Clerk Howe read the title aloud.

Development Services Director Henschel presented the item. City staff has received direction to proceed with processing amendments to the City's Code of Ordinances. The requested change is to allow golf carts within a specific zone of the city, which is west of US Highway 27 and north of State Road 50. This area is in the northwest quadrant of the city and comprises of the downtown area. The major points are listed below with specific requirements contained in the ordinance.

- A golf cart is not capable of exceeding speeds of 20 miles per hour.
- It can only be operated on City of Clermont roads. No County or State roadways.
- Golf carts must meet minimum safety requirements.
- It may only be operated by a licensed driver 18 years old or older.
- The operator assumes risk and shall hold the City harmless, attested through registration with a \$20.00 registration fee.

The ordinance is similar to other jurisdictions which have implemented specific golf cart zones successfully. The staff supports this requested change.

Council Member Howard clarified that State Law allows a golf cart to be operated by anyone 15 or older with a valid driver's license. Interim City Attorney Waugh explained that the ordinance does state that language.

Council Member Strange stated that she would like to see a sunset on this item.

Mayor opened the public hearing.

Rob Corbett, General Counsel for the Clermont Police Department – The language in subsection D of the ordinance states “anyone under the age of 18 that does not have a valid license, and then it states anyone over the age of 18 does not need one.” This excludes actual 18 year olds and asked to amend that language to include 18 year olds.

Elex Newsome, 582 E. Desoto Street – inquired about liability and insurance.

Interim City Attorney Waugh stated there is not an insurance amount requirement in this draft of the ordinance. The City is requiring registration and at the time of registration the person would be relieving the City from liability.

Mayor Murry explained that per State Law golf carts are not required to have insurance and the City cannot supersede State Law.

Fran Falcone, 3904 Dune Way – inquired about golf carts parking in regular parking spaces.

Mayor Murry closed the public hearing.

Mayor Murry requested clarification on the definition of a City road.

Interim City Attorney Waugh stated that ordinance is intended to be limited to one quadrant of municipal roads. Clarified that City of Clermont roads means any municipal roads. Adding the word municipal in the definition would resolve the confusion.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

Council discussed how to track if a golf cart is registered, safety and staying within the allowed quadrant.

Council Member Howard inquired if the City has administrative Authority to require stickers on golf carts or would that have to be stated in the ordinance.

Interim City Attorney Waugh and Rob Corbett discussed the legality of requiring a registration sticker on a golf cart.

Council Member Howard moved to approve Item No. 9, Ordinance No. 2025-009, Golf Cart Regulations with striking with word “over” and saying 18 or over, adding municipal road to define the roads within that quadrant and directing for an administrative sticker with a sunset of one year; seconded by Council Member Strange. Passed unanimously 5-0 with all members present voicing aye.

NEW BUSINESS

Item No. 10 – Variance Request, *EnviroStruct LLC*

Development Services Planner Kruse presented the item. The applicant, EnviroStruct LLC, is requesting a sign variance on an existing building located at 17410 State Road 50. The applicant is requesting to allow for more than 200 square feet of wall signage located on the second floor of the building façade wall to be greater than the total allowable copy areas. The Land Development Code allows one primary wall sign, parallel to a road or street, not exceeding the maximum 200 square footage copy area. A secondary wall sign may be permitted on up to two walls provided it is a maximum of 50 percent of the primary wall sign. The applicant is asking for a second wall sign, exceeding the 50 percent allowed copy area.

The applicant currently has the primary wall sign installed on the second floor of the building, which is approximately 100 square feet. The applicant is requesting a second wall sign that is approximately 100 square feet. Without a variance, the applicant’s second wall sign would only be permitted at 50 square feet. If approved, two wall signs of similar size would be allowed on the second floor building façade. No other signage would be permitted on the second floor façade.

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 two of the five review criteria. Therefore, staff recommends denial of the requested variance to the Land Development Code.

The applicant was not present.

Mayor Murry opened the public hearing. No comments. Mayor Murry closed the public hearing.

Council Member Howard moved to table Item No. 10, Variance Request, EnviroStruct LLC to the next meeting; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 11 – Main Street Historic Survey

Christine Dalton provided a brief presentation regarding the Historic Resource survey her team completed in downtown Clermont. There were 250 buildings included and the project was funded by a matching grant and Clermont Main Street. The survey project identifies architectural styles within Clermont, time periods, growth patterns and serves as a baseline for future projects. There is a potential of creating a Historic Board.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

Mayor Murry opened the public comment.

Jenny May, 4062 Greystone Drive– spoke in support of the historic survey and creating a Historic Board.

Mayor Murry closed the public comment.

Council Member Strange moved to approve Item No. 11, Survey Report and associated Master Site file form as prepared by the Clermont Main Street program; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 12 – Negotiation and Contract Award, *City Attorney Contract*

Interim City Attorney Waugh presented Council with a contract for their consideration. He read the section called conflicts of interest on the application he submitted in which he stated he represented clients that involved the City of Clermont in the past.

Mayor Murry opened the public hearing.

Bryan Bain, 245 Nautica Mile Drive – spoke about the difference in an hourly rate versus the flat rate from our previous City Attorney.

Mayor Murry closed the public hearing.

Council discussed the hourly rate, the number of hours the City Attorney would work on average, and the additional cost associated with billing hourly instead of a flat rate.

Council Member Strange inquired about Interim City Attorney Waugh’s availability and schedule with the City.

Interim City Attorney Waugh said that he will ensure consistency by remaining available throughout the entire day on Tuesdays, consistent with the schedule maintained by the former City Attorney.

Mayor Murry asked for clarification about travel.

Interim City Attorney Waugh stated that travel to City Hall on Tuesdays is not billed, to the extent of litigation travel is billed.

Council Member Howard moved to approve Item No. 12, Negotiation and Contract Award, City Attorney Contract; seconded by Council Member Petersen. Passed unanimously 4-1 with Mayor Murry opposing.

Item No. 13 – Ordinance No. 2025-001, *Land Development Code Amendment Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, “ZONING”, ARTICLE III “DISTRICTS”, DIVISION 12 “CBD CENTRAL BUSINESS DISTRICT” SECTION 125-369 “PERMITTED USES”, SECTION 125-370 “CONDITIONAL USES” AND 125-373 “OFF-STREET PARKING”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

City Clerk Howe read the title aloud.

Council Member Howard moved to introduce Item No. 13, Ordinance No. 2025-001, Land Development Code Amendment; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Council Member Strange asked for feedback from Planning and Zoning.

Development Services Director Henschel stated that the official minutes from the meeting were not available.

Planning and Zoning Commission Chair Bain provided insight to the discussion and recommendation on this item from the Planning and Zoning Commission meeting. There was a 7-0 vote to approve the item.

Mayor Murry opened the public hearing.

Vincent Niemiec, Regency Hills - Planning and Zoning Commission volunteers work hard.

Patrick Bianchi, Clermont Main Street – expressed that Clermont Main Street is affected by these changes and should be a part of the discussion.

Discussion ensued on multi story development and having a footprint versus square footage.

Planning and Zoning Commission Chair Bain said there was discussion on the item regarding changing restaurants to match and have it all be 6,000 square feet as well as what that meant for a Conditional Use Permit.

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

Item No. 14 – Ordinance No. 2025-002, *Land Development Code Amendment Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 115, “PARKING AND VEHICULAR USE AREAS”, SECTION 115-14 “TABLE OF MINIMUM PARKING SPACE REQUIREMENTS”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Howard moved to introduce Item No. 14, Ordinance No. 2025-002, Land Development Code Amendment; seconded by Council Member Myers.

Mayor Murry opened the public hearing.

Planning and Zoning Commission Chair Bain provided insight to the discussion and recommendation on this item from the Planning and Zoning Commission meeting. The vote was 4-3 to approve with amendments.

The information below is what Chair Bain stated were the amendments with the Planning and Zoning Commission approval of the Ordinance.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

- Square off red zone section
- 5-year requirement, if the use changed within 5 years it would be reevaluated based off the new use.
- Chart – minimum number of spaces required in the Central Business District (CBD) and outside the CBD. Clarify asterisks - red zone is 0 in both, blue zone what is listed there but crossed out .05 office & veterinary, 0.83 retail.

Council Member Howard spoke about changing to a five-year mandatory for the parking, the decision not to square off the red section was made to preserve opportunities. In favor of item with the recommendations from Planning and Zoning Commission.

Patrick Bianchi, Clermont Main Street – stated the area is a complex discussion. Spoke on parking exemptions within downtown.

Mayor Murry closed the public hearing.

Council spoke about advertising to increase flexibility in decision making at the final reading.

Council Member Howard suggested approving with the smaller red zone since the City is not offering any entitlements. The red zone could be expanded if Council chooses.

Council Member Howard amended his motion to approve Ordinance 2025-002 with the original red outline and include all other changes recommended by Planning & Zoning; seconded by Council Member Strange. Passed unanimously 5-0 with all members present voicing aye.

Item No. 15 – Ordinance No. 2025-003, *Magnolia Center PUD Amendment 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 Howard moved to introduce Item No. 15, Ordinance No. 2025-003, Magnolia Center PUD Amendment; seconded by Council Member Myers.

Mayor Murry opened the public hearing.

Planning and Zoning Commission Chair Bain provided insight to the discussion and recommendation on this item from the Planning and Zoning Commission meeting. The vote was 7-0 to approve.

Mayor Murry closed the public hearing.

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2025

ADJOURN: With no further comments, this meeting adjourned at 11:04 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, February 25, 2025 at 6:30pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Strange, Howard, Myers and Petersen.

Other City officials present were Interim City Manager Van Wagner, City Attorney Waugh, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Bishop Everett Gates of One in Christ Ministries gave the invocation, followed by the Pledge of Allegiance.

PROCLAMATION

A proclamation celebrating Black History Month was read aloud.

AGENDA CHANGES

Interim City Manager Van Wagner informed the Council of the following agenda changes:

Item No. 10 - Variance Request, *EnviroStruct LLC*

Interim City Manager Van Wagner informed the Council this is a request to table the item to March 11, 2025.

Council Member Howard moved to table Item No. 10, Variance Request EnviroStruct LLC to March 11, 2025; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 15 – Resolution No. 2025-005R, *Clermont Retail 935 W. Minneola Ave.*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING OCCUPYING MORE THAN 3,000 SQUARE FEET OF FLOOR AREA IN THE CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Interim City Manager Van Wagner informed the Council this is a request to table the item to March 11, 2025.

Council Member Howard moved to table Resolution No. 2025-005R, Clermont Retail 935 W. Minneola Ave. to March 11, 2025; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 17 – Termination of Agreement

Interim City Manager Van Wagner informed the Council this item has been withdrawn from the agenda.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Item No. 18 – Use License Agreement

Interim City Manager Van Wagner informed the Council this item has been withdrawn from the agenda.

PRESENTATIONS

Public Camping Ordinance Update –

Police Chief Broadway provided a brief update on the public camping ordinance that went in to effect in January 2025. There are approximately 30 unsheltered individuals within the city. He reviewed the camp locations in the city and shared the programs the Police Department works with to assist the unsheltered population.

Police Officer Corbett spoke about a particular incident with an unsheltered individual who was taken to Lake County Jail and has not returned to the area. Police Chief Broadway informed Council that the majority of the unhoused population are very compliant with officers.

Quarterly Budget Report –

Finance Director Borrer provided a summary of the quarterly budget. He presented from the city website which is available to the public.

Discussion ensued on current funds in the Fire Department Inspections fee fund and the lost revenue from no longer requiring Business Tax Receipts.

PUBLIC COMMENTS

Banks Helfrich, 9100 Sams Lake Road – spoke about kindness, generosity and civility.

Tom Bennett, Clermont Fire Department – expressed appreciation to Council for their support.

Tammy Alford, Clermont – expressed concern regarding Family Christian Center Church rezoning.

Interim City Manager Van Wagner stated that there are no plans for more commercial buildings on the property.

Ms. Jackson, Clermont - expressed concern regarding Family Christian Center Church rezoning.

Merideth Nagel, 1280 Dianna Place – spoke about the roosters in downtown Clermont.

Paula Hoisington, 564 E. Desoto Street - expressed concern with roosters in the city. Commended the Police Department for the Honor the Fallen 5K. Recognized Willie Montgomery, Mayor Murry and Police Chief Broadway for being honored at the Montgomery Center of Excellence Black History program.

Charlene Forth, 939 W. Desoto Street – expressed concern with the vandalism at the elevators at Victory Point.

Matthew Greg, 1394 Firehaven Lane – student at Lake Sumter State College, looking forward to learning more about the City.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

REPORTS

CITY MANAGER REPORT

Interim City Manager Van Wagner –

- The City is streaming the meetings live online on YouTube.

IT Director Fountain provided the background on the camera equipment installation.

- Attended a meeting regarding Hartwood Marsh Road. There is an opportunity to receive a favorable deferred reimbursement agreement from the State of Florida to get the road done sooner than expected.
- Invited Fire Chief Ezell to come forward and make a presentation regarding emergency services.

Fire Chief Ezell presented a heat map of the City and explained the results of the 2024 data that was collected. The map showed travel times to emergencies, the response time is good but they are working to make it better.

- March 11 Council Meeting will begin at 3:00 PM.
- Feb. 28 – March 2 is the Clermont Catcall Regatta.
- March 8 – 9 is the Great Clermont Triathlon at Waterfront Park.

Interim City Manager Van Wagner informed Council that Family Christian Center Church reached out to the surrounding neighborhoods regarding the rezoning application. There are no plans for any buildings on the property outside of the site plan.

CITY ATTORNEY REPORT

City Attorney Waugh –

- Provided updates on current litigation. Mediation was unsuccessful in the Wright-Ahern case. They are seeking mediation in the Falzon case; expect a meeting in a month or so.
- City Code 101.211 state the requirements when someone applies for a Conditional Use Permit. It requires notice be given to adjacent properties and requires two legal ads to be published along with a posting on the property.

Mayor Murry stated that when mailing notifications, the code requires notification to properties within 150 feet. City staff goes beyond that and mails notifications to properties within 200 feet.

CITY COUNCIL REPORT

Council Member Strange – No report.

Council Member Howard – No report.

Council Member Myers –

- Spoke about Black History Month.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Council Member Petersen –

- Met with Lake County Commissioner regarding ambulance service in the City.

Mayor Murry –

- Enjoyed the Honor the Fallen 5K event.
- Informed residents that roosters are not allowed in the City.
- Thanked the IT department for the live broadcast of the meeting.
- Spoke about Victory Point and his concerns about the tower.

Discussion ensued on the responsibility of maintenance and oversight of the tower. Council requested a staff presentation regarding the tower and bring that back to Council.

- Requested staff contact the State regarding the timing of the traffic signals at Hooks Street and U.S. Highway 27.
- Spoke about the agenda and items on the agenda.

Discussion ensued on which items are placed on the agenda, the agenda item request form and Council Member meetings with the Interim City Manager prior to the agenda being published.

Council Member Strange moved to end reports; seconded by Council Member Petersen.
Passed unanimously 5-0 with all members present voicing aye.

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 January 14, 2025 Meeting, January 21, 2025 Workshop, and January 28, 2025 Meeting minutes.

Item No. 2 – Meeting Calendar

Consider the 2025 meeting calendar.

Item No. 3 – Plat Approval

Mirror Lake Subdivision

Consider approving the Mirror Lake Subdivision Plat for 21 lots.

Item No. 4 – Variance Request

Chestnut Street

Consider allowing a reduced lot width for 2 lots on Chestnut Street.

Item No. 5 – Proposal Award

Permitting and Licensing Software

Consider awarding RFP and Term Contract to Online Solutions, LLC for a Software-as-a-Service (SaaS) subscription for Building Services in the budgeted amount of \$157,800.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Item No. 6 – Proposal Award

Employee Healthcare/Benefits Consulting Services

Consider awarding RFQ and Term Contract to Hylant Group, Inc. to provide employee benefits consulting services for Human Resources in the budgeted amount of \$70,000.

Item No. 7 – Piggyback Contract

Pavement Management

Consider approval to piggyback the City of Gainesville Term Contract No. PWDA-230027-DH with Pavement Technology, Inc. for pavement services.

Item No. 8 – Piggyback Purchase and Budget Amendment

Lake Felter Park

Consider approval to piggyback Manatee County School Board Term Contract No. 21-0053-MR with REP Services, Inc. to provide ADA-accessible playground equipment in the total amount of \$110,000, including a budget amendment of \$110,000.

Item No. 9 – Lake County Schools Proportionate Share Mitigation Agreement

Prose Clermont – Live Local Act

Consider approval of School Concurrency Agreement Case No. 2024-21.

Council Member Strange pulled Item No. 2 and Item No. 9.

Council Member Howard moved to approve Consent Agenda Items 1 and 3-8; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 2 – Meeting Calendar

Council Member Strange received an email regarding the meeting calendar. The email suggested having meetings once a month and Council Members being available. She pulled the item to provide the public a chance to comment.

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

Council Member Howard moved to approve Item No. 2, Meeting Calendar; seconded by Council Member Strange. Passed unanimously 5-0 with all members present voicing aye.

Item No. 9 – Lake County Schools Proportionate Share Mitigation Agreement

Council Member Strange stated her objections and concerns regarding these types of agreements. She would like to look further into the item and have answers to where the funds are going and that they are being used for the students from this development.

City Attorney Waugh said that the interlocal agreement states this is a cost to be paid to address the capacity issues, the funds shall be spent to address that. The only way to address that would be to spend those funds in the area.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Council Member Howard explained that the mitigation agreement is for the high school. The Lake County School Board's five-year plan includes constructing a high school in Wellness Way, to which the funds will contribute. Once that school is open, they will adjust the high school boundary lines to alleviate the other high schools.

McGregor Love was present on behalf of the project that triggered the mitigation agreement. He informed Council that their issues are with the State and the School Board. He read from the Florida Statute regarding concurrency.

City Attorney Waugh explained that this item is a ministerial act; if denied, it will return to Council.

Mayor Murry opened the public hearing.

Merideth Nagel, 1280 Dianna Place – expressed concern regarding the issue of schools not having capacity for students. There needs to be a change at the State level.

Mayor Murry closed the public hearing.

Council Member Howard moved to approve Item No. 9, Lake County Schools Proportionate Share Mitigation Agreement, Prose Clermont Live Local Act; seconded by Council Member Petersen. Passed 4-1 with Council Member Strange opposing.

Council Member Howard requested Interim City Manager Van Wagner schedule a workshop on school concurrency to include Lake County Schools.

UNFINISHED BUSINESS

Item No. 10 – Variance Request, *EnviroStruct*

This item was addressed earlier in the meeting and tabled to March 11, 2025.

Item No. 11 – Approval to Lease City Property

Parks and Recreation Director Forman presented the item. This item is to lease 1146 Lake Minneola Drive for the purposes of boat storage.

Mayor Murry opened the public hearing.

Roy Davis, 1445 Lake Avenue – inquired on the number of boats and the procedure for launching them.

Adam Atherton, 13005 Summerlake Way – this space will be occupied by Clermont Multihull Association, there will be approximately 20 boats and they will be launched off the grass on the property.

Shauna Vaughn, 835 7th Street – spoke in opposition of the item. There needs to be criteria on who leases from the city on the waterfront.

Jenny May, 4062 Greystone Drive – expressed concern regarding the monthly fee.

Mayor Murry closed the public hearing.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Discussion ensued on the property being residential and used for commercial purposes. Assessing waterfront land where this business may be better suited and evaluating the rationale behind selecting a specific property.

Council Member Howard moved to approve Item No. 11, Approval to lease City property; seconded by Council Member Myers.

Council discussed the maintenance on the property, the City will mow and Clermont Multihull Association will handle the remainder of the maintenance. They will also fence in the property at their expense.

Council Member Strange requested Parks and Recreation look into other spaces on the lakefront to see if there is a better fit.

Passed 4-1 with Mayor Murry opposing.

Item No. 12 – Lease Agreement 1146 Lake Minneola Drive

Parks and Recreation Director Forman presented the item. The Lease agreement is for the property just discussed, it is a one-year lease with a one-year renewal.

Adam Atherton, Clermont Multihull Association, stated that this property was chosen because it is low and that makes it easier for them to launch their boats.

Mayor Murry opened the public hearing.

Shauna Vaughn, 7th Street – inquired if there were other locations on the chain they could lease.

Mayor Murry closed the public hearing.

Council Member Howard moved to approve Item No. 12, Lease Agreement 1146 Lake Minneola Drive; seconded by Council Member Myers.

Discussion ensued on the vision for the waterfront and a process for businesses to occupy space on the Lake. Any liability the City would hold for the business occupying this space, the monthly fee and neighbors being notified a commercial business will be in that space.

Passed 3-2 with Mayor Murry and Council Member Strange opposing.

Item No. 13 – Ordinance No. 2025-001, *Land Development Code Amendment Final*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, “ZONING”, ARTICLE III “DISTRICTS”, DIVISION 12 “CBD CENTRAL BUSINESS DISTRICT” SECTION 125-369 “PERMITTED USES”, SECTION 125-370 “CONDITIONAL USES” AND 125-373 “OFF-STREET PARKING”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Development Services Director Henschel presented the item. City staff have received direction to proceed with processing amendments to the Land Development Code. Within the Central Business District zoning, restaurants 3,000 square feet and greater and any other business establishment or structure 3,000 square feet and greater are required to obtain a Conditional Use Permit. The requested change is to increase the square footage requirement from 3,000 square feet to 6,000 square feet. Any restaurant, business establishment or structure over 6,000 square feet will be required to obtain a Conditional Use Permit. This change would occur under Section 125-369 and 125-370. The requested amendment would add this specific language to this section of the Land Development Code.

Another change within the Central Business District is the removal of the duplication of off-street parking requirements. Parking requirements are captured in another reference within the Land Development Code. It is contained in Section 115-14 "Table of Minimum Parking Space Requirements." Therefore, due to duplication, Item (c) under Section 125-373 is being removed.

At the City Council introduction, a motion was made to introduce Ordinance 2025-001 with no amendments.

Council Member Howard moved to approve Item No. 13, Ordinance No. 2025-001, Land Development Code Amendment; seconded by Council Member Petersen.

Mayor Murry opened the public hearing.

Keith Mullins, 640 Drew Avenue – spoke in opposition noting that 6,000 square feet is too large with no parking tied to it. A 6,000 square foot business with no parking would impact all the surrounding businesses.

Mayor Murry closed the public hearing.

Discussion ensued on parking in the downtown area, the uses of a building that can be 6,000 square feet without a Conditional Use Permit, parking requirements for restaurants and the impact to downtown businesses.

Development Services Director Henschel stated that a 6,000 square foot building used for retail would normally require 15 parking spaces.

Passed 4-1 with Mayor Murry opposing.

Item No. 14 – Ordinance No. 2025-002, *Land Development Code Amendment Final*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 115, "PARKING AND VEHICULAR USE AREAS", SECTION 115-14 "TABLE OF MINIMUM PARKING SPACE REQUIREMENTS"; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Development Services Director Henschel presented the item. City staff received direction to proceed with processing amendments to the Land Development Code. Section 115-14 Table of minimum parking space requirements has two distinctive columns requiring parking spaces for land use within the City. One column is for areas within the City and the other column is for areas specifically within the Central Business District.

The current parking requirements for the Central Business District is approximately half the requirement for some land uses versus other areas outside the Central Business District. Since the Central Business District is primarily the historical downtown area of Clermont, the parking requirements were reduced to encourage redevelopment and development in this area.

The first change that is being proposed is to eliminate parking requirements for a subset area of the Central Business District for retail and/or office use. This would only be applicable to a single story building or the first floor of any structure within the subset area with retail and/or office use. Any retail or office in this area would not be required to provide parking.

The second change is if any new development within the Central Business District is unable to provide the required onsite parking, they would have the option to pay a downtown parking fee of \$3,000.00 per required space and move forward with their development. This payment would go into a dedicated fund designated for parking in the downtown area. The parking fee may be increased through a resolution passed by the City Council at any time. This would eliminate the need to seek a parking variance from the City Council and allow the development to proceed with payment of the parking fee.

The third change is an increase in required parking for specific land use outside the Central Business District. A moderate increase in multifamily parking is being proposed. The percentage of increase is anywhere from 20 percent up to 34 percent for multifamily use. In hospitals, clinics, Assisted Living Facilities and nursing home land use, the Assisted Living Facilities land use is separated out by its own row indicating two parking spaces for each four beds, one for each doctor and two for each four employees. One final parking increase is for rooming houses and boarding houses, which would go up from one parking space for each bedroom to three parking spaces for each bedroom. The staff supports the changes.

At the City Council introduction, a motion was made to introduce Ordinance 2025-002 with the original red outline and include all other changes recommended by the Planning & Zoning Commission, which were (a) 5-year limitation requirement and (b) clarified chart with the minimum number of spaces required in the Central Business District and outside the Central Business District along with asterisks explanation.

Council Member Howard moved to approve Item No. 14, Ordinance No. 2025-002, Land Development Code Amendment; seconded by Council Member Strange.

Mayor Murry opened the public hearing.

Keith Mullins, 640 Drew Avenue – spoke in opposition of the item. Downtown needs parking, adding more businesses with no parking will not work.

Bryan Bain, 245 Nautica Mile Drive – spoke in opposition of the item. The parking fee does not cover the cost of a parking spot. He is not in favor of two separate areas within the Central Business District.

Mayor Murry closed the public hearing.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Mayor Murry voiced his concern with assisted living facility parking from one to two spaces. There is not a need for that, they do not receive many visitors.

Council Member Strange inquired if Council wanted to stay with the smaller red area or larger area.

Council Member Howard stated there was a reason for the red area. The area was chosen to encourage a specific type of growth.

Passed 4-1 with Mayor Murry opposing.

NEW BUSINESS

Item No. 15 – Resolution No. 2025-005R, *Clermont Retail 935 W. Minneola Ave.*

This item was addressed earlier in the meeting and tabled to March 11, 2025.

Item No. 16 – Variance Request, *2149 N. Waterview Drive*

Development Services Planner Kruse presented the item. The applicant, Mark Bodiford, would like to construct a detached 30 x 40-foot garage behind his residence at 2149 N. Waterview Drive. The property is located within the R-1 Single-Family Medium Density District and requires a rear yard setback of 25 feet for this structure. In addition, due to the proposed garage being larger than 50 percent of the habitable space of the existing home, another variance would also be needed. The variance requests would be to Sections 125-168 Yard and 125-520 Special Setbacks of the City's Land Development Code.

The applicant has two rear property lines to contend with due to the irregular configuration of the rear property line. The applicant is requesting to place the garage 10 feet from one rear line and 20 feet from the other rear line, and has indicated that he would like the placement in this vicinity in order to retain a more valuable area in his backyard. The applicant feels that the self-storage facility and a six-foot-high masonry wall separating the properties at the rear of the parcel provides justification along with multiple signatures from neighboring residents who are aware and in support of the proposed garage.

As for the size of the garage, the applicant is requesting a 30 x 40-foot garage. He indicated it is to store his boat and trailer. Under the Land Development Code, accessory garages are limited to 50 percent of the primary structure's habitable space. The home is listed as having 1,426 square feet of habitable space. Based upon this, the garage would be limited to 713 square feet. With the proposal, the garage would be approximately 84 percent of the habitable space. The applicant has indicated that the lot is almost half an acre in size; and further, the addition of this garage would keep him under the maximum Impervious Surface Ratio of 55 percent of the lot. With the garage in addition to the existing home and driveway, the applicant would be at approximately 25 percent Impervious Surface Ratio, still under the 55 percent.

Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as presented and finds the application does not meet a positive finding on one of the review criteria. Therefore, staff recommends denial of the requested variance to the Land Development Code.

The applicant, Mark Bodiford, stated that his rear neighbor is a storage unit and a six-foot wall. He has an ocean boat that he would like to get out of the elements, the need for the placement is to leave space in his yard.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

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

Council Member Howard moved to approve Item No. 16, Variance Request, 2149 N. Waterview Drive; seconded by Council Member Myers.

Discussion ensued on the size of the applicant's boat which is 30-foot overall. If the applicant were to place a carport in the yard there is no variance needed and has a 10-foot setback.

Council discussed having the applicant move the garage up into the yard to meet the setback requirements.

Failed 2-3 with Mayor Murry, Council Member Howard and Council Member Petersen opposing.

Item No. 17 – Termination of Agreement

This item was withdrawn from the agenda.

Item No. 18 – Use License Agreement

This item was withdrawn from the agenda.

Item No. 19 – Settlement Agreement

City Attorney Waugh stated that this is a proposed settlement agreement and if accepted will resolve the litigation with Mr. Geilen, He noted Mr. Geilen's first name is Rodney; not Richard. Mr. Geilen dismissed his case in Federal court and is now in State court. The settlement agreement states the City will pay \$5,000.00 in exchange for a dismissal from the lawsuit and a complete release of any claims from him to the City, its officers, City Council Members, insurers and so on. It would require dismissal to the lawsuit and put an end to the dispute as it is.

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

Council Member Howard moved to approve Item No. 19, Settlement Agreement; seconded by Council Member Myers. Passed 4-1 with Mayor Murry opposing.

Item No. 20 – Designation of City Property for Fire Training Facility and Reallocation of Funds

Fire Chief Ezell requested approval to designate the City property on 12th Street as a Public Safety Training Facility and approval to move forward with construction on a three story drill tower onsite. Having a training facility within the City keeps travel times down. The funding for the project is within budget, they looked at projects and reprioritized.

Mayor Murry opened the public hearing.

Bryan Bain, 245 Nautica Mile Drive – expressed his support. Inquired about times of training for residents in that area.

Fire Chief Ezell stated that training will take place during daytime hours.

Tom Bennett, Clermont Fire Department – spoke in support. Expressed appreciation for working together.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

Mayor Murry closed the public hearing.

Council Member Howard moved to approve Item No. 20, Designation of City Property for Fire Training Facility and Reallocation of Funds; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Mayor Murry requested a call with Interim City Manager Van Wagner regarding the status of the rowing club contract.

Interim City Manager Van Wagner stated that Council are not in agreement regarding the contract.

Mayor Murry inquired on the status of the Municipal Service Taxing Unit in Wellness Way. Interim City Manager Van Wagner stated that the County will be holding a workshop.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 25, 2025

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

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

Meeting Date																																																				
Tuesday, March 11, 2025																																																				
Agenda Item Name																																																				
Surplus Request																																																				
Requested Action																																																				
The Procurement Services Department requests approval to declare end-of-life inventory as surplus from Building Services, Parks and Recreation, Information Technology, and the City Manager Department and provide disposal per the Procurement Policy.																																																				
Staff Report																																																				
The Procurement Services Department, on behalf of Building Services, Parks and Recreation, Information Technology, and City Manager Department, recommends approval of the surplus request. The following inventory has reached its end-of-life service, and approval to surplus these items is requested: <table border="1"> <thead> <tr> <th>Department</th> <th>Qty.</th> <th>Property Description</th> </tr> </thead> <tbody> <tr> <td>Building Services</td> <td>2</td> <td>Broken Office Chairs</td> </tr> <tr> <td>City Manager</td> <td>1</td> <td>Broken Shredder</td> </tr> <tr> <td>Information Technology</td> <td>3</td> <td>Dell Monitors</td> </tr> <tr> <td>Information Technology</td> <td>1</td> <td>ViewSonic Monitor</td> </tr> <tr> <td>Information Technology</td> <td>4</td> <td>APC Smart-UPS Interruptible Power Supplies</td> </tr> <tr> <td>Parks and Recreation</td> <td>1</td> <td>JBL Pro Replacement Grill</td> </tr> <tr> <td>Parks and Recreation</td> <td>1</td> <td>JBL Pro 15" Speaker</td> </tr> <tr> <td>Parks and Recreation</td> <td>1</td> <td>Atlona Input Multi-Format Switcher</td> </tr> <tr> <td>Parks and Recreation</td> <td>23</td> <td>3-Pin Source Four Par 750 Lights</td> </tr> <tr> <td>Parks and Recreation</td> <td>75</td> <td>750 Source Four Par Lights</td> </tr> <tr> <td>Parks and Recreation</td> <td>1</td> <td>Toshiba DVD Player</td> </tr> <tr> <td>Parks and Recreation</td> <td>1</td> <td>JBL Pro Passive Speaker parts</td> </tr> <tr> <td>Parks and Recreation</td> <td>1</td> <td>JBL Pro Passive Speaker shell</td> </tr> <tr> <td>Parks and Recreation</td> <td>2</td> <td>JBL Pro Voice Coil Parts</td> </tr> <tr> <td>Parks and Recreation</td> <td>2</td> <td>JBL Pro 10" Speakers</td> </tr> <tr> <td>Parks and Recreation</td> <td>5</td> <td>JBL Pro Mid-Range Drivers</td> </tr> </tbody> </table>		Department	Qty.	Property Description	Building Services	2	Broken Office Chairs	City Manager	1	Broken Shredder	Information Technology	3	Dell Monitors	Information Technology	1	ViewSonic Monitor	Information Technology	4	APC Smart-UPS Interruptible Power Supplies	Parks and Recreation	1	JBL Pro Replacement Grill	Parks and Recreation	1	JBL Pro 15" Speaker	Parks and Recreation	1	Atlona Input Multi-Format Switcher	Parks and Recreation	23	3-Pin Source Four Par 750 Lights	Parks and Recreation	75	750 Source Four Par Lights	Parks and Recreation	1	Toshiba DVD Player	Parks and Recreation	1	JBL Pro Passive Speaker parts	Parks and Recreation	1	JBL Pro Passive Speaker shell	Parks and Recreation	2	JBL Pro Voice Coil Parts	Parks and Recreation	2	JBL Pro 10" Speakers	Parks and Recreation	5	JBL Pro Mid-Range Drivers
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The salvageable surplus property will be listed on www.GovDeals.com , an electronic public auction website for																																																				

government property. The non-salvageable property will be disposed of appropriately.		
Additional Analysis		
Fiscal Impact Summary		
The surplus property has an anticipated value of \$500.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Information Technology Disposal Forms	Information Technology Disposal Forms.pdf	
2. Building Services Disposal Form	Building Services Disposal Form.pdf	
3. City Manager Disposal Form	City Manager Disposal Form.pdf	
4. Parks and Recreation Disposal Forms	Parks and Recreation Disposal Forms.pdf	

Monitors

[illegible]

[illegible]



PROPERTY DISPOSAL FORM

Dept. / Division: CITY MANAGER Property Tag #: n/a
Contact Person: Debra Rybarczyk Phone: 352-241-7358
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 62 MC-1604 QA 0002732
Description of Property Shredder CRC 46851

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

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

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

☐ **OTHER:** _____

Director Signature: [Signature]

Date: 2/12/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VEGA Phone: 352-706-5984
Year / Make / Model: 2033H Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property JBL pro 8chms 15' speaker

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

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

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

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

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

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

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

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

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

☒ **OTHER:** parts only no replacement PA speakers
NO BOX.

Director Signature: [Signature]

Date: 2/26/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VEGA Phone: 352-708-5984
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property: TBL Pro Replacement Grill only
for Am 9315/95 3Ww speaker
☐ See attached form with multiple items listed. All items must include above information.

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

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

Director Signature: [Signature]

Date: 2/26/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VEGA Phone: 352-394-5984
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 007629181408060292
Description of Property: ATLONA AT-UHD-CLSO-612 INPUT S/W

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

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

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

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

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

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

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

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

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

☐ **OTHER:** _____

Director Signature: [Signature]

Date: 2/26/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VEGA Phone: 382-394-5984
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: A516 2109 4U6300
Description of Property: TOSHIBA DVD Player

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

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

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

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

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

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

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

☐ **OTHER:** _____

Director Signature: _____

Date: 2/26/20

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: _____ Phone: 352-708-5984
Year / Make / Model: Am 4315/95 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property JBL Pro Passive Speaker "Partson 11"
☐ See attached form with multiple items listed. All items must include above information.

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

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

Director Signature: [Signature] Date: 2/26/25

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

Date Approved by City Council: _____ Agenda Item: _____
Method of Disposal: _____ Date Disposed: _____
Procurement Director: _____ Date: _____
Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VEGA Phone: 352-706-5984
Year / Make / Model: Am4315/95 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property #3 JBL pro passive speaker shell on 11'

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

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

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

Director Signature: [Signature]

Date: 2/26/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VECIA Phone: 352-706-5984
Year / Make / Model: 2407H Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property: #2 JBL PRO VOICE COLL ONLY

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

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

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

Director Signature: [Signature]

Date: 2/26/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VEGA Phone: 352-706-5984
Year / Make / Model: 127 H-4 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property: #2 JBL Pro 10" Speaker Only OEM for MPY10

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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Director Signature: [Signature]

Date: 2/26/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC ☒ Property Tag #: _____
Contact Person: JASON VECIA Phone: _____
Year / Make / Model: 24-56000-00 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 102157P
Description of Property: HS IBL PRO Mid Range Driver

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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☒ **OTHER:** Parts Only

Director Signature: [Signature]

Date: 2/26/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Agreement with Tetra Tech for Consumptive Use Permit		
Requested Action		
Approve additional compensation beyond the original scope of services with Tetra Tech		
Staff Report		
On July 25, 2023, Council approved entering into an agreement with Tetra Tech to modify the existing Consumptive Use Permit (CUP) with St. Johns River Water Management District (SJRWMD) for groundwater withdrawal. As part of the agreement, Request for Additional Information (RAI) preparation/submittal was identified as a cost to be determined once the City received requests for information from SJRWMD. SJRWMD issued the request for additional information (RAI), which City staff and Tetra Tech subsequently reviewed the items with the SJRWMD to clarify what would be expected in the RAI response. Based upon those conversations, Tetra Tech will prepare the RAI responses which are considered to be beyond the original scope of services and are subject to additional compensation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$71,786.00	41533-53183 Professional Services - CUP Requirements	\$100,000
Exhibits Attached (copies of original agreements)		
1. RAI Response - Mod of CUP #2478 Scope_012225 RAI Response - Mod of CUP #2478 Scope_012225.pdf		



January 22, 2025

Mr. Stoney Brunson
City of Clermont
3335 Hancock Rd.
Clermont, FL 34711

**Subject: City of Clermont
Professional Services Proposal for the
Response to the SJRWMD Request for Additional Information Modification of
Consumptive Use Permit #2478**

Project #: 200-BPClermont

Dear Mr. Brunson:

Tetra Tech is pleased to furnish this proposal for professional services associated with responding to the St. Johns River Water Management District's request for additional information resulting from the application to modify the City's consumptive use permit. Additional details along with a cost breakdown have been included in the detailed scope of services attached hereto.

If you have any questions, please contact me or Mr. Charles W. Drake, PG, at your convenience at 407-839-3955.

Very truly yours,

Approved:

Tetra Tech

City of Clermont

A blue ink signature of Jon D. Fox, P.E., written over the name and title.

Jon D. Fox, P.E.
Vice President

By: _____

Date: _____

Attachments

c: Miguel Garcia, PG, Tetra Tech

JDF/pt/Clermont/Mod of CUP#2478

ATTACHMENT A

SCOPE OF SERVICES

CITY OF CLERMONT, FLORIDA REQUEST FOR ADDITIONAL INFORMATION RESPONSE FOR MODIFICATION OF CONSUMPTIVE USE PERMIT #2478

I. PROJECT DESCRIPTION

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

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

- Prior to LFA wells East-8 and East-9 being placed into service:
 - 2,887.09 million gallons (7.91 mgd average) in 2020 through 2031
- After LFA wells East-8 and East-9 have been placed into service:
 - 2,887.09 million gallons (7.91 mgd average) in 2020 through 2024
 - 3,527.72 million gallons (9.66 mgd average) in 2025 through 2031

The City has constructed and tested two (2) new LFA production wells (East 8 and 9) at the Sunburst WTP to meet a portion of these future demands and to reduce reliance on existing UFA wells at the Sunburst WTP. The new LFA wells are not yet in production but are expected to be online in early 2025 and will allow the City to reduce its reliance on the UFA from wells on the west side of the potable supply system. Based on historical and current potable and reclaimed water demands, projected demands above the permitted amounts shown above will be required to serve existing and future customers and at least one (1) additional LFA well will need to be constructed to provide the City's required future demand.

II. SCOPE OF SERVICES

Under Continuing Services Agreement No. 2023-070, Tetra Tech, Inc. provided the necessary professional services to prepare and submit the consumptive use permit (CUP) application for the City's potable supply system. On November 25, 2024, the SJRWMD issued a request for additional information (RAI), which is attached for reference. City staff and Tetra Tech subsequently reviewed the items with the SJRWMD to clarify what would be expected on the RAI response. Based upon those conversations, Tetra Tech will prepare the RAI response Items 1 through 11, which are considered to be beyond the original scope of services and are subject to additional compensation.

This request covers the additional scope of services and associated costs described as follows:

- Item #1: Tetra Tech will prepare the response for the CUP permit term request of 15-years with justification for the extended permit term.
- Item #2: Tetra Tech will review and revise the Summary of Groundwater Sources table and prepare a response.
- Item #3: City will provide the requested shapefiles for the current and projected service area boundaries. Tetra Tech will review the data provided and compare against existing shapefiles and prepare responses.
- Item #4: City will provide information regarding the water treatment reject volumes and the most recent water loss audit data. Tetra Tech will review the data provided and prepare responses.
- Item #5: Tetra Tech will compile data specific to CFWI rules and will prepare responses.
- Item #6: City will provide requested information regarding use of lowest acceptable quality sources of water within the service area. Tetra Tech will review the information provided and prepare responses.
- Item #7: City will provide information regarding supplementation of the reclaimed system with groundwater. Tetra Tech will review the information provided and prepare responses.
- Item #8: Tetra Tech will revise the City's Water Conservation Plan to include as appropriate the requested District recommendations and will prepare responses.
- Item #9: City will provide data regarding the water loss reduction program within the system and Tetra Tech will review and prepare responses.
- Item #10: Tetra Tech will prepare the Groundwater Modeling Plan (GMP), as requested by the SJRWMD. The GMP will describe the scenarios to be tested, the anticipated impact simulations, and the procedures for running the model and assessing model results. The anticipated impact simulations to be described in the GMP and run in the Task 11 scope are:
 - Simulation #1- Run existing CUP allocation (base case) using the unmodified ECCTX v.2 model.
 - Simulation #2- Run proposed CUP allocations without base case pumping using the unmodified ECCTX v.2 model.
 - Simulation #3- Run cumulative base case and proposed CUP allocations using the unmodified ECCTX v.2 model.

The GMP will also outline additional conditional modeling activities in the event that Tetra Tech and the City determine simulated impacts to be overly conservative and/or unfavorable. Conditional on such an outcome and because the current ECCTXv.2 contains inaccurate information regarding the depths and properties of aquifers and confining beds within the Clermont service area, it may be necessary to modify ECCTXv.2. The GMP will outline

justification for the model modification and the methodology by which Tetra Tech will revise and re-calibrate the ECCTXv.2 model. As will be discussed in the GMP, re-calibration efforts will constitute minor adjustments to aquifer parameters within the service area and will not address aspects of the model outside of this area. All model revisions/ recalibration will be conducted as a part of the response to Item 11 (below).

A draft GMP will be presented to the SJRWMD for review and approval and will include the procedure for conducting the above simulations, a description of the analyses to assess the need for ECCTXv.2 revisions (as needed), the procedure for revising ECCTXv.2 (as needed), and a model-based approach to optimize pumping to minimize groundwater impacts. We anticipate, and have budgeted for, several teleconferences with the SJRWMD staff on the modeling approach. We understand from the SJRWMD staff that any changes to the ECCTXv.2 model will have to be reviewed by the SWFWMD staff because they are charged with the modeling efforts.

Item #11a: Tetra Tech will conduct the modeling simulations and evaluate the simulation results as outlined in the GMP (described in Item #10). We have provided line items in the budget to run the simulations described, evaluate results of those simulations with respect to MFLs and wetland impacts, provide documentation of the model preparation and simulations with graphics depicting the drawdowns associated with each simulation, and perform two additional simulations to assist in locating the new LFA in the south of the Sunburst WTP. This optimization modeling will be performed under Task 11a. using the current ECCTXv.2 model. It will also be incorporated if we have to revise ECCTXv.2.

Item 11b: Task 11b., if needed, will be to revise the current ECCTXv.2 model incorporating the site specific hydrogeologic conditions in the area. We will run the revised model under the pumping/ allocation conditions described in Item 10. The impact analysis and documentation of the revisions will then be prepared.

At a minimum, the Tetra Tech will perform Item 11a. and the City will be billed for Task 11.a at \$21,019. Should revisions/ recalibration to ECCTXv.2 be warranted, and the City agrees, the City will be billed for Task 11.b at \$9,871, as well.

If the results of the groundwater modeling identify impacts to wetlands or surface water bodies, then a hydrological and biological assessment of the impacted areas can be prepared. Tetra Tech will work with SJRWMD wetland staff to prepare responses. A hydrologic monitoring plan is not currently included in the scope of work. If groundwater modeling results show substantial impacts to nearby wetlands, surface water bodies, and/or springs, costs to prepare a hydrologic monitoring plan will be provided.

Teleconferences, Meetings, and Project Coordination:

Tetra Tech will prepare for and up to four (4) meetings or teleconferences with City and/or the SJRWMD to discuss questions the City and Tetra Tech may have regarding SJRWMD-supplied modeling or other data, and internal (City and Tetra Tech) meetings concerning the responses to the RAI and supporting technical documentation.

III. COMPENSATION SUMMARY

The proposed lump sum compensation for the Scope of Services described in Section II is **\$71,786 (includes optional modeling, Task 11.b., of \$9,871, if required)**. Attachment A presents a detailed breakdown of estimated man-hours and per task compensation for the Scope of Services.

IV. SCHEDULE

Because the RAI due date is on or before February 25, 2025, we will request a time frame extension to respond to the RAI. The proposed project schedule for completion of the Scope of Services described in Section II is anticipated to be as follows:

Task	Calendar Days from Notice to Proceed
A. Meetings with City/SJRWMD	150
B. RAI Preparation for Items #1 - #9	45
C. RAI Preparation for Items #10 - #11	150
D. RAI Preparation/Submittal	180

T T Price Proposal		Labor Plan								ATTACHMENT B					
		8 Resources													
Water Use Permit RAI Response															
Submitted to: City of Clermont (Attn: Stoney Brunson)		Senior Hydrogeologist (Miguel Garcia, PG)	Senior Hydrogeologist, SPM (Lafrenz, William Bruce (Bruce))	Project Geologist (Anna Woodson, PG)	Senior Modeler (Andersen, Peter F (Peter))	Senior Modeler (Ross, James (James))	Junior Modeler (Ibn Salam, Mahade (Mahade))	Principal (Chuck Drake, PG)	Senior GIS Analyst (Betty Morris)						
	Contract Type: T&M														
	Total Labor Hrs									Labor	Subs	Travel	Mat'l's & Equip	ODCs	Task Pricing Totals
Project Phases / Tasks	428	79	103	49	18	32	80	59	8	71,531	255	-	-	-	71,786
Task 1-Permit Term	8	4						4		1,736					1,736
Task 2- Groundwater Sources	8	2		4				2		1,356					1,356
Task 3- Location Mapping	8	2							6	1,316					1,316
Task 4- Demand Projections	12	2		6				4		2,100					2,100
Task 5-CFWI Issues	20	4		8				8		3,712					3,712
Task 6- Lowest Acceptable Water Quality	7	2		2				1	2	1,178					1,178
Task 7-Reclaimed Water Supplementation	10	2		4				4		1,856					1,856
Task 8- Water Conservation	21	5		12				4		3,385					3,385
Task 9- Water Loss Reduction	14	3		7				4		2,406					2,406
Task 10.- GW Modeling Plan	54	6	16		8	12	8	4		10,034					10,034
Task 11a.- Hydrologic and Biologic Assessment	132	7	61	-	8	16	32	8	-	21,019	-	-	-	-	21,019
a. Original ECFTXv.2 Modeling	53	3	24		2	4	16	4		8,061					8,061
b. Evaluation of wetlands, SF, springs	44	2	20		4	8	8	2		7,412					7,412
c. Documentation	35	2	17		2	4	8	2		5,546					5,546
Task 11b. - Optional Modeling (if Required)	72	2	20	-	2	4	40	4	-	9,871	-	-	-	-	9,871
a. Revised ECFTXv.2 modeling	72	2	20		2	4	40	4		9,871					9,871
Task 12- Meetings/ Project Management	62	38	6	6				12		11,562	255				11,817
Totals	428	79	103	49	18	32	80	59	8	71,531	255	-	-	-	71,786



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Piggyback Contract <i>Annual Supply of Fittings and Accessories</i>		
Requested Action		
Approval to piggyback the City of Boynton Beach Term Contract No. WH22-048 with Core and Main LP to supply pipe and brass fittings and accessories in accordance with the City of Clermont's Procurement Policy.		
Staff Report		
The Procurement Services Department, in coordination with the Public Services Department, recommends approval of this action. At the request of the Public Services Department, the Procurement Services Department identified City of Boynton Beach Term Contract No. WH22-048, as a suitable procurement vehicle for the supply of pipe and brass fittings and accessories. This contract was competitively solicited in compliance with the City of Clermont's Procurement Policy, ensuring a cost-effective and compliant procurement process. The contract includes an initial one (1) year agreement, with the option for three (3) additional one (1) year renewal periods at the City's discretion. The estimated contract value for the initial term is \$100,000.00, with a start date of March 12, 2025. This contract will provide pipe and brass fittings and accessories. Funding will be determined on a project-by-project basis and allocated primarily from the Water Fund account number 41533-54612 (Repair & Maintenance - System) and account number 41533-66401 (Capital Equipment). Utilizing piggyback contracts, as authorized under Procurement Policy Section E.9, enables the City to leverage competitive pricing from existing government-awarded contracts. This approach reduces administrative costs and procurement lead time while ensuring cost-effective pricing. The Procurement Services Department has reviewed and determined that this method is in the City's best interest. Approval of this contract does not obligate the City to make purchases. Individual departments will budget and allocate funds as needed for expenditures related to piggyback contracts. The estimated contract value reflects potential expenditures but does not represent a specific department's allocated budget.		
Additional Analysis		
Fiscal Impact Summary		
The estimated expense is included in the current budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$98,000	41533 WATER	\$1,300,000
Exhibits Attached (copies of original agreements)		
1. WH22-048 Core and Main - Boynton Beach	WH22-048 Core and Main - Boynton Beach.pdf	
2. WH22-048 Pricing	WH22-048 Pricing.pdf	

The City of Boynton Beach



**PROCUREMENT SERVICES
P.O. BOX 310
BOYNTON BEACH, FLORIDA
33425-0310
TELEPHONE NO: (561) 742-6310
FAX: (561) 742-6316**

September 9, 2022

Core & Main LP

Benjamin.strasser@coreandmain.com

Susan.reed@coreandmain.com

RE: **“ANNUAL SUPPLY OF PIPE FITTINGS AND ACCESSORIES”
BID #: WH22-048**

Contract Period: October 5, 2022 thru October 4, 2023

Dear: Susan Reed and Benjamin Strasser,

At the Commission meeting on September 8, 2022, the BID for **“ANNUAL SUPPLY OF PIPE FITTINGS AND ACCESSORIES”** was awarded and your company was one of two selected.

A Blanket Purchase Order will be issued to your company on an “As Needed Basis”.

We would like to thank you for responding to this Bid. If you have any questions regarding this Bid, please contact Michael Dauta, Manager of Materials and Distribution, at dautam@bbfl.us

Sincerely,

Mara Frederiksen
Director of Financial Services

Enclosure: Tabulation Sheet

BIDDER ACKNOWLEDGEMENT

Submit Bids To: PROCUREMENT SERVICES
100 E Ocean Ave
Boynton Beach, Florida 33435
Telephone: (561) 742-6310

Bid Title: **ANNUAL SUPPLY OF PIPE FITTINGS AND ACCESSORIES**

Bid Number: **WH22-048**

Bid Due: **AUGUST 2, 2022; NO LATER THAN 2:30 P.M. (LOCAL TIME)**

Bids will be opened in Procurement Services unless specified otherwise. Bid receiving date and time is scheduled for **August 2, 2022; no later than 2:30 P.M. (local time)** and may not be withdrawn within ninety (90) days after such date and time.

All awards made as a result of this bid shall conform to applicable sections of the charter and codes of the City.

Name of Vendor: Core & Main LP

Federal I.D. Number: 03-0550887

A Corporation of the State of: Florida, Limited Partnership

Area Code: 561 Telephone Number: 848-4396

Area Code: 561 FAX Number: 845-7267

Mailing Address: 1101 W. 17th Street

City/State/Zip: Riviera Beach, FL 33404

Vendor Mailing Date: 07/22/22

E-Mail Address: susan.reed@coreandmain.com

Susan Reed ***

Authorized Signature

Susan Reed

Name Typed

***The Qualification of Core & Main LP is attached hereto and incorporated by reference as though fully set forth herein.

Initial: *SR*

Date: 07/22/22

**EXCEPTIONS TO THE SPECIFICATIONS
of Core & Main LP
Submitted to the City of Boynton Beach
Invitation to Bid (ITB)
Annual Supply of Pipe Fittings and Accessories
ITB No. WH22-048**

Notwithstanding anything contained in any bid or contract documents to the contrary, Core & Main LP (“Core & Main”) hereby takes exception to the specifications as follows. The bid of Core & Main and acceptance by Core & Main of any subsequent agreement is made expressly conditioned upon assent by the City of Boynton Beach (the “Owner”), to the following additional or different terms, which shall supersede and control over the terms of any request for bid or request for proposal, any contract documents and specifications, and any prior addenda thereto:

1. Core & Main will use commercially reasonable efforts to deliver materials ordered within the time specified in the bid documents or the Agreement. Core & Main reserves the right to extend those delivery times based on manufacturer lead times as impacted events beyond the control of Core & Main including but not limited to the current pandemic, global shipping delays and resin shortage. Core & Main will not be liable for liquidated damages or other delay damages arising from delays in delivery, manufacturer lead times or other circumstances beyond the control of Core & Main.
2. Due to current supply chain disruptions, all materials are subject to pricing at the time of shipment. Prices submitted with the bid of Core & Main LP reflect prices at the time of bid submission, are subject to change at any time and are not firm. Pricing, material availability and timeliness of shipments cannot be guaranteed. This term supersedes all other contractual provisions.
3. Insurance: To the extent provided in its policy, Core & Main will only be able to provide a certificate of insurance, endorsements and coverage that are current form and meet industry standards subject to agreement by Core & Main’s insurance provider. A Certificate of Insurance is attached to demonstrate the level of coverage carried by Core & Main. To the extent permitted by its policy, Core & Main will name only the Buyer and its affiliates, subsidiaries, parents, officers and employees as additional insureds. Notice of cancellation will be provided by e-mail per state guidelines. General aggregate limits apply per policy. Core & Main will not be required to provide copies of its policies and will not be required to provide Professional Liability, Builder’s Risk, Owner’s Protective Liability, Contractor’s Protective Liability, Contractual Liability Insurance, or other coverages not specifically identified in the attached certificate. Notwithstanding anything contained in any bid documents or contract documents to the contrary, by acceptance of Core & Main’s bid, the Buyer accepts Core & Main’s certificate of insurance in full compliance with all insurance requirements, including but not limited to notice provisions, coverage, language, policy limits, policy forms, and deductible amounts. The parties agree that Core & Main’s insurance is provided on a contributory basis, and is primary, but only to the extent of the products, services, and operations of Core & Main LP.

4. Warranty. The extent of the warranty to be provided by Core & Main is set forth in the attached Core & Main LP Warranty.
5. Risk of Loss: Title and risk of loss for materials provided hereunder will pass to the Owner upon delivery.

CORE & MAIN LP

Dated this 22nd day of July 2022.

Susan Reed

Municipal Sales Coordinator



Core & Main LP Warranty

Core & Main LP ("Seller") is a reseller of goods only, and as such does not provide any warranty for the goods it supplies hereunder. Notwithstanding this As-Is limitation, Seller shall pass through to the Buyer any transferable manufacturer's standard warranties with respect to goods purchased hereunder. BUYER AND PERSONS CLAIMING THROUGH BUYER SHALL SEEK RECOURSE EXCLUSIVELY FROM MANUFACTURERS IN CONNECTION WITH ANY DEFECTS IN OR FAILURES OF GOODS, AND THIS SHALL BE THE EXCLUSIVE RECOURSE OF BUYER AND PERSONS CLAIMING THROUGH BUYER FOR DEFECTIVE GOODS, WHETHER THE CLAIM OF BUYER OR THE PERSON CLAIMING THROUGH BUYER SHALL SOUND IN CONTRACT, TORT, STRICT LIABILITY, PURSUANT TO STATUTE, OR FOR NEGLIGENCE. BUYER SHALL PASS THESE TERMS TO SUBSEQUENT BUYERS AND USERS OF GOODS. SELLER EXCLUDES AND DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SELLER'S INTERPRETATION OF PLANS OR SPECIFICATIONS PROVIDED BY BUYER, AND BUYER'S ACCEPTANCE AND USE OF GOODS SUPPLIED HEREUNDER SHALL BE PREMISED ON FINAL APPROVAL BY BUYER OR BY BUYER'S RELIANCE ON ARCHITECTS, ENGINEERS, OR OTHER THIRD PARTIES RATHER THAN ON SELLER'S INTERPRETATION. TO THE EXTENT NOT PROHIBITED BY APPLICABLE LAW, IN NO EVENT, WHETHER IN CONTRACT, WARRANTY, INDEMNITY, TORT (INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, ARISING DIRECTLY OR INDIRECTLY OUT OF THE PERFORMANCE OR BREACH OF THIS AGREEMENT, SHALL SELLER BE LIABLE FOR (a) ANY INCIDENTAL, INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL OR SIMILAR DAMAGES SUCH AS LOSS OF USE, LOST PROFITS, ATTORNEYS' FEES OR DELAY DAMAGES, EVEN IF SUCH DAMAGES WERE FORESEEABLE OR CAUSED BY SELLER'S BREACH OF THIS AGREEMENT, (b) ANY CLAIM THAT PROPERLY IS A CLAIM AGAINST THE MANUFACTURER, OR (c) ANY AMOUNT EXCEEDING THE AMOUNT PAID TO SELLER FOR GOODS FURNISHED TO BUYER WHICH ARE THE SUBJECT OF SUCH CLAIM(S). ALL CLAIMS MUST BE BROUGHT WITHIN ONE YEAR OF ACCRUAL OF A CAUSE OF ACTION.

Notwithstanding anything contained in any bid or contract documents to the contrary, title and risk of loss for all materials will pass to Buyer upon delivery.



CITY OF RIVIERA BEACH
600 W BLUE HERON BLVD
RIVIERA BEACH FL 33404
CERTIFICATE OF USE

Permit Year October 01, 2021 to September 30, 2022

1101 W 17th St
CORE AND MAIN LP

Issued:
Vendor: 00696.1

CORE AND MAIN LP
DUCHARME MCMILLEN & ASSOC
PO BOX 80600
INDIANAPOLIS IN 46280

MUST BE POSTED CONSPICUOUSLY
AT YOUR PLACE OF BUSINESS



CITY OF RIVIERA BEACH
600 W BLUE HERON BLVD
RIVIERA BEACH FL 33404
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AT YOUR PLACE OF BUSINESS



CITY OF RIVIERA BEACH
600 W BLUE HERON BLVD
RIVIERA BEACH FL 33404
BUSINESS TAX RECEIPT

Permit Year October 01, 2021 to September 30, 2022

1101 W 17th St
CORE AND MAIN LP

Issued:
Vendor: 00696.1
WHOLESALE MERCHANT

CORE AND MAIN LP
DUCHARME MCMILLEN & ASSOC
PO BOX 80600
INDIANAPOLIS IN 46280

MUST BE POSTED CONSPICUOUSLY
AT YOUR PLACE OF BUSINESS



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CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 1

DATE (MM/DD/YYYY)
07/30/2021

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 Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 37205191 USA		CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C No. Ext): 1-877-945-7378 FAX (A/C No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: National Union Fire Insurance Company of P	NAIC # 19445
		INSURER B: Willis Submission Carrier	GENRC
		INSURER C: ACE Property & Casualty Insurance Company	20699
		INSURER D: XL Insurance America Inc	24554
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: W21759150

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			GL 1728964	08/01/2021	08/01/2022	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	☒ SIR: \$500,000*						MED EXP (Any one person) \$ 15,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	☐ POLICY ☐ PRO-JECT ☒ LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY			SEE ATTACHED	08/01/2021	08/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	☒ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY ☐ AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
C	☒ UMBRELLA LIAB ☒ OCCUR			G72535613 001	08/01/2021	08/01/2022	EACH OCCURRENCE \$ 5,000,000
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$ 5,000,000
	☐ DED ☐ RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			SEE ATTACHED	08/01/2021	08/01/2022	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Liability			US00111733LI21A	08/01/2021	08/01/2022	Occurrence \$5,000,000 Aggregate \$5,000,000

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

* General Liability: The \$1,000,000 per Occurrence and \$2,000,000 Aggregate limits displayed is a combination of \$500,000 Self-Insured Retention and \$500,000 Per Occurrence /\$1,500,000 Aggregate limits of liability provided by the carrier noted above.

CERTIFICATE HOLDER

CANCELLATION

Core & Main LP	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

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ADDITIONAL COVERAGE SCHEDULE

AUTOMOBILE LIABILITY		
Policy Effective & Expiration Dates: See Page 1		
Limits: See Page 1		
POLICY NUMBER	STATE	INSURER(S) AFFORDING COVERAGE
CA 4594395	All Other States	National Union Fire Insurance Company of Pittsburgh
CA 4594397	MA	National Union Fire Insurance Company of Pittsburgh
CA 4594396	VA	National Union Fire Insurance Company of Pittsburgh

WORKERS COMPENSATION & EMPLOYERS LIABILITY		
Policy Effective & Expiration Dates: See Page 1 Limits:		
See Page 1		
POLICY NUMBER	STATE	INSURER(S) AFFORDING COVERAGE
WC 016393321	All Other States	AIU Insurance Company
WC 016393322	CA	AIU Insurance Company
WC 016393323	WI	AIU Insurance Company
WC 016393324	NY	AIU Insurance Company

EXCESS LIABILITY			
Policy Effective & Expiration Dates: 08/01/2021-08/01/2022			
POLICY NUMBER	TYPE OF INSURANCE	LIMITS	INSURER(S) AFFORDING COVERAGE
MKLM6MM50000028	Excess General Liability	\$5,000,000 xs \$1,000,000 Primary	Markel American Insurance Company
NY21RXSZ02HYLIV	Excess Automobile Liability	\$3,000,000 xs \$2,000,000 Primary	Navigators Insurance Company

*Umbrella Liability shown on Page 1 applies after above shown limits are exhausted for their respective lines of coverage



BIDDER'S QUALIFICATION STATEMENT
TO BE COMPLETED AND UPLOADED ONLINE

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

Submitted By: Name: <u>Core & Main LP</u> Address: <u>1101 W. 17th Street</u> CITY, State, Zip: <u>Riviera Beach, FL 33404</u> Telephone No.: <u>561-848-4396</u> Fax No.: <u>561-845-7267</u> Email Address.: <u>susan.reed@coreandmain.com</u>	<u>Check One</u> Corporation ☐ Partnership ☒ Individual ☐ Other ☐
--	--

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

The correct name of the Bidder is:
Core & Main LP

The address of the principal place of business is:
1830 Craig Park Court
St. Louis, MO 63146

2. If Bidder is a corporation, answer the following:

- a. Date of Incorporation: _____
- b. State of Incorporation: _____
- c. President's name: _____
- d. Vice President's name: _____
- e. Secretary's name: _____
- f. Treasurer's name: _____
- g. Name and address of Resident Agent: _____

3. If Bidder is an individual or a partnership, answer the following:

**THIS PAGE MUST BE SUBMITTED ALONG WITH RESPONSE IN ORDER
FOR PACKAGE TO BE CONSIDERED COMPLETE AND ACCEPTABLE**

- a. Date of organization: Nov. 22, 2004
- b. Name, address and ownership units of all partners:
Core & Main Intermediate GP, LLC – General Partner (Delaware LLC)
Core & Main Midco, LLC – Limited Partner (Delaware LLC)
Address for all Partners: 1830 Craig Park Court, St. Louis, MO 63146
- c. State whether general or limited partnership: Limited Partnership

4. If Bidder is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

5. If Bidder is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

N/A

6. How many years has your organization been in business under its present business name?
5 years

Under what other former names has your organization operated?

HD Supply Waterworks, Ltd.

Hughes Water & Sewer, Ltd.

7. Indicate registration, license numbers or certificate numbers for the businesses or professions, which are the subject of this Bid. Please attach certificate of competency and/or state registration.

Business License Number 00696.1

FL Contractor License No.: CUC1225503

FL Registration: A04000001840

8. Did you attend the Pre-Bid Conference if any such conference was held?

YES ☐ NO ☒ N/A

9. Have you ever failed to complete any work awarded to you? If so, state when, where and why:

To the best of our knowledge, no.

10. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary)

Multiple employees of our Riviera Beach branch have years of
experience serving municipal customers.

**THIS PAGE MUST BE SUBMITTED ALONG WITH RESPONSE IN ORDER
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-
-
11. State the name of the individual who will have personal supervision of the work:
Javier Rezakhani
-
12. State the name and address of attorney, if any, for the business of the Bidder:
Jackie Burkhardt, Director of Legal
1830 Craig Park Court, St. Louis, MO 63146
-
13. State the names and addresses of all businesses and/or individuals who own an interest of more than five percent (5%) of the Bidder's business and indicate the percentage owned of each such business and/or individual:
Core & Main GP, LLC - General Partner
CD&R Plumb Buyer, LLC - General Partner
Core & Main Management Feeder, LLC - Limited Partner
-
14. State the names, addresses, and the type of business of all firms that are partially or wholly owned by Bidder:
None.
-
-
15. State the name of Surety Company which will be providing the bond (if applicable), and name and address of agent:
Sandra Diaz, Surety Analyst
Aon Risk Solutions
1 Liberty Plaza, 165 Broadway, 33rd Floor, New York, NY 10006
-

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16. Annual Average Revenue of the Bidder for the last three years as follows:

		<u>Revenue Index Number</u>
a.	Government Related Work	
b.	Non-Governmental Related Work	
	Total Work (a +b):	\$50 million or greater

Revenue Index Number

1.	Less than \$100,000
2.	\$100,000 to less than \$250,000
3.	\$250,000 to less than \$500,000
4.	\$500,000 to less than \$1 million
5.	\$1 million to less than \$2 million
6.	\$2 million to less than \$5 million
7.	\$5 million to less than \$10 million
8.	\$10 million to less than \$25 million
9.	\$25 million to less than \$50 million
10.	\$50 million or greater

17. Bank References:

Bank	Address	Telephone
------	---------	-----------

BANK OF AMERICA

WWW.CONFIRMATION.COM

For assistance using confirmation.com, contact 866-325-7201

18. Provide description of policies and methods for project monitoring and budgeting control as well as adherence to project schedule (continue on insert sheet, if necessary).

Our technological solutions (including online ordering) and your branch contact (Javier Rezakhani) can assist with controlling inventory, project management, purchasing, material identification, and invoicing.

19. Provide descriptions of quality assurance/quality control management methods (continue on insert sheet, if necessary):

Core & Main LP serves municipal customers using best practices, processes, and technological solutions. Your branch contact will work with you to ship orders complete, accurate, and on time.

**THIS PAGE MUST BE SUBMITTED ALONG WITH RESPONSE IN ORDER
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20. Is the financial statement submitted with your bid (if applicable) for the identical organization named on page one?

YES ☐ NO ☐ N/A

21. If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidary). N/A

22. What will be your turnaround time for written responses to City inquiries?

Usually same or next day (depending on inquiry).

23. List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the Bidder, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description, the disposition of each such petition.

None.

24. List all claims, arbitrations, administrative hearings and lawsuits brought by or against the Bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names, case arbitration or hearing identification numbers, the name of the project which the dispute arose, and a description of the subject matter of the dispute.
Core & Main LP ("Core & Main") is one of the country's largest distributors of waterworks products operating across the country in nearly every state. Core & Main enters into a significant number of contracts on a daily basis and is involved in litigation from time to time in the ordinary course of business
In the event issues arise, they are handled on a case by case basis. For further information, please see attachment.

25. List and describe all criminal proceedings or hearings concerning business related offenses to which the Bidder, its principals or officers or predecessors' organization(s) were defendants.

To the best of our knowledge, none.

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26. Has the Bidder, its principals, officers or predecessors' organization(s) been Convicted of a Public Entity Crime, debarred or suspended from bidding by any government during the last five (5) years? If so, provide details.

To the best of our knowledge, none.

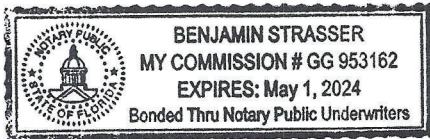
The Bidder acknowledges and understands that the information contained in response to this Qualification Statement shall be relied upon by owner in awarding the contract and such information is warranted by Bidder to be true. The discovery of any omission or misstatement that materially affects the Bidder's qualifications to perform under the contract shall cause the owner to reject the bid, and if after the award, to cancel and terminate the award and/or contract.

(Signed) Susan Reed

(Title) Municipal Sales Coordinator

Subscribed and sworn to before me

This 22nd day of July, ~~2020~~ 2022



Benjamin Strasser
Notary Public (Signature)

My Commission Expires: May 1, 2024

**THIS PAGE MUST BE SUBMITTED ALONG WITH RESPONSE IN ORDER
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City of Boynton Beach

Bidder: Core & Main LP

Attachment to Bidder's Qualification Statement

Question 24: List all claims, arbitrations, administrative hearings and lawsuits brought by or against the Bidder or its predecessor organization(s) during the last five (5) years. The list shall include all case names, case arbitration or hearing identification numbers, the name of the project which the dispute arose, and a description of the subject matter of the dispute.

Core & Main Response: Core & Main LP ("Core & Main") is one of the country's largest distributors of waterworks products operating across the country in nearly every state. Core & Main enters into a significant number of contracts on a daily basis and is involved in litigation from time to time in the ordinary course of business. In the event issues arise, they are handled on a case by case basis. For additional information, Core & Main has been involved in the following litigation or arbitration matters in the state of Florida involving products Core & Main sells to its customers during the last five (5) years:

1. Latitude on the River: This matter stemmed from an alleged product defect in a fire sprinkler suppression system installed at the Latitude on the River Condominiums in Miami-Dade County. A settlement agreement was reached with the condominium association in February 2020 and all claims were dismissed, including cross claims filed by the general contractor and the developer. The fire sprinkler subcontractor had a cross claim remaining and that last piece was resolved in May 2021. Core & Main did not admit any fault as part of these settlements.

2. Phillip Elie v. Miami-Dade County, Core & Main, et al.: Plaintiff filed a Complaint against Miami-Dade County and Core & Main claiming injuries that allegedly occurred on December 7, 2017, when Plaintiff tripped over a utility cover whose flap was ajar. The Complaint alleges Core & Main was responsible for defective utility cover and/or improper installation. However, Core & Main did not produce the product nor did we install the product (or have any involvement in the installation). Core & Main is optimistic it will be dismissed from this matter in the near future.



**CERTIFICATION PURSUANT TO FLORIDA
STATUTE § 287.135**
TO BE COMPLETED AND UPLOADED ONLINE

Susan Reed,
I, Municipal Sales Coordinator, on behalf of Core & Main LP certify
Print Name and Title Company Name

that Core & Main LP does not:
Company Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum
Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The City shall provide notice, in writing, to the Consultant of the City's determination concerning the false certification. The Consultant shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Consultant does not demonstrate that the City's determination of false certification was made in error then the City shall have the right to terminate the contract and seek civil remedies pursuant to Florida Statute § 287.135.

Section 287.135, Florida Statutes, prohibits the City from:

- 1) Contracting with companies for goods or services if at the time of bidding on, submitting a bid for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and
- 2) Contracting with companies, for goods or services that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector list, created pursuant to s. 215.473, or are engaged in business operations in Syria.

**THIS PAGE MUST BE SUBMITTED ALONG WITH RESPONSE IN ORDER
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As the person authorized to sign on behalf of the Consultant, I hereby certify that the company identified above in the section entitled "Consultant Name" does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs. I further understand that any contract with the City for goods or services may be terminated at the option of the City if the company is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

<u>Core & Main LP</u>	<u><i>Susan Reed</i></u>
COMPANY NAME	SIGNATURE
<u>Susan Reed</u>	<u>Municipal Sales Coordinator</u>
PRINT NAME	TITLE

**THIS PAGE MUST BE SUBMITTED ALONG WITH RESPONSE IN ORDER
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CONFIRMATION OF DRUG-FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the City of Boynton Beach or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- 4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Susan Reed

Vendor's Signature

CONFIRMATION OF MINORITY OWNED BUSINESS

A requested form to be made a part of our files for future use and information. Please fill out and indicate in the appropriate spaces provided which category best describes your company. Return this form with your bid proposal sheet making it an official part of your bid response.

[illegible]

If Yes, please indicate by an "X" in the appropriate box:

- () AMERICAN INDIAN
- () ASIAN
- () BLACK
- () HISPANIC
- () WOMEN
- () OTHER _____ (specify)
- () NOT APPLICABLE

Do you possess a Certification qualifying your business as a Minority Owned Business?

YES _____ NO X

If YES, Name the Organization from which this certification was obtained and date:

Issuing Organization for Certification

Date of Certification



E-VERIFY FORM

TO BE COMPLETED AND UPLOADED ONLINE

Project Name: Annual Supply of Pipe Supplies and Accessories

Project No.: WH22-048

1. Definitions:

“Contractor” means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. “Contractor” includes, but is not limited to, a vendor or consultant.

“Subcontractor” means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

“E-Verify system” means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

2. Effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

- a) All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including subvendors/subconsultants/subcontractors) assigned by Contractor to perform work pursuant to the contract with the City of Boynton Beach. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security’s E-Verify System during the term of the contract is a condition of the contract with the City of Boynton Beach; and
- c) Should vendor become the successful Contractor awarded for the above-named project, by entering into the contract, the Contractor shall comply with the provisions of Section 448.095, Fla. Stat., “Employment Eligibility,” as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract.

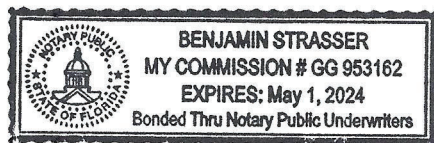
3. Contract Termination

- a) If the City has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09 (1) Fla. Stat., the contract shall be terminated.
- b) If the City has a good faith belief that a subcontractor knowingly violated s. 448.095 (2), but the Contractor otherwise complied with s. 448.095 (2) Fla. Stat., shall promptly notify the Contractor and order the Contractor to immediately terminate the contract with the subcontractor.
- c) A contract terminated under subparagraph a) or b) is not a breach of contract and may not be considered as such.
- d) Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination.
- e) If the contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name:	Core & Main LP
Authorized Signature:	<i>Susan Reed</i>
Print Name:	Susan Reed
Title	Municipal Sales Coordinator
Date:	July 22, 2022
Phone:	561-848-4396

STATE OF Florida)
COUNTY OF Brevard)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2022, by Susan Reed on behalf of Core & Main LP. He/she is personally known to me or has produced _____ as identification.



Benjamin Strasser

NOTARY PUBLIC
Benjamin Strasser
(Name of Notary Typed, Printed or Stamped)

Municipal Quotations Specialist

Title or Rank
GG 953162

Serial number, if any



NON COLLUSION AFFIDAVIT OF BIDDER
TO BE COMPLETED AND UPLOADED ONLINE

State of Florida)

County of Brevard)

Susan Reed, being first duly sworn, deposes and says that:

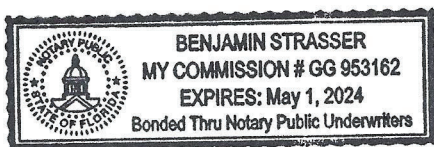
- 1) He is Municipal Sales Coordinator of Core & Main LP, the proposer that
 (Title) (Name of Corporation or Integrator)
 has submitted the attached ITB;
- 2) He is fully informed respecting the preparation and contents of the attached submittal and of all pertinent circumstances respecting such submittal;
- 3) Said ITB is genuine and is not a collusive or sham ITB;
- 4) Further, the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, integrator or person to submit a collusive or sham ITB in connection with the Contract for which the attached ITB has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communications or conference with any other Bidder, integrator or person to fix the price or prices in the attached ITB or of any other Bidder, or to fix any overhead, profit or cost element of the ITB price or the ITB price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Boynton Beach or any person interested in the proposed Contract; and
- 5) The price or prices quoted in the attached bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed) Susan Reed

(Title) Municipal Sales Coordinator

Subscribed and sworn to before me

This 22nd day of July, 20 22



Benjamin Strasser

Notary Public (Signature)

My Commission Expires: May 1, 2024

**THIS PAGE MUST BE SUBMITTED ALONG WITH RESPONSE IN ORDER
 FOR PACKAGE TO BE CONSIDERED COMPLETE AND ACCEPTABLE**

PALM BEACH COUNTY INSPECTOR GENERAL

ACKNOWLEDGMENT

The Contractor is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this contract, and in furtherance thereof may demand and obtain records and testimony from the Contractor and its subcontractors and lower tier subcontractors.

The contractor understands and agrees that in addition to all other remedies and consequences provided by law, the failure of the Contractor or its subcontractors or lower tier subcontractors to fully cooperate with the Inspector General when requested may be deemed by the municipality to be a material breach of this contract justifying its termination.

Core & Main LP

CONTRACTOR NAME

By Susan Reed

Title: Municipal Sales Coordinator

Date: July 22, 2022

WH22-048 - Annual Supply of Pipe Fittings and Accessories

Opening Date: July 6, 2022 1:00 PM

Closing Date: August 2, 2022 2:30 PM

Vendor Details

Company Name: Core & Main LP
Address: 1101 W 17th St
Riviera Beach, Florida 33404
Contact: Benjamin Strasser
Email: benjamin.strasser@coreandmain.com
Phone: 321-339-9340
HST#: 03-0550887

Submission Details

Created On: Thursday July 28, 2022 13:45:22
Submitted On: Thursday July 28, 2022 14:38:53
Submitted By: Benjamin Strasser
Email: benjamin.strasser@coreandmain.com
Transaction #: 569d46b2-3d67-4aa1-b1e2-28897a00794e
Submitter's IP Address: 165.225.223.68

Schedule of Prices

The Bidder hereby Bids and offers to enter into the Contract referred to and to supply and do all or any part of the Work which is set out or called for in this Bid, at the unit prices, and/or lump sums, hereinafter stated.

*Denotes a "**MANDATORY**" field

Do not enter \$0.00 dollars unless you are providing the line item at zero dollars to the Owner (unless otherwise specified).

If the line item and/or table is "**NON-MANDATORY**" and you are not bidding on it, leave the table and/or line item blank. Do not enter a \$0.00 dollar value.

Attachment B - Item 1

Item 1 is to determine the percentage discount or cost plus percentage offered on all materials from the manufacturers listed below that is offered by your company. **Either percentage discount or cost plus percentage is acceptable, both are not required.** Please state what the percentage discount or cost plus percentage is based on. If you do not offer any of the categories, please place a "0%" in the box.

***** You can submit multiple discounts with multiple item categories. It must be stated which discount goes with corresponding category. *****

Category	Discount Percentage Off *	Cost Plus Percentage *
Ductile Iron Pipe, Ductile Iron Fittings and Accessories	0%	US Pipe DI Pipe: Market Cost plus 11% at time of shipment US Pipe Field lok gaskets: Market Cost plus 11% at time of shipment Tyler Union: Fittings and Accessories: Market Cost Plus 11% Tyler Union Restraints: Market Cost Plus 11% Tyler Union P401 lined fittings: Market Cost Plus 11% EBAA: Market Cost Plus 11% Fab DI Pipe: US & Custom Pipe & Fab: Market Cost Plus 11% at time of shipment All are market cost plus most current list price at time of order Star: DI Fittings and accessories: Market Cost Plus 11% Star MJ/FLB P401 fittings: Market Cost Plus 11% Star Restraints: Market Cost Plus 11%
Saddles and Full Circle Clamps	0%	Smith Blair Clamps style 226: Market Cost Plus 11% Smith Blair Saddles style 317 Market Cost Plus 11% Smith Blair Couplings style 421: Market Cost Plus 11% JCM Style 432: Market Cost Plus 11% Hymax: Market Cost Plus 11% Ford 202B style: Market Cost Plus 11% All are market cost plus current list price at time of order
Hydrants, Hydrant Parts and Accessories	0%	Clow Hydrant: Market Cost Plus 11% Clow Repair Parts: Market Cost Plus 11% Clow extension kits: Market Cost Plus 11% All are market cost plus most current list price
Gate Valves and Check Valves	0%	Clow: R/W 2-12" NRS: Market Cost Plus 11% Clow: R/W OS&Y 2"-12": Market Cost Plus 11% Clow R/W NRS 14"-24": Market Cost Plus 11% Clow Valve 4-12" Holiday Free: Market Cost Plus 11% Kennedy: RW Valves 2-12": Market Cost Plus 11% Kennedy Ken-Flex 4"-12" Check Valve Only: Market Cost Plus 11% Clow Check Valves 2-12" Horizontal Only: Market Cost Plus 11% Pratt BF Plug & Butterfly Valves: Market Cost Plus 11% at time of shipment Kennedy BF Valves: Market Cost Plus 11% Kennedy Swing Check Valve Only 2-12: Market Cost Plus 11%
C900 Pipe, C900 Fittings and Ferncos	0%	Harco C 900 Fittings: Market Cost Plus 11% Multi Fittings C900 Pressure Rated: Market Cost Plus 11% Non Pressure rated: Market Cost Plus 11% Fernco Cat 1 & 2: Market Cost Plus 11% Fernco Cat 3L: Market Cost Plus 11% Fernco Cat 3 & 4E: Market Cost Plus 11% ADS, JM, NAPCO, Endot, all are Market Cost Plus 11% at time of shipment

Attachment B - Item 2

Items 2 will be used for evaluation purposes only and are not sole items to be ordered. The bidder shall complete all spaces to include the current price list for the item, the percentage discount or cost plus percentage offered from ITEM 1, and the final item price after the discount is applied. **Either percentage discount or cost plus percentage is acceptable, both are not required.** Please state what the percentage discount or cost plus percentage is based on.

Line Item	Description	Part Number *	Current Price *	Discount % from Item 1 *	Cost Plus Percentage from Item *	Final Item Price *
1	6" DIP x 4" DIP Fernco	1055-64	\$13.1100	N/A	Market Cost Plus 11%	\$14.5500
2	4" Kennedy Check Valve with Lever	4F5382	\$912.6300	N/A	Market Cost Plus 11%	\$1,013.0200
3	6" MJ Ductile Iron Elbow / Epoxy Lined and Epoxy Coated	6M9401T	\$356.0700	N/A	Market Cost Plus 11%	\$395.2400
4	4" x 15" Full Circle Clamp / Range 4.95 - 5.35	72226050015000	\$147.9900	N/A	Market Cost Plus 11%	\$164.2700
5	54" Bury Hydrant / Red / 5 1/4" MAIN SEAT VALVE / (2) 2 1/2" PORTS (1) 4 1/2" PORT / MECHANICAL JOINT	605546M3CLMEDL A	\$2,381.2900	N/A	Market Cost Plus 11%	\$2,643.2300

Attachment B - Item 3

Additional discount(s) or cost plus percentage for all brands, manufacturers, categories offered by your company. This discount or cost plus percentage will be used to purchase any product offered by your company that is not listed on Attachment B - Item 1.

***** You can submit multiple discounts with multiple manufacturers/categories. It must be stated which discount goes with corresponding manufacturer/category. *****

Instructions	Discount Percentage Off *	Cost Plus Percentage *
Additional discount(s) or cost plus percentage for all brands, manufacturers, categories offered by your company. This discount or cost plus percentage will be used to purchase any product offered by your company that is not listed on Attachment B - Item 1. ***** You can submit multiple discounts with multiple manufacturers/categories. It must be stated which discount goes with corresponding manufacturer/category. *****	N/A	Due to the extensive scope of our supply Core & Main would like to offer Market Cost Plus 11% (except those noted below). This price encompasses any non listed manufacturers offered by our company. Please note that all packing, handling, shipping and delivery charges to the City of Boynton Beach are included. The following are offered at a different Market Cost Plus percentage: Charter Plastic 15%, Copper 12%, Buy Wholesale/EGW 20%

After hours contact and warehouse location

Contact information in the event of an after hours emergency where supplies are needed. Such as a water main break.

Line Item	Description	Information *
1	Contact Name	Javier Rezakhani
2	Contact Phone	561-472-4693
3	Email to place orders	javier.rezakhani@coreandmain.com
4	Location of Warehouse (Must be located in Miami-Dade, Broward, Palm Beach, Martin or St. Lucie County)	1101 W. 17th Street Riviera Beach, FL 33404

Specifications

☐ We will not be submitting for Specifications

Number	New Column
1	All Bid prices are F.O.B. Boynton Beach, Warehouse, 222 N.E. 9TH Avenue, Boynton Beach, Florida – AND/OR – Warehouse 2, located at 124 E. Woolbright Road, Boynton Beach, Florida.
2	Bidder should state the model numbers of all items and accessories specified in this proposal.
3	Bidder must be able to guarantee all deliveries, through out the duration of the Bid. All orders must be delivered within 15 days from date of the purchase order. Back orders exceeding the 15 day period are subject to cancellation. Exceptions will be made based on market conditions.
4	Any quantities indicated in the proposal represent approximate needs for the one (1) year period. There is no guarantee made or implied that the City will fulfill such purchases.
5	Award is anticipated to be on a primary, secondary, third and possibly fourth basis.
6	Bidder agrees that all items proposed are DOMESTIC manufactured.
7	Bidder agrees that the percent discount or cost plus percentage submitted applies to the Commodity Bid – Pipe Fittings and Accessories. In this instance, Pipe Fittings and Accessories encompass any and all similar and like items as individually listed.
8	The City reserves the right to purchase on the open market should lower market prices prevail at which time the successful bidder shall have the option of meeting the lower price or relieving the City of any obligation previously understood
9	Bidder agrees that all items proposed in this bid are domestically made.
10	Bidder agrees that all pipe fittings and accessories listed on the proposal form must be of domestic manufacturer and meet all criteria set forth by the A.W.W.A., A.S.T.M. and the trade industry.
11	Bidder agrees to designate personnel for after hour emergencies. The personnel must be available 24 hours per day / 7 days per week throughout the duration of this contract.
12	Bidder attest that it has a warehouse located in Miami-Dade, Broward, Palm Beach, Martin or St. Lucie Counties. Bidder acknowledges and understands that The City will only accept bids with vendors that have a warehouse located in these areas.

References

Line Item	Company *	Name *	Email *
1	Seacoast Utility Authority	Jessica Decker	jdecker@sua.com
2	Loxahatchee River District	Erin Kelty	erin.kelty@lrcd.org
3	Village of Wellington	Alan Friedman	afriedman@wellingtonfl.gov

Documents

Ensure your submission document(s) conforms to the following:

Documents should NOT have a security password, as City of Boynton Beach may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by City of Boynton Beach.

If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

If the attached file(s) cannot be opened or viewed, your Bid Call Document may be rejected.

- [Bidder Qualification Statement](#) - Bidder Qualification Statement_CoreMain2022.pdf - Thursday July 28, 2022 14:20:08
- [Anti-Kickback Affidavit](#) - Anti-Kickback Affidavit_CoreMain2022.pdf - Thursday July 28, 2022 14:20:48
- [Non-collusion Affidavit of Bidder](#) - NON COLLUSION AFFIDAVIT OF BIDDER_CoreMain2022.pdf - Thursday July 28, 2022 14:21:28
- [Certification Pursuant to Florida Statute § 287.135](#) - CERTIFICATION PURSUANT TO FLORIDA_CoreMain2022.pdf - Thursday July 28, 2022 14:22:04
- [Confirmation of Drug-Free Workplace](#) - CONFIRMATION OF DRUG FREE WORKPLACE_CoreMain2022.pdf - Thursday July 28, 2022 14:22:27
- [Confirmation of Minority Owned Business](#) - CONFIRMATION OF MINORITY OWNED BUSINESS_CoreMain2022.pdf - Thursday July 28, 2022 14:23:05
- [E-Verify](#) - E-Verify_CoreMain2022.pdf - Thursday July 28, 2022 14:23:17
- [Bidder Acknowledgement](#) - BIDDER ACKNOWLEDGEMENT_CoreMain2022.pdf - Thursday July 28, 2022 14:23:51
- [Local Business](#) - Riviera Beach, FL - Branch 39 - License 00696.1 - Exp 9.30.22.pdf - Thursday July 28, 2022 14:26:58
- [Palm Beach County Inspector General](#) - PALM BEACH COUNTY INSPECTOR GENERAL.pdf - Thursday July 28, 2022 14:24:52

Addenda & Declarations

The Bidder hereby acknowledges and agrees:

1. To provide all goods, services and construction, as more specifically set out and in accordance with the Owner's Bid Call Document, including but not limited to the scope of work, specifications, drawings, Addenda (if issued by the Owner), the terms and conditions, etc. stated therein, which are expressly acknowledged and made part of this Contract.
2. This Bid is made without any connections, knowledge, comparison of figures or arrangements with any other company, firm or person making a Bid for the same Work and is in all respects fair and without collusion or fraud.
3. I/WE do hereby Bid and offer to enter into a Contract to do all the Work as specified in the Bid Call Document(s) which shall include all costs but not limited to; freight, duty, currency, etc. in accordance with the prices and terms as submitted by the Bidder herein.
4. If I/WE withdraw this Bid before the formal Contract is executed by the Awarded Bidder for the said Work or One Hundred Twenty (120) Calendar Days, whichever event first occurs, the amount of the Bid Deposit accompanying this Bid (if applicable to this bid) shall be forfeited to the Owner.
5. I/WE acknowledge and agree that any issued Addendum/Addenda forms part of the Bid Call Document.
6. I/WE (including any related or affiliated entities and any principal thereof) have no unresolved litigation with the Owner.

Palm Beach County Inspector General Acknowledgement

The Consultant is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this Consultant Agreement, and in furtherance thereof may demand and obtain records and testimony from the Consultant and its sub-consultants and lower tier sub-consultants.

The Consultant understands and agrees that in addition to all other remedies and consequences provided by law, the failure of the Consultant or its subconsultants or lower tier sub-consultants to fully cooperate with the Inspector General when requested may be deemed by the municipality to be a material breach of this contract justifying its termination.

Confirmation of Drug Free Workplace

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more submittals which are equal with respect to price, quality, and service are received by the City of Boynton Beach or by any political subdivision for the procurement of commodities or contractual services, a submittal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie submittals will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

Give each employee engaged in providing the commodities or contractual services that are under submittal a copy of the statement specified in subsection (1).

In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under submittal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or- plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.

Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.

Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

☒ I/We have the authority to bind the Company and submit this Bid on behalf of the Bidder. - Susan Reed, Municipal Sales Coordinator, Core & Main LP

The bidder shall declare any potential or actual conflict of interest that could arise from Bidding on this Bid. Do you have a conflict of interest?

☒ Yes ☐ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document

Please check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
There have not been any addenda issued for this bid.		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Bid Award <i>Clermont Arts and Recreation Center</i>		
Requested Action		
Requesting approval to award the bid and execute a contract with Northrock Enterprises, LLC. to purchase banquet chairs for the ARC in the amount of \$71,232.		
Staff Report		
The Procurement Services Department, in coordination with the Parks and Recreation Department, recommends approval of this action. The Parks and Recreation Department consulted with the Procurement Services Department to determine the most effective contracting method to purchase 1,200 banquet chairs for the Clermont Arts and Recreation. As a result, the Procurement Services Department issued a Request for Bid (RFB) No. 25-058 to procure the item. The solicitation was competitively bid, formally advertised, and fully complies with the City of Clermont's Procurement Policy and Procedures. A total of twelve responses were received. The chairs replace the existing chairs used for MainStage events and banquets. The chairs that are being replaced are 10 years old. This project was approved during the budget process and will be funded through the Infrastructure Capital Outlay Buildings ARC Fund, Account No. 12575-66201-72118. It is recommended that the bid be awarded to Northrock Enterprises, LLC., the responsive and responsible bidder, for \$71,232, meeting all terms, conditions, and specifications outlined in the solicitation.		
Additional Analysis		
This item was included in the annual report to the Lake County Sales Surtax Oversight Advisory Committee.		
Fiscal Impact Summary		
This item is included in the FY 2024-2025 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$71,232	12575-66201-72118 - Infrastructure Capital ARC Fund	\$83,000
Exhibits Attached (copies of original agreements)		
1. RFB 25-058 Evaluation Tabulation		RFB 25-058 Evaluation Tabulation.pdf
2. RFB 25-058 Notice of Intent to Award		RFB 25-058 Notice of Intent to Award.pdf



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

EVALUATION TABULATION

RFB No. RFB 25-058

Purchase of Banquet Chairs - Rebid

RESPONSE DEADLINE: February 27, 2025 at 2:00 pm

LINE ITEM 1 TOTALS

Vendor	Line Item 1 Total
Classroom Outfitters, LLC	\$0.00
Global Equipment Company Inc.	\$38,184.00
Blink Marketing Inc	\$45,048.00
Elite Textile Trading LLC	\$47,304.00
Essential Products of America Inc	\$66,780.00
LRK Seating Products	\$68,400.00
ConServ Company	\$69,468.00
Northrock Enterprises llc	\$71,232.00
Technology International, Inc.	\$72,240.00
Kijero LLC	\$83,016.00
NORTH AMERICAN IMPORT AND EXPORT COMPANY LLC	\$83,988.00
Margate Consumer Products	\$90,000.00

LINE ITEM 2 TOTALS

Vendor	Line Item 2 Totals (Alternate)
Elite Textile Trading LLC	\$0.00
Global Equipment Company Inc.	\$0.00
Northrock Enterprises llc	\$0.00
Technology International, Inc.	\$12.00
Blink Marketing Inc	\$43,524.00
LRK Seating Products	\$60,000.00
Essential Products of America Inc	\$64,380.00
Classroom Outfitters, LLC	\$66,636.00
Kijero LLC	\$83,016.00
Margate Consumer Products	\$84,000.00
NORTH AMERICAN IMPORT AND EXPORT COMPANY LLC	\$95,988.00
ConServ Company	\$106,668.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 25-058
Purchase of Banquet Chairs - Rebid
RESPONSE DEADLINE: February 27, 2025 at 2:00 pm

Monday, March 3, 2025

After the careful and thorough review of all responses received to solicitation number RFB 25-058 titled Purchase of Banquet Chairs - Rebid, the City hereby issues this Award Recommendation to Northrock Enterprises, LLC. for line item 1, in the total amount of \$71,232.

The bids from Global Equipment Company, Inc., Blink Marketing, Inc., Elite Textile Trading, LLC., Essential Products of America, Inc., LRK Seating Products, and ConServ Company were non-responsive for not meeting the specifications and/or warranty.

Sincerely,

Freddy L. Suarez, MPA, CPPB
Procurement Services Director



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Bid Award <i>Street Resurfacing Services</i>		
Requested Action		
Requesting approval to award a bid to Superior Asphalt, Inc. to provide mill and overlay services for city-maintained streets in the amount of \$476,825 and a contingency amount of 10% for a total of \$524,507.		
Staff Report		
The Procurement Services Department, in coordination with the Public Services Department, recommends approval of this action. The Public Services Department consulted with the Procurement Services Department to determine the most effective contracting method to acquire a qualified company to provide street resurfacing services to city-maintained streets. As a result, the Procurement Services Department issued Request for Bid (RFB) No. 25-051 to procure these services. The solicitation was competitively bid, formally advertised, and fully complies with the City of Clermont's Procurement Policy and Procedures. A total of three responses were received. The scope of work includes milling and overlay of Sand Hill View Blvd, Oakley Seaver Drive, and patchwork at the Public Services Facility (see Bid Detail Price). This project was approved during the budget process and will be funded through the Infrastructure Fund, Account # 12541-54603. It is recommended that the bid be awarded to Superior Asphalt, Inc., the lowest responsive and responsible bidder, for a total amount of \$476,825, in compliance with all terms, conditions, and specifications outlined in the solicitation. A contingency fund of \$47,800 or 10% is requested to cover unforeseen circumstances that may arise during the paving process. The total fiscal impact, including contingencies, is \$524,507. The contract start date is April 2025.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$524,507	12541-54603 Infrastructure Street Maintenance	\$1,092,773
Exhibits Attached (copies of original agreements)		
1.	RFB 25-051 Evaluation Tabulation	RFB 25-051 Evaluation Tabulation.pdf
2.	RFB 25-051 Notice of Intent to Award	RFB 25-051 Notice of Intent to Award.pdf
3.	Bid Detail Price	Extended Total Price.pdf
4.	2025 STREET RESURFACING MAP	2025 STREET RESURFACING MAP.pdf



EVALUATION TABULATION
RFB No. RFB 25-051
2025 Street Resurfacing Services
RESPONSE DEADLINE: February 20, 2025 at 2:00 pm

VENDOR TOTALS

Vendor	Total
SUPERIOR ASPHALT, INC.	\$476,825.00
Ranger Construction Industries, Inc.	\$528,933.30
C.W. Roberts Contracting, Inc.	\$553,000.00



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

ADDITIONAL PRICING

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

ADDITIONAL PRICING				C.W. Roberts Contracting, Inc.	Ranger Construction Industries, Inc.	SUPERIOR ASPHALT, INC.
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost	Unit Cost
	5	Rut Fill /Scratch Course	Ton	\$210.00	\$238.10	\$500.00
	6	Crack Seal	Gallon	\$98.00	\$69.00	\$500.00
	7	6-inch Yellow or White Temp. Paint	Linear Feet	\$3.50	\$1.15	\$5.00
	8	Remove Thermo-Plastic Markings	Linear Feet	\$35.00	\$5.75	\$10.00
	9	Tack Coat	Square Yard	\$12.00	\$0.45	\$10.00
Total				\$0.00	\$0.00	\$0.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 25-051
2025 Street Resurfacing Services

Friday, February 28, 2025

After the careful and thorough review of all responses received to solicitation number RFB 25-051 titled 2025 Street Resurfacing Services, the City hereby issues this Award Recommendation to the following company:

SUPERIOR ASPHALT, INC.

Sincerely,

Freddy L. Suarez, MPA, CPPB
Procurement Services Director

SUPPLEMENTAL QUESTIONNAIRE*

The respondent understands that information contained in this form will be relied upon by the City in making an award recommendation and such information is warranted by the respondent to be true. The undersigned respondent agrees to furnish such additional information, prior to award recommendation. The respondent further understands that the information contained in this form may be confirmed through a background investigation conducted by the City of Clermont Police Department. By submitting this questionnaire the respondent agrees to cooperate with this investigation, including but not necessarily limited to fingerprinting and providing information for credit check.

Confirmed

PRICE TABLES

MILL AND OVERLAY (BASIS OF AWARD)

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

Line Item	Description	Street Name	Quantity	Unit of Measure	Unit Cost	Total
1	Sand Hill View Boulevard	From SR 50 south to Hooks Street Approximately 7770 Square Yardss	1	Lump Sum	\$139,650.00	\$139,650.00

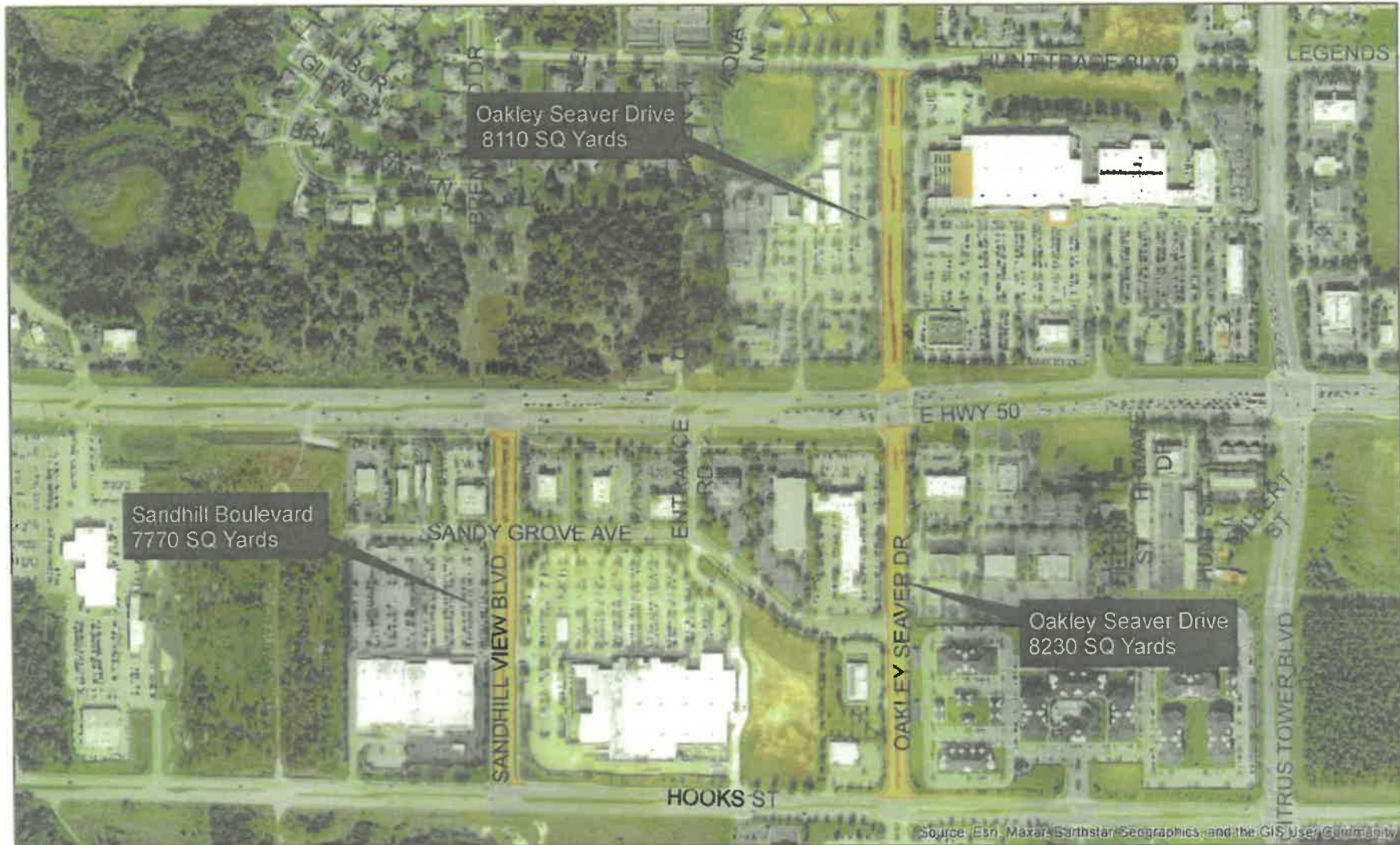
Line Item	Description	Street Name	Quantity	Unit of Measure	Unit Cost	Total
2	Oakley Seaver Drive	From SR 50 south to Hooks Street. Approximately 8230 Square Yards	1	Lump Sum	\$164,985.00	\$164,985.00
3	Oakley Seaver Drive	From SR 50 North to Hunt Trace Boulevard. Approximately 8110 Square Yards	1	Lump Sum	\$157,355.00	\$157,355.00
4	12828 Hancock Road (Public Services Complex)	Utility Patch in Public Services Complex. Approximately 2,240 Square Feet	1	Lump Sum	\$14,835.00	\$14,835.00
TOTAL						\$476,825.00

ADDITIONAL PRICING

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

Line Item	Description	Unit of Measure	Unit Cost
5	Rut Fill /Scratch Course	Ton	\$500.00
6	Crack Seal	Gallon	\$500.00
7	6-inch Yellow or White Temp. Paint	Linear Feet	\$5.00
8	Remove Thermo-Plastic Markings	Linear Feet	\$10.00
9	Tack Coat	Square Yard	\$10.00

2025 STREET RESURFACING



500 250 0 500 Feet



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Event, Open Container and Road Closure Request <i>Suntoberfest 2025</i>		
Requested Action		
Recommend to approve the event, road closures and open containers for Suntoberfest.		
Staff Report		
Suncreek Brewery has requested Minneola Avenue between 7th and 8th Streets to be closed beginning from 7 a.m. on Saturday, October 4, 2025, to 11 p.m. on Sunday, October 5, 2025, to host the Suntoberfest event. The event will run from 1 p.m. – 9 p.m. on Saturday, and 1 p.m. – 7 p.m. on Sunday. They have also requested open containers within the designated street closure area. The event organizer must comply with all safety requirements from the Clermont Police and Fire Departments and will dispense alcohol from their licensed establishment.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Application & Map	Application & Map.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

5136

Today's Date 10/2/2024
Name of Event SUNTOBERFEST 2025
Date(s) of Event 10/04/24²⁵ - 10/05/24²⁵ Estimated Attendance: 500-750
Event Start Time: 1 PM SATURDAY Event End Time: 7 PM SUNDAY
Before Event Setup Time: 7 AM Saturday After Event Cleanup Time: 11:30 PM Sunday
Name of Organization/Applicant Suncreek Brewery / Michael Ali's Coal Fired Pizza

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 81-1334584

Event Contact William Downs Email bill@suncreekbrewery.com

Day Phone 352-636-9089 Cell Phone _____

Address 790 W. Minneola Ave City Clermont State _____ Zip 34711

Secondary Contact _____ Phone # _____

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

Briefly Describe Event: Suntoberfest street party with live music and entertainment. Due to new setup / layout, no other businesses will be blocked by this 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: West Minneola Ave between 7th and parking lot in front of Suncreek. See map

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* 16x16

*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 ☐ 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: Stage Location as indicated. Various live act will be performing daily.

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 EVENT PERMIT APPLICATION GUIDELINES

- Following submittal of a Special Event Permit Application the application is sent to all departments for review and comments.
- A meeting may be scheduled with the Applicant within approximately 10 business days of application submittal.
- During the meeting all impacted departments will have an opportunity to ask questions and notify applicant of any additional services required.
- Applicant must then submit all required items.
- Once all requirements have been met, Parks and Recreation staff will be in contact with applicant to let them know if application has been approved.
- The length of time from submittal to approved permit will be determined by how quickly the applicant can supply required items.
- Items such as alcohol will require additional time for City Council approval.
- All special event applications are subject to City Council approval.
- Any event with an estimated attendance of 500 or more people and/or amplified music/demonstrations shall be required to have application reviewed by City Council.
- Any event utilizing a body of water or another municipality may be required to have approval from other entities such as Lake County or FLDEP.

DOCUMENTS TO BE INCLUDED WITH SIGNED / COMPLETED APPLICATION

Please check appropriate boxes below and return with signed application, questionnaire and cost estimator

- ☒ 1. Completed Application
- ☐ 2. Application Fee and Deposit
- ☐ 3. Cost Estimator
- ☐ 4. Insurance Liability - Certificate of Insurance naming the City of Clermont as additional insured
- ☐ 5. Alcohol Permit - *(if applicable)*
- ☐ 6. Sign Requirements - *(if applicable)*
- ☐ 7. Road Closure locations - *(if applicable)*
- ☐ 8. Race Course Map - *(if applicable)* which includes water stations, turnaround points, turn by turn instructions
- ☒ 9. Site Plan
- ☐ 10. FLDEP Approval *(if applicable)*
- ☐ 11. Lake County Application *(if applicable)*

The Following Items Must be Noted on Your Site Plan

Maximum Size of 8 ½" X 11" including the following information:

✓	N/A	
☐	☒	Location of food vendor area(s)
☒	☐	Canopy/Tent Locations w/ sizes
☐	☒	Fuel storage/dispensing areas
☐	☒	Emergency Access Route for EMS & Fire
☐	☒	Location of vendor booths & games
☐	☒	Location of fire extinguishers and other safety equipment
☐	☒	Location of fire extinguishers & other required life safety equipment
☒	☐	Description of sound amplification facilities or equipment to be utilized
☐	☒	Location and description of Attention Getting Devices (Balloons, etc.)
☐	☒	Location of generators
☐	☒	Location of temporary power drop
☐	☒	Rides with descriptions
☐	☒	Identify any fences/gates around event
☒	☐	Stage locations
☒	☐	Table, chair, and equipment layout
☐	☒	Traffic routing, road closures, separation of parking area from event
☐	☒	City facilities or equipment to be utilized
☐	☒	Location and description of banners or signage (not permitted in ROW)
☐	☒	Location of portable restrooms

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: SUNTOBERFEST 2025
 DATE OF EVENT: 10/4/2024 - 10/05/2024
 EVENT CONTACT: William Downs
 REFUND MAILING ADDRESS: Suncreek Brewery
 Street Address
 790 W. Minneola Ave 34711
 City ST Zip
 CELL PHONE: 352-636-9089

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	\$25	\$25	Per Person, Per Hour	
Public Works Event Staff	\$25	\$25	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

William Downs

Printed Name

Owner

Title

10/2/24

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.





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Event Request Date Change Approval <i>Clermont Main Street</i>		
Requested Action		
Consider the request from Clermont Main Street to approve their 2025 season of events, and and road closures for all events.		
Staff Report		
Clermont Main Street is requesting event approval and road closures for the Food Truck Wars event scheduled for Saturday, March 22, 2025, from 12:00 PM until 11:00 PM at the following intersections: -W. Minneola Avenue between 7th Street and West Avenue - Pavilion at 8th and Minneola - Montrose Street all the way from 8th to Lake Ave - 8th Street from Montrose to W. Minneola -Parking lot behind Encore and the Animal League -The Art Walk -Grassy area behind Roasted Spirit -City Hall Lawn -7th from W. Montrose to Desoto -W. Minneola from 8th to the driveway of the Post Office (not blocking the post office exit)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Application & Map -- Food Truck Wars	Application & Map -- Food Truck Wars.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 10/05/2024
Name of Event Food Truck Wars
Date(s) of Event ~~January 25, 2025~~ March 22, 2025 Estimated Attendance: 1000-2500
Event Start Time: 4pm Event End Time: 9pm
Before Event Setup Time: 12pm After Event Cleanup Time: 11pm
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 Jennifer Christy/Patrick Bianchi Email patrick@vpdevelopmentgroup.com
Day Phone 352.989.0835 Cell Phone 352.989.0835
Address 836 W Montrose Street City Clermont State FL Zip 34711

Secondary Contact _____ Phone # _____

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

Briefly Describe Event: Showcasing regional food vendors and downtown brick & mortar restaurant and retail.

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: W. Minneola between 7th & West, Pavilion at 8th & Minneola, 8th from W. Montrose to W. Minneola,
parking lot between Encore & Animal League, Artwork, grassy area behind Roasted Spirit, City Hall lawn,
7th from W Montrose to DeSoto, W Montrose from 8th to Lake, parking lot behind News Leader & Mobility Rehab

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: _____

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: _____

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:	Food Truck Wars		
DATE OF EVENT:	January 25, 2025		
EVENT CONTACT:	Jennifer Christy		
REFUND MAILING ADDRESS:	Clermont Main Street, 836 W Montrose Street		
	Street Address		
	Clermont	FL	34711
	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	\$52	\$52	4 hr. min, Per Officer	
Fire/ EMS Med Cart	\$150	\$150	4 hr. min, 2 staff min	
Fire Boat in the Water	\$300	\$300	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

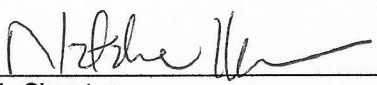
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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
 Natalie Kahler

 Printed Name

Executive Director

 Title
 10/05/2025

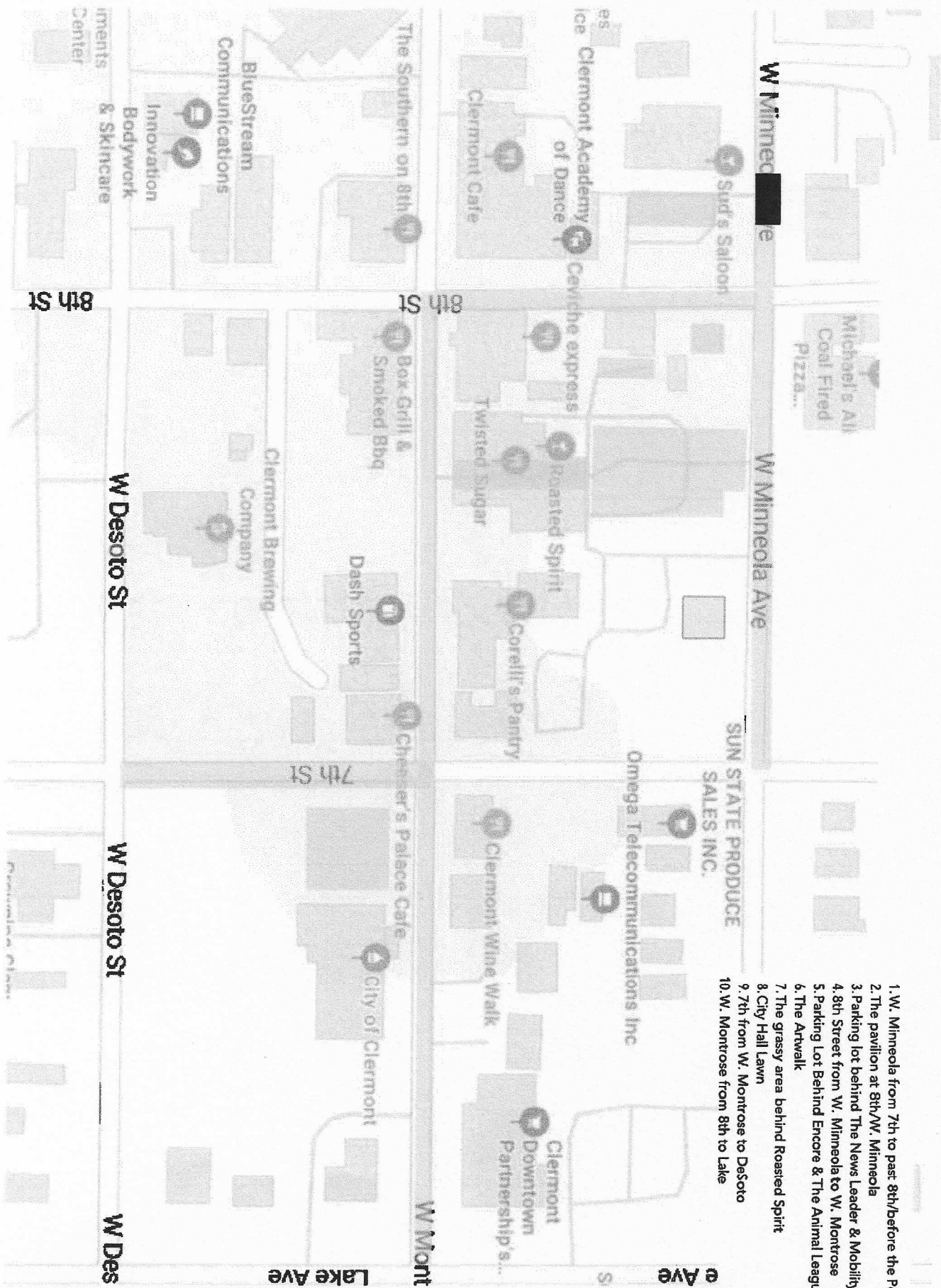
 Date

*****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.



1. W. Minneola from 7th to past 8th/before the Post Office
2. The pavilion at 8th/W. Minneola
3. Parking lot behind The News Leader & Mobility Rehab
4. 8th Street from W. Minneola to W. Montrose
5. Parking Lot Behind Encore & The Animal League
6. The Artwalk
7. The grassy area behind Roasted Spirit
8. City Hall Lawn
9. 7th from W. Montrose to Desoto
10. W. Montrose from 8th to Lake



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Event and Open Container Date Change Approval		
Requested Action		
Recommend to approve the cultural event "Clermont Sips & Salsa" event at Waterfront Park with open container allowance taking place on Saturday, September 20.		
Staff Report		
Requesting approval for "Clermont Sips & Salsa" on September 20, 2025, at Waterfront Park. The South Lake Chamber will provide a temporary license to sell beer, wine & spirits from 5:00 PM to 9:30 PM at the event and provide liquor & liability insurance. The Parks and Recreation department will work with Clermont Police, Fire, and Public Works to ensure that all elements of safety have been accounted for and will be staffed accordingly during the event. The event will run from 5:00 p.m. to 10:00 p.m. This event was previously approved by the City Council for the date of September 13, 2025, and requires re-approval for the new date of September 20, 2025.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Application & Map	Application & Map.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 10-4-2024
Name of Event SIPS AND SALSA
Date(s) of Event ~~01-13-25~~ 9/20/25 Estimated Attendance: 8000
Event Start Time: 5:00PM Event End Time: 10:00PM
Before Event Setup Time: 09-12 8AM After Event Cleanup Time: 09-14 10PM
Name of Organization/Applicant CITY OF CLERMONT : SOUTHLAKE CHAMBER

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact CORY CODY Email CCODY@CLERMONTFL.ORG

Day Phone (352) 708-5951 Cell Phone (352) 874-9944

Address 1020 W MONTROSE City CLERMONT State FL Zip 34711

Secondary Contact _____ Phone # _____

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

N/A

Briefly Describe Event: A HISPANIC HERITAGE CULTURAL 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: _____

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* 20x30 ; 10x20

*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 ☒ 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:

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.

- 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

EVENTS MANAGER
Title

CORY COODY
Printed Name

10-04-24
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.





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, March 11, 2025		
Agenda Item Name		
Event Request and Road Closure <i>Light Up Clermont / Christmas Parade</i>		
Requested Action		
Recommend to approve the allowance of the Clermont Parks & Recreation Department's annual "Light Up Clermont / Clermont Christmas Parade" event in downtown Clermont with street closures and close the boat ramp for the parade on Saturday.		
Staff Report		
The Clermont Parks and Recreation Department is requesting approval for multiple road closures and times to accommodate "Light Up Clermont" and the "Clermont Christmas Parade" on December 5th and December 6th in Downtown Clermont. All businesses and residents impacted by the closures will be contacted via individual letter delivery. The Parks and Recreation department has worked with the Clermont PD, Fire, and Public Works to ensure that all elements and safety have been accounted for and will be staffed accordingly during the event. Start: Friday, December 5, 2025–10 AM for Light Up Clermont Event-set and Vendor Arrival Finish and Reopen at the end of Parade: Saturday, December 6, 2025–12 PM (Downtown Parking Lots will remain accessible and available throughout both event days) - W. Montrose Ave Montrose Street From Lake Avenue to West Ave - W. Minneola Ave from 7th ST. to 8th St. - 8th Street between Montrose Street and Minneola Avenue - 8th Street between Montrose Street and Desoto Street -7th Street between Montrose Street and Desoto Street - 10th St. at West Montrose and Desoto St. - West Ave and Montrose to the driveway past Old Bee's Auto <u>Parade (Please note, as the parade passes through, parts of the parade route can start to open when it is safe to do so.)</u> -3rd Street between Orange Avenue and West Minneola -West Minneola to Lake Avenue -Lake Avenue to Montrose Street -Montrose Street to 8th Street -8th Street to West Minneola Avenue -West Minneola Avenue to West Street -West Street to West Osceola Street -West Osceola Street to 5th Street -5th Street to City Parking Lot at the South Lake Trail		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Light Up Clermont Map	Light Up Clermont Map.pdf
2. Parade Map	Parade Map.pdf

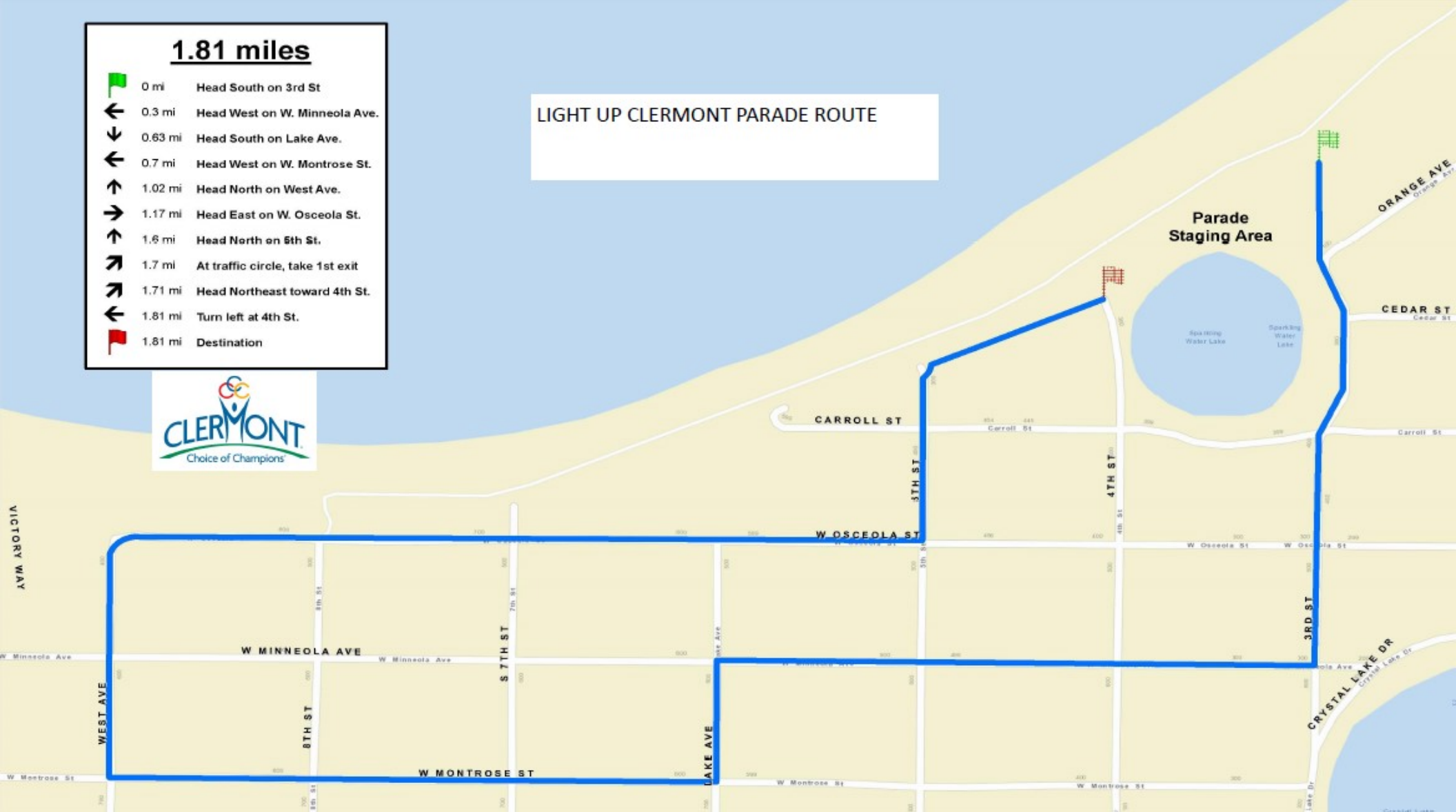


1.81 miles

-  0 mi Head South on 3rd St
-  0.3 mi Head West on W. Minneola Ave.
-  0.63 mi Head South on Lake Ave.
-  0.7 mi Head West on W. Montrose St.
-  1.02 mi Head North on West Ave.
-  1.17 mi Head East on W. Osceola St.
-  1.6 mi Head North on 5th St.
-  1.7 mi At traffic circle, take 1st exit
-  1.71 mi Head Northeast toward 4th St.
-  1.81 mi Turn left at 4th St.
-  1.81 mi Destination



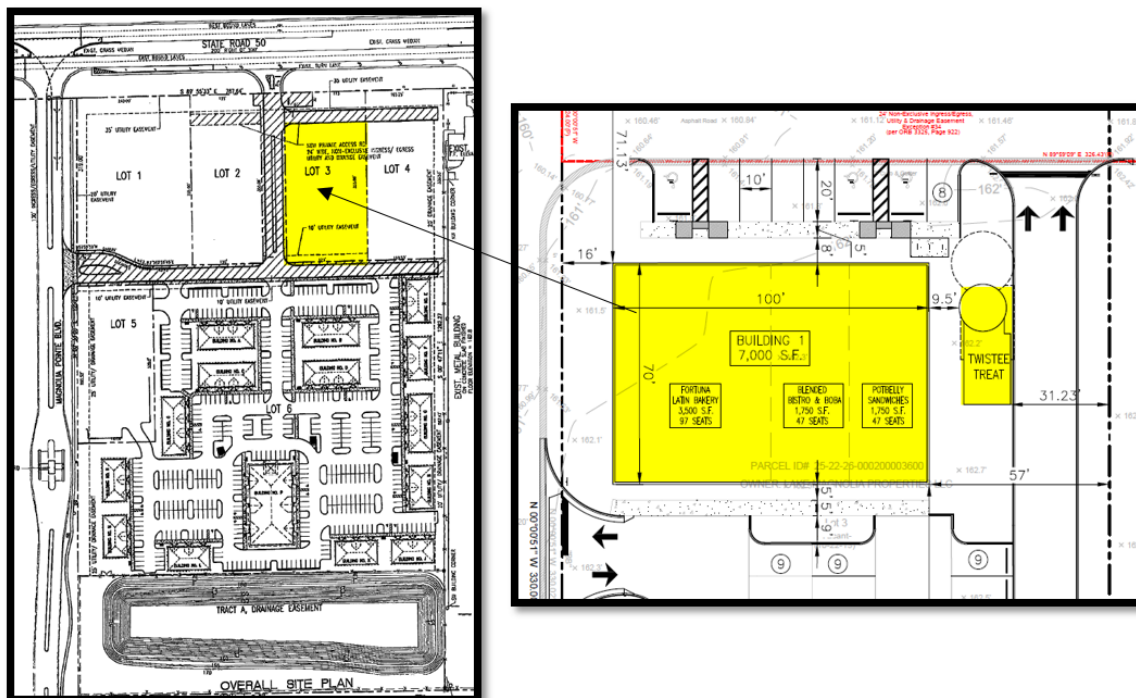
LIGHT UP CLERMONT PARADE ROUTE



AGENDA ITEM

Meeting Date	
Tuesday, March 11, 2025	
Agenda Item Name	
Ordinance No. 2025-003 <i>Final PUD Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2025-003.	
Staff Report	

The applicant, Jean Abi-Aoun, P.E., is requesting an amendment to the Magnolia Pointe Center PUD to allow up to five (5) fast food restaurants within the PUD, with four (4) of these located on Lot 3. Magnolia Pointe Center is located south of SR 50 and east of Magnolia Pointe Blvd. The property is approximately 22 acres in size with the majority of the site built out. The PUD was approved in Lake County in 2009 under Ordinance No. 2009-8 with conditions limiting specific uses on certain lots. The City of Clermont annexed the property in 2018, keeping the original entitlements, which is documented in the City's PUD Ordinance 2018-08. The allowable uses are C-1 Light Commercial and C-2 General Commercial with the exclusion of certain uses and permissible uses throughout the site. The only remaining vacant pieces are Lot 3 and a few pads within Lot 6.



On page 3 of the City's ordinance (Ordinance 2018-08) under section 3, A(2)(b)ii, it states "no more than three (3) Fast Food Restaurants shall be permitted." The applicant is requesting an amendment to increase the number to five (5) and to allow four (4) fast food restaurants within Lot 3. Currently, there exists a Dunkin' Donuts on Lot 2, which will be included in the count of five (5). The applicant has proposed a 7,000-square-foot building that will comprise three (3) fast-food restaurants. At the end of the building, a drive-thru fast food business (Twistee Treat) is also being proposed. Based upon the information provided, the project will be required to have a minimum of 57 spaces. The applicant is providing 58 spaces. The Twistee Treat will primarily be served via a drive-thru.

The applicant has indicated that the amendment will enable Magnolia Pointe Center to better serve community needs by increasing dining options, while maintaining compatibility with the PUD's overall design and operational guidelines. In consideration of support of the project, City staff requested documentation from the Magnolia Pointe Homeowners Association that the proposed amendment would be supported by the development. A letter from the Ellis Property Management Company is within the agenda packet indicating support of the amendment.

Staff have reviewed the application and proposed project with regard to Section 125-486 Review Criteria for a Planned Unit Development. The proposed amendment to allow the additional fast food restaurants does not appear to impact the surrounding property, and the uses are currently allowed within the PUD. Staff have no evidence that with this amendment the overall characteristics of the project will change, and it appears that it may better serve the surrounding community. The conceptual layout on Lot 3 appears to meet the Land Development Code. Staff is able to support the request and recommend approval of Ordinance 2025-003. *The Planning and Zoning Commission recommended approval 7-0.*

Additional Analysis

Fiscal Impact Summary

None.

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

1.	Ordinance	Ordinance.pdf
2.	Justification Narrative	Justification Narrative.pdf
3.	Concept	Concept.pdf
4.	Letter to City	Letter to City.pdf
5.	Application	Application_Redacted.pdf
6.	Legal Ad	Legal Ad.pdf

CITY OF CLERMONT
ORDINANCE NO. 2025-003

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 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

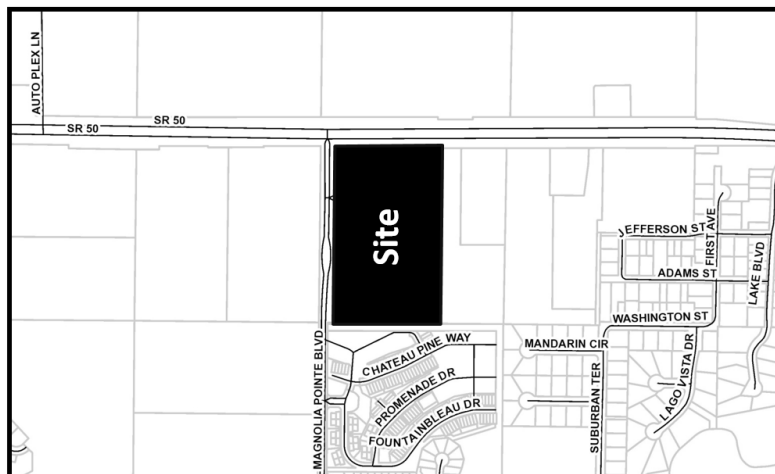
BEGINNING 448.6 FEET WEST OF SOUTHEAST CORNER OF NORTHWEST $\frac{1}{4}$, RUN NORTH $01^{\circ}00'01''$ EAST 1260.31 FEET TO SOUTH RIGHT-OF-WAY OF STATE ROAD 50, WESTERLY ALONG SAID RIGHT-OF-WAY TO WEST LINE OF SOUTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$ SOUTH TO SOUTHWEST CORNER OF SOUTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$, EASTERLY ALONG SOUTH LINE OF NORTHWEST $\frac{1}{4}$ TO POINT OF BEGINNING – LESS WEST 100 FEET, OFFICIAL RECORDS BOOK 2149, PAGE 0423

CONTAINING 22.78 ACRES, MORE OR LESS

LOCATION

Magnolia Center

Southeast corner of Highway 50 and Magnolia Pointe Boulevard





CITY OF CLERMONT
ORDINANCE NO. 2025-003

REQUESTED ACTION:

**Amendment to the existing Planned Unit Development (PUD)
Ordinance No. 2018-08 to allow for an increase in the number of
fast food restaurants.**

SECTION 2. GENERAL CONDITIONS

This application for a Planned Unit Development to allow for C-1 Light Commercial and C-2 General Commercial; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the approved PUD Master Conceptual Site Plan, Exhibit A, as approved under Lake County Ordinance No. 2009-8, recorded in the Lake County Clerk of Courts, Official Records Book 3730, Pages 1624-1634. This PUD was annexed along with a large-scale comprehensive plan amendment and rezoning to a PUD by the City of Clermont City Council on April 24, 2018. 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 conceptual site plans submitted with the Planned Unit Development application are not the approved construction plans.
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. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
5. The combining of Buildings E and F on Lot 6 shall not require an amendment to this Planned Unit Development.
6. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
7. The transfer of ownership or lease of any or all of the property described in this PUD shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Planned Unit Development, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the City of Clermont Land Development Code, as amended.



CITY OF CLERMONT
ORDINANCE NO. 2025-003

SECTION 3. LAND USE

A. Land Uses:

1. Permitted Uses: Development of the site shall be limited to uses permitted within the C-1 and C-2 zoning districts, as amended with the exception to the following uses:
 - a. Adult Use
 - b. Automotive Repair
 - c. Automotive Service Station/Convenience Store
 - d. Auto-parts or other auto-related uses, except as expressly permitted below
 - e. Bar or Tavern
 - f. Carwash
 - g. Hotel/Motel
 - h. Recreation, Commercial
 - i. Self-Service Laundry or Dry-Cleaning
 - j. Self-Service Storage
 - k. Theater
 - l. Recreational Vehicles
 - m. Truck Yard
 - n. Bingo Parlors and all other types of gambling establishments
 - o. Pawn Shops and establishments specializing in the resale of second hand goods
 - p. Vehicle Storage: No storage of commercial, disabled, abandoned or non-licensed vehicles shall be permitted for any purpose
2. Commercial Uses Permitted with Specific Conditions: The following uses shall be permitted subject to the specific criteria provided below:
 - a. Retail, Convenience: No fuel sales shall be permitted.
 - b. Restaurant, Fast Food:



CITY OF CLERMONT
ORDINANCE NO. 2025-003

- i. Shall be allowed only on Lots 1, 2, 3, and 4
 - ii. No more than five (5) Fast Food Restaurants shall be permitted, with four (4) of them located on Lot 3, as shown in Exhibit B.
 - iii. No more than one (1) stand-alone Fast Food Restaurant shall be permitted and it may have a drive-through window.
 - iv. Lot 1 shall not permit a stand-alone Fast Food Restaurant
 - v. No Fast Food Restaurant shall occupy an end cap suite or have a drive-thru on Lot 1
 - vi. No Fast Food Restaurant shall occupy an end cap suite or have a drive-through on Lot 1 if Lots 1 and 2 are combined into a single lot and developed within a common building. This condition does not apply to Lot 2 if combined
 - vii. Hours of operation shall be limited to 5:00am to 11:00pm
- c. Restaurant, General: Restaurants are permitted beer, wine, and alcohol sales in conjunction with sale of food.
- d. Vehicular Sales: Vehicular sales are prohibited, with the exception of Lot 4, which may allow a motorcycle dealership subject to the following regulations:
 - i. Inside sales only
 - ii. Daytime display of vehicles is permitted. All vehicles shall be moved inside at night.
 - iii. Test driving within the development or rental of vehicles is not permitted.
 - iv. Any service or repair work area shall be completely enclosed, including air compressors
 - v. Hours of operation shall be limited to 8:00am to 6:00pm
- e. Wholesale and Warehouse:
 - i. Gross leasable area shall not exceed 10,000 square feet
 - ii. Limited to wholesale consumer products only; such as wines, food, or restaurant supply
 - iii. Warehousing or wholesaling of building, hardware or manufacturing goods or products is prohibited
- f. Lot 5 shall be limited to medical and professional office uses.
- g. Buildings H, J, K, L, M, N, and P of Lot 6 shall be limited to:
 - i. Medical Service and Professional Office
 - ii. Personal Care Services; excluding self-service laundry mats, and laundry drop-off and pick-up stations.
 - iii. Retail sales of health and beauty products, including marketing and training
 - iv. The total square footage of Personal Care Services; including retail sales of health and beauty products, on Lot 6 shall not exceed 10,000 square feet.



CITY OF CLERMONT
ORDINANCE NO. 2025-003

- v. Dance studio within Building P only. Hours shall be limited to 7:00am to 9:00pm
 - h. Lots 1 and 2 may be combined and developed with a common building or developed individually. Lots 3 and 4 may also be combined and developed with a common building or developed individually. If combined, common building(s) on Lots 1 and 2 and/or Lots 3 and 4 shall contain architectural enhancements to the facades on the front and rear sides.
 - 3. Manufacturing and industrial uses shall not be permitted.
- B. Open Space, Impervious Surface Ratio, and Intensity:
 - 1. Total development of the site shall not exceed a maximum gross square footage of 300,000 square feet.
 - 2. A minimum 25% open space shall be implemented with the development plan.
 - 3. A maximum impervious surface ratio of 65% over the entire commercial development shall be implemented into the design criteria for all development.
- C. Setbacks:
 - 1. All setbacks shall conform to the landscape buffering requirements outlined in the Lake County Land Development Regulations, as amended.
 - 2. Building structures shall maintain a 200-foot setback from the south property line of Lot 6.
 - 3. No loading docks or dumpsters shall be located within 400 feet of any property line of any lot of the Magnolia Pointe Subdivision.
- D. Buffering/Screening:
 - 1. Landscaping of Lot 6 shall be consistent with the approved landscape plan, approved May 8, 2007.
 - 2. A landscaped buffer shall be provided between all commercial, multifamily, right-of-way and residential land uses pursuant to the City of Clermont Land Development Code, as amended.
 - 3. Lake County Type “A” buffer shall be required along Magnolia Ponte Boulevard and the east boundary of Lot 4.

CITY OF CLERMONT
ORDINANCE NO. 2025-003

4. A 25-foot buffer of solid pine trees shall be maintained along the south boundary of the Planned Unit Development; adjacent to Magnolia Pointe Condos. In the event that the 25-foot buffer of solid pine trees along the south boundary of the subject property is destroyed or removed for any reason, a 25-foot landscape buffer shall be installed within ninety (90) days thereafter.
5. A six-foot high masonry or brick wall shall be constructed along the west boundary line, starting south of the guard house to the southern boundary of the retention pond, then along said southern boundary line to the eastern boundary line of the property.
6. The wall or berm shall be constructed at the beginning of construction on Lot 6.
7. All outside storage shall be screened by a wooden fence and/or vegetative buffer substantial enough to screen the uses from adjacent properties.
8. Any additional landscape requirements not specifically outlined by items 1 through 7 of this Section shall be applied in accordance with the Land Development Regulations, as amended.

E. Architectural Design Standards:

1. Design:

- a. No pre-engineered metal buildings shall be permitted in the development.
- b. Buildings on Lot 6 shall be themed in a Mediterranean manner, and shall have tile roofs.
- c. Design shall comply with the City of Clermont commercial design guidelines and the Lake County Land Development Regulations, as amended.

2. Height:

- a. Any structure on Lots 1, 2, 3, 4 & 6 shall not be taller than 35 feet.
- b. Any structure on Lot 5 shall not be taller than 45 feet.

3. Orientation: The building on Lot 5 shall face west toward Magnolia Pointe Boulevard.

F. Lighting:

1. Lighting for parking lot, driveways, and utility areas; whether mounted on poles or walls of buildings, shall conform to Illuminating Engineering Society ("I.E.S.") standards for "cutoff" lighting fixtures.
2. Lighting "trespass" onto adjacent property shall not exceed 0.1 foot candles at the property line.



CITY OF CLERMONT
ORDINANCE NO. 2025-003

3. Ornamental and spotlighting for aesthetic effect, landscape accent, signage, etcetera, shall be directed onto the subject property.

G. Access Standards:

1. Construction traffic shall access the property via State Road 50 and avoid Magnolia Pointe Boulevard unless prohibited by the Florida Department of Transportation or Lake County Public Works.
2. Access to the site will be limited to the existing private road; Magnolia Pointe Boulevard, a right in/out from State Road 50 near the middle of the property line as shown on "Exhibit A".

H. Water and Sewer: Connection to central water and central sewer shall be required with all development.

I. Concurrency Management Review: Prior to requesting approval, the Owner must undergo Lake County Concurrency Management Review or sign an affidavit of deferral, deferring concurrency management review.

J. Development Review and Approvals: Prior to the issuance of any permits, the Owner shall be required to submit a formal site plan; as applicable, for review and approval by City of Clermont. The site plan shall meet all submittal requirements and comply with all City codes and ordinances, as amended.

K. Future Development Orders: Any requested development order must comply with the City of Clermont Land Development Code, as amended, and the City of Clermont Comprehensive Plan, as amended.

L. Concurrency Management Review and Vested Development Rights: Future rights to develop the property are subject to a finding that the development will meet the concurrency standards contained in the Lake County Comprehensive Plan and Land Development Regulations through Concurrency Management Review; without such a Review, no vested development rights shall have been granted by the County or acquired by the Applicant.

M. Future Amendments to Statutes, Code, Plan and/or Regulations: The specific references in this Planned Unit Development to the Florida Statutes, Florida Administrative Code, City of Clermont Comprehensive Plan, and City of Clermont Land Development Code include any future amendments to the Statutes, Code, Plan, and/or Regulations.

SECTION 4: 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. 2025-003

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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. 2025-003

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 11th day of March, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

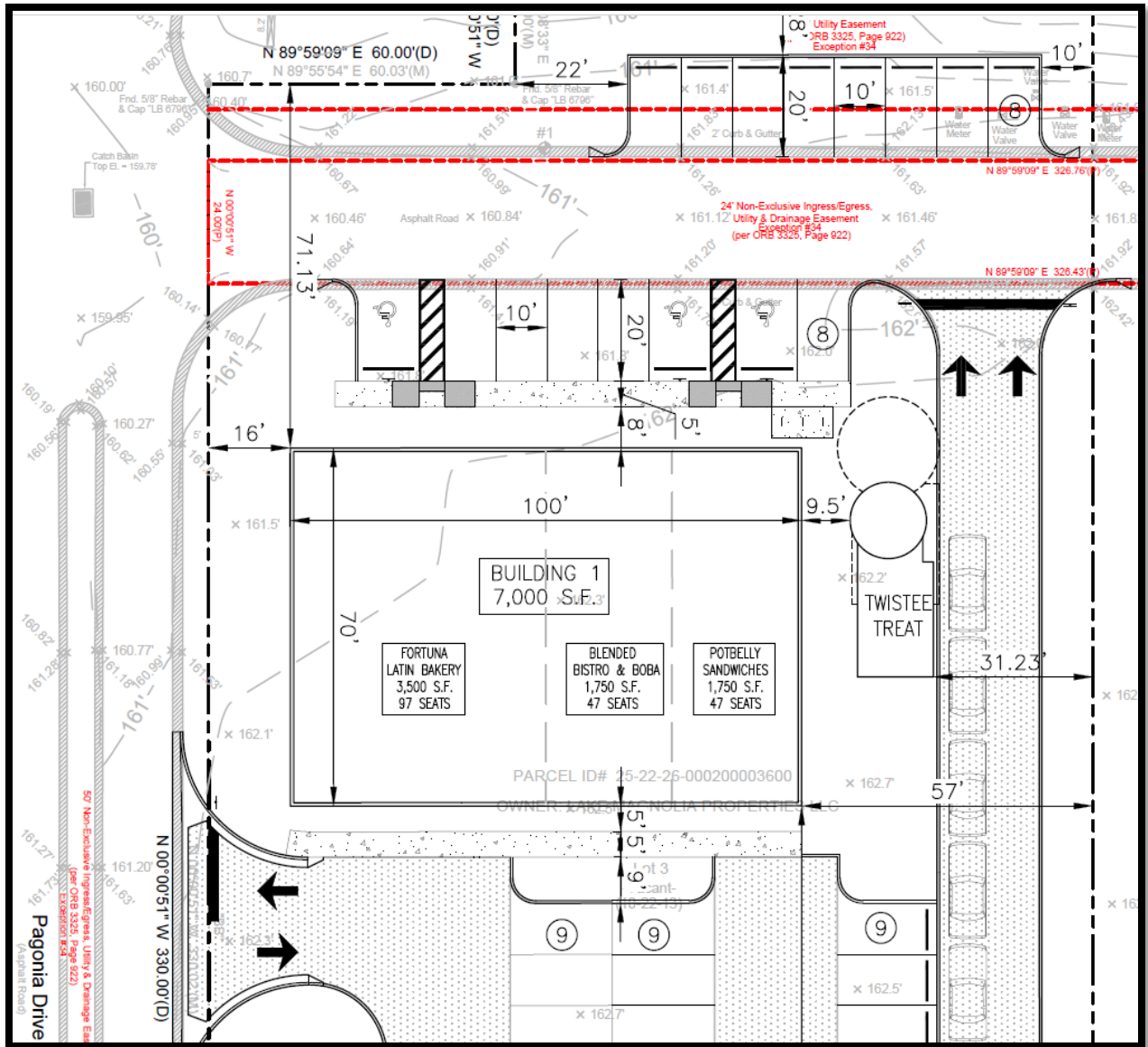
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2025-003

Exhibit B





November 26, 2024

Kathy Heard, CMC
Planning and Development Coordinator
Planning and Development Services Department
685 W. Montrose St.
Clermont, FL 34711
khear@clermontfl.org

Subject: Magnolia Property Associates, PUD – Ordinance #2009-8 | PH#51-08-2
Narrative Letter for Rezoning for PUD Amendment
Magnolia Point Center - Lot 3
Clermont, Florida

Dear Kathy,

We are requesting an amendment to the PUD zoning for Magnolia Pointe Center, specifically for Lot 3, to meet the growing demand for diverse dining options within the community. The proposed amendment will allow the addition of four fast food restaurant tenants on Lot 3, bringing the total number of fast food restaurants permitted within the PUD to five.

Currently, one fast food restaurant exists on Lot 2 within the PUD. Our proposal would add four more on Lot 3, including a Twistee Treat establishment with a drive-thru, which will be connected to the main building by a canopy to align with current PUD requirements.

Per **Ordinance #2009-8 PH#51-08-2**, the relevant section and requested change are as follows:

- **A.2.b.ii.:** "No more than three (3) Fast Food Restaurants shall be permitted."
 - **Proposed Change:** Amend to permit a total of five (5) Fast Food Restaurants within the PUD, with four located on Lot 3.

Site Plan Details:

The site plan generally meets zoning requirements, with the following specifications:

Buffer Yards:

Location	Required	Proposed
North (SR 50)	20 ft (Type C)	19.28 ft (Type C)
Side (East)	10 ft (Type A)	10 ft (Type A)
Side (West)	10 ft (Type A)	10 ft (Type A)
Rear (South)	10 ft (Type A)	15 ft (Type A)

We are seeking staff approval for the north buffer along SR 50, which is proposed at 19.28 feet — a 3.6% deviation from the required 20 feet.

Building Setbacks:

Location	Required	Proposed
North (SR 50)	50 ft	71 ft
Side (East)	12 ft	31 ft
Side (West)	12 ft	16 ft
Rear (South)	12 ft	188 ft

All setbacks meet or exceed the zoning requirements, ensuring sufficient space between structures and adjacent properties.

Impervious Cover:

The overall PUD allows for a maximum impervious cover of 65%. For Lot 3 specifically, we are proposing an impervious cover of 68.84%, which results in a total impervious cover of 51% across the entire PUD.

Drive-Thru & Emergency Access:

The east side of the site includes a 20-foot-wide drive lane. A truck turn analysis confirms that the layout allows sufficient maneuverability for fire trucks .

Parking Requirements:

Category	Required	Provided
Total Spaces	57 spaces	58 spaces
Handicap Spaces	3 spaces	3 spaces
Bicycle Parking	3 spaces	6 spaces

This table shows that we meet and exceed parking requirements, providing sufficient capacity for patrons, employees, and alternative transportation options.

This amendment will enable Magnolia Pointe Center to better serve community needs by increasing dining options, while maintaining compatibility with the PUD's overall design and operational guidelines. We have enclosed with this submittal a rezone application, proof of ownership, legal description, building elevations, preliminary traffic report, and site plan.

I trust this letter and the attached documents provide you with the necessary information to review and approve our requests. Should you have any questions or concerns, please do not hesitate to contact me at 407-895-0324 or by email at jabiaoun@feg-inc.us.

Regards,
Florida Engineering Group, Inc.

Jean M. Abi-Aoun

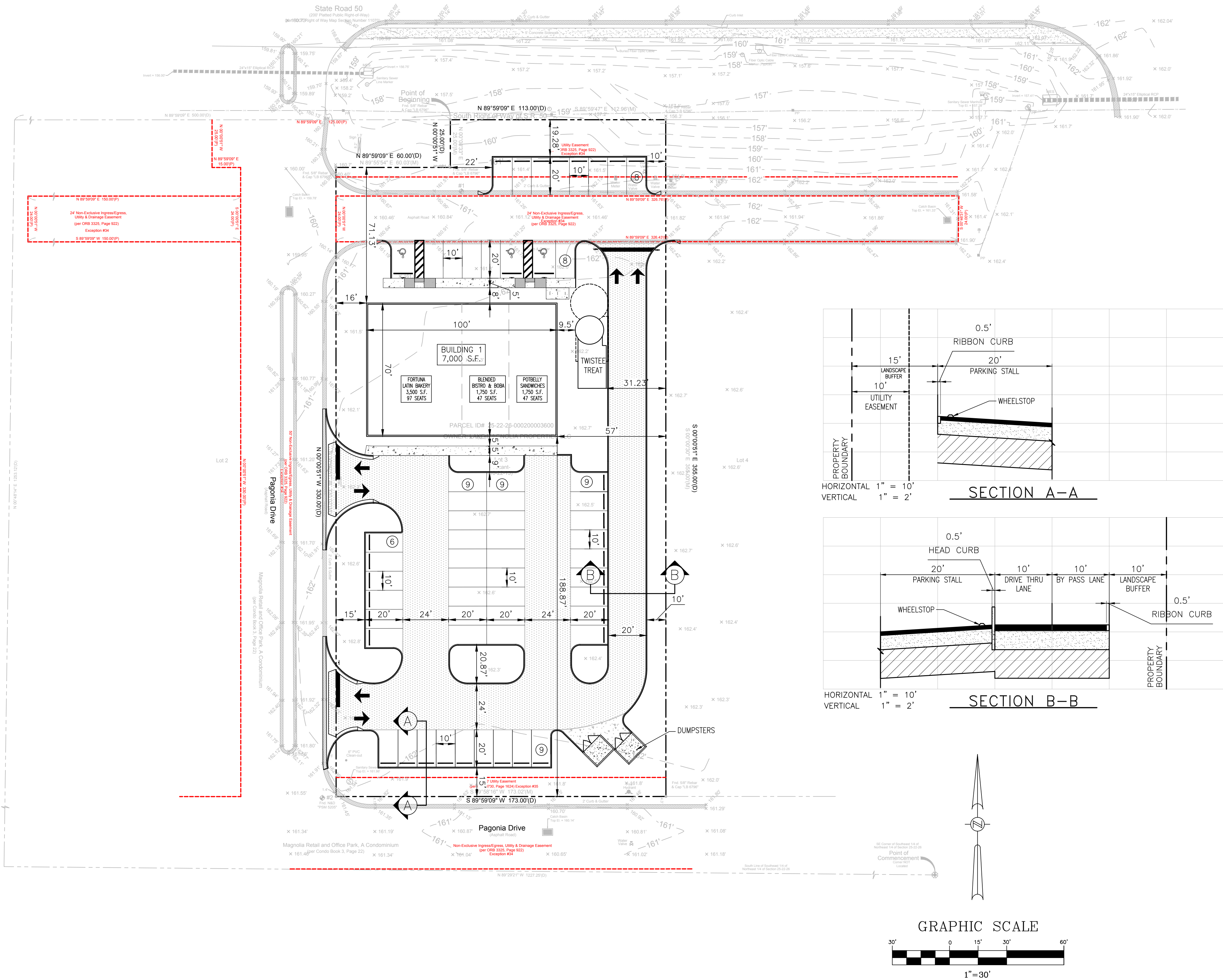
Jean M. Abi-Aoun, P.E.
Vice President



FLORIDA
ENGINEERING
GROUP

5127 S. Orange Avenue, Suite
200 Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325





SITE NOTES

- ALL CURB RADII ARE TO BE 5.0', TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RADII Ⓢ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
- LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
- ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF S 89°59'09" W, UNLESS OTHERWISE INDICATED WITH A "A" OR BEARING.

SITE DATA

PROPERTY LOCATION: PAGNOLIA RD, CLERMONT FL, 34711

PROPERTY FUTURE LAND USE DESIGNATION: COMMERCIAL PUD

PROPERTY ZONING:

EXISTING USE: VACANT

PROPOSED USE: RESTAURANT

PROJECT AREA: 1.38 ACRES

PROPOSED GROSS FLOOR AREA: 7,530 S.F.

PROPOSED FLOOR AREA: 0.13

BUILDING SETBACKS (REQUIRED)			BUILDING SETBACKS (PROPOSED)		
FRONT (NORTH)(SR 50)	50'		FRONT (NORTH)	71'	
SIDE (EAST)	12'		SIDE (EAST)	31'	
SIDE (WEST)	12'		SIDE (WEST)	16'	
REAR (SOUTH)	12'		REAR (SOUTH)	188'	

BUFFER YARDS (REQUIRED)			BUFFER YARDS (PROPOSED)		
FRONT (SR 50)	20'	TYPE C	FRONT (SR 50)	20'	TYPE C
SIDE (EAST)	10'	TYPE A	SIDE (EAST)	10'	TYPE A
SIDE (WEST)	10'	TYPE A	SIDE (WEST)	10'	TYPE A
REAR (PAGNOLIA RD)	10'	TYPE A	REAR (PAGNOLIA RD)	15'	TYPE A

MAXIMUM ALLOWABLE BUILDING HEIGHT 35'

BUILDING HEIGHT PROPOSED 35'

PARKING

PARKING REQUIRED			
RESTAURANT	191 SEATS x (1 SPACE PER 4 SEATS)	48 SPACES	
	PLUS 12 EMPLOYEES x (1 SPACE PER 4 EMPLOYEES)	3 SPACES	
	530 S.F. x (1 SPACE PER 100 S.F.)	6 SPACES	
TOTAL PARKING REQUIRED		57 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		3 SPACES	

PARKING PROVIDED			
STANDARD PARKING SPACES		55 SPACES	
HANDICAP PARKING		3 SPACES	
TOTAL PARKING PROVIDED		58 SPACES	
BICYCLE PARKING PROVIDED		6 SPACES	

SITE AREA CALCULATIONS

BUILDING FOOTPRINT	7,530 S.F.		
PAVING	32,521 S.F.		
SIDEWALK	1,080 S.F.		
IMPERVIOUS AREA	41,131 S.F.	0.95 AC.	68.84 %
PERVIOUS AREA	18,784 S.F.	0.43 AC.	31.16 %
TOTAL SITE AREA	59,915 S.F.	1.38 AC.	100.00 %

MAXIMUM IMPERVIOUS COVER ALLOWED (OVERALL PD)	65 %
IMPERVIOUS COVER PROPOSED (FOR THIS SITE)	68.84 %
IMPERVIOUS COVER PROPOSED (FOR THE OVERALL PD)	51 %

OPEN SPACE REQUIRED 25 %

FLOOD_ZONE

FLOOD_ZONE X PER FEMA F.I.R.M. PANEL 12069C0595E DATED: 18/12/2012.

SOILS

CANDLER SAND, 0 TO 5 PERCENT SLOPES

WETLAND STATEMENT

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

FLOOR AREA & IMPERVIOUS SURFACE RATIO CALCULATIONS			
PROJECTS	SITE AREA/LOT AREA	FLOOR AREA	IMPERVIOUS AREA
APPROVED FOR ENTIRE MAGNOLIA CENTER	22.46 AC.	300,000 SF (6.89 AC.)	14.60 AC. (65%)
MAGNOLIA CENTER SITE IMPROVEMENT (AR #626)	22.46 AC.	0 SF	37,833 SF (0.87 AC.)
MAGNOLIA CENTER LOT 2 (AR #2032)	1.22 AC.	7,455 SF	38,511 SF (0.88 AC.)
MAGNOLIA CENTER LOT 5 (PINNACLE)(AR #819)	1.23 AC.	14,600 SF	35,870 SF (0.83 AC.)
MAGNOLIA CENTER LOT 6 (OFFICE CONDOS)(AR #819)	15.40 AC.	87,300 SF	216,322 SF (4.97 AC.)
MAGNOLIA CENTER LOT 1 (MATTRESS ONE)(AR #2895)	1.89 AC.	4,000 SF	41,268 SF (0.95 AC.)
2-STORY OFFICE BUILDING ON LOT 2	3.10 AC.	7,700 SF	41,268 SF (0.95 AC.)
PROPOSED 2-STORY OFFICE ON LOT 4 (ENVIROSTRUCT)	1.33 AC.	14,400 SF	43,784 SF (1.01 AC.)
MAGNOLIA CENTER LOT 3 (TWISTEE TREAT)	1.38 AC.	7,530 SF	41,131 SF (0.95 AC.)
TOTAL BUILT, APPROVED AND PROPOSED	N/A	142,985 SF	11.41 AC.
REMAINING	N/A	157,015 SF	3.19 AC.

LOT 3
MAGNOLIA POINT CENTER PUD
CLERMONT, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

CONCEPT 1

DESIGNED BY JAA	DRAWN BY WA	CHECKED BY JAA	APPROVED BY JAA
--------------------	----------------	-------------------	--------------------

PROJECT NO. 24-060
SCALE 1"=30'
DATE OCTOBER 2, 2024
SHEET NO. C-1
SHEET 1 OF 1

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB-0006595
JEAN M. ABIAOUN, P.E. LICENSE NO. 45128

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ELLIS PROPERTY MANAGEMENT

1/21/2025

Ms. Regina McGruder, Senior Planner
City of Clermont
Planning and Development Services
685 W. Montrose St.
Clermont, FL 34711

RE: Magnolia Pointe HOA Rezoning Support Letter
Approval of Amending Magnolia Pointe Associates PUD – Ordinance #2009-8L PH#51-08-2

Dear Regina,

The owner/developer of Lot 3 within the Magnolia Pointe Center approached the Magnolia Pointe Homeowner Association (HOA) requesting a letter from the HOA supporting the amendment of the above-mentioned PUD to allow the addition of four fast food restaurant tenants on Lot 3, bringing the total number of fast-food restaurants permitted within the PUD to five. It is our understanding that the current PUD allows for three fast food restaurants where a Dunkin Donut is already built within this development thus two more fast food restaurants will be allowed under the current entitlement.

Based on the above facts, the Board of Directors for the Magnolia Pointe Homeowners Association is in support and recommends approval to amending the above-mentioned PUD to allow up to five fast food restaurants where four of them will be built on Lot 3. If you have any questions regarding this letter please do not hesitate to give me a call at 352-348-6213.

On behalf the Magnolia Pointe Master Homeowners Association and myself, we sincerely thank you and the City of Clermont for consulting with this project.

Sincerely,


Dave Ellis/CAM
Ellis Property Management, Inc.



CITY OF CLERMONT
REZONING
APPLICATION

DATE Nov 7, 2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Magnolia Pointe Center PUD - Lot 3			
Applicant Jean M. Abi-Aoun, P.E.			
Contact Person Jean M. Abi-Aoun, P.E.			
Address 5127 S. Orange Avenue, Suite 200		City Orlando	State Florida
		Zip 32809	
Telephone [REDACTED]		Fax [REDACTED]	
Email [REDACTED]			
OWNER INFORMATION			
Owner's Name Lake Magnolia Properties, LLC			
Owner Address 7932 W. Sand Lake Road, Suite 300		City Orlando	State Florida
		Zip 32819	
Telephone N/A		Email [REDACTED]	
PROPERTY INFORMATION			
Address of Subject Property Pagonia Road		City Clermont	State Florida
		Zip 34711	
Legal Description (include copy of survey) Attached.			
Acreage 1.38		Land Use (City verification required) Vacant	
Present Zoning (City verification required) PUD		Proposed Zoning PUD	



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?

We are requesting an amendment to the PUD zoning for Magnolia Pointe Center to permit a total of five fast food restaurants within the PUD, with four of these located on Lot 3. Currently, there is one fast food restaurant, a Dunkin', on Lot 2. Our proposal includes four additional establishments on Lot 3, including a Twistee Treat with a drive-thru connected to the main building by a canopy, in alignment with PUD requirements under Ordinance #2009-8 PH#51-08-2. Please see attached full narrative.

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

Jean M. Abi-Aoun, P.E.

Applicant Name (print)

x

Applicant Name (signature)

Bassel Maali

Owner Name (print)

x

Owner Name (signature)

Digitally signed by Bassel Maali
Date: 2024.11.26 09:49:32 -05'00'

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

5/22/2020

LEGAL NOTICE

On Tuesday, March 11, 2025 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-003

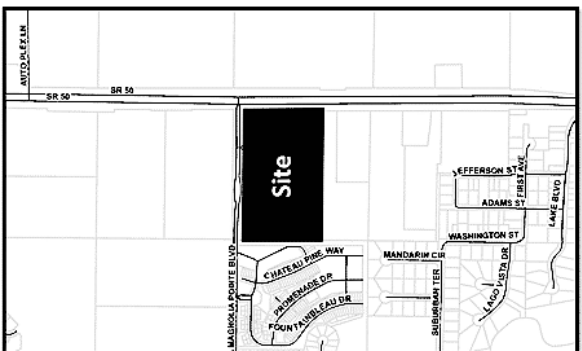
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT,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

LOCATION

Magnolia Center

Southeast corner of Highway 50 and Magnolia Pointe Boulevard
22.78+/- Acres

LOCATION MAP



REQUESTED ACTION:

Amendment to the existing Planned Unit Development (PUD) Ordinance No. 2018-08 to allow for an increase in the number of fast food restaurants.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 448.6 FEET WEST OF SOUTHEAST CORNER OF NORTHWEST $\frac{1}{4}$, RUN NORTH $01^{\circ}00'01''$ EAST 1260.31 FEET TO SOUTH RIGHT-OF-WAY OF STATE ROAD 50, WESTERLY ALONG SAID RIGHT-OF-WAY TO WEST LINE OF SOUTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$ SOUTH TO SOUTHWEST CORNER OF SOUTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$, EASTERLY ALONG SOUTH LINE OF NORTHWEST $\frac{1}{4}$ TO POINT OF BEGINNING – LESS WEST 100 FEET, OFFICIAL RECORDS BOOK 2149, PAGE 0423

CONTAINING 22.78 ACRES, MORE OR LESS

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

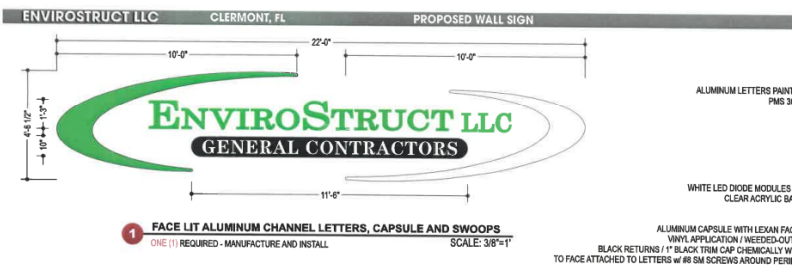
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

AGENDA ITEM

Meeting Date	
Tuesday, March 11, 2025	
Agenda Item Name	
Variance Request EnviroStruct LLC	
Requested Action	
Recommend denial of the variance request.	
Staff Report	
<i>This item was tabled at the February 11th and February 25, 2025, City Council meetings.</i> The applicant, EnviroStruct LLC, is requesting a sign variance to allow for more than 200 square feet of wall signage located on the second floor of the building façade wall to be greater than the total allowable copy areas as permitted by the Land Development Code (LDC), Section 117-15 (a)(2)(b) Wall Signs. The LDC allows one (1) primary wall sign, parallel to a road or street, not exceeding the maximum 200 square footage copy area. A secondary wall sign may be permitted on up to two walls, provided it is a maximum of 50 percent of the primary wall sign. The applicant is asking for a second wall sign, exceeding the 50% allowed copy area. The applicant currently has the primary wall sign installed on the second floor of the building, which is approximately 100 square feet. The applicant is requesting a second wall sign that is approximately 100 square feet. Without a variance, the applicant's second wall sign would only be permitted at 50 square feet. If approved, two wall signs of similar size would be allowed on the second floor building façade. No other signage would be permitted on the second floor façade.	
 ENVIROSTRUCT LLC CLERMONT, FL PROPOSED WALL SIGN 22'-0" 4'-0" 10'-0" 10'-0" 11'-6" ALUMINUM LETTERS PAINT PMS 3 WHITE LED DIODE MODULES CLEAR ACRYLIC B 1 FACE LIT ALUMINUM CHANNEL LETTERS, CAPSULE AND SWOOPS ONE (1) REQUIRED - MANUFACTURE AND INSTALL SCALE: 3/8"=1' ALUMINUM CAPSULE WITH LEXAN FX VINYL APPLICATION / WEED-OUT BLACK RETURNS / 1" BLACK TRIM CAP CHEMICALLY W TO FACE ATTACHED TO LETTERS W #8 SM SCREWS AROUND PERI	
 31.85 ft 132'-0"	
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 have reviewed the application as presented and found the application does not meet a positive finding on <u>two</u> of the five review criteria. Therefore, staff recommends <u>denial</u> of the requested variance 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. Map	Map.pdf	
2. Photo	Photo.pdf	
3. Elevations	Elevations.pdf	
4. Building P4-5	Building P4-5.pdf	
5. Review Criteria	New 101-246 Review Criteria-EnviroStruct Sign Variance.pdf	
6. Application	Application.pdf	
7. Legal Ad - EnviroStruct VAR	Legal Ad - EnviroStruct VAR.pdf	

17410 SR 50 – EnviroStruct, LLC





ENVIROSTRUCT LLC

CLERMONT, FL

PROPOSED WALL SIGN

SIGN1 OPTO REV2

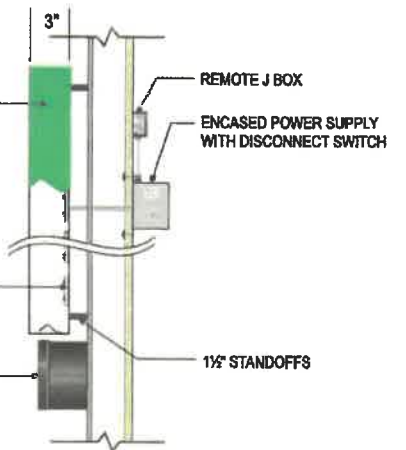


1 **FACE LIT ALUMINUM CHANNEL LETTERS, CAPSULE AND SWOOPS**
ONE (1) REQUIRED - MANUFACTURE AND INSTALL
SCALE: 3/8"=1'

ALUMINUM LETTERS PAINTED
PMS 368C

WHITE LED DIODE MODULES ON
CLEAR ACRYLIC BACK

ALUMINUM CAPSULE WITH LEXAN FACE AND
VINYL APPLICATION / WEEDED-OUT COPY
BLACK RETURNS / 1" BLACK TRIM CAP CHEMICALLY WELDED
TO FACE ATTACHED TO LETTERS w/ #8 SM SCREWS AROUND PERIMETER



WALL SECTION - NTS

V1 3M BRILLIANT GREEN 3630-106
V2 3M BLACK 3036-22
P1 PMS 368C



1 **FRONT ELEVATION**
SCALE: 3/32"=1'

CUSTOMER APPROVAL: _____

DATE: _____

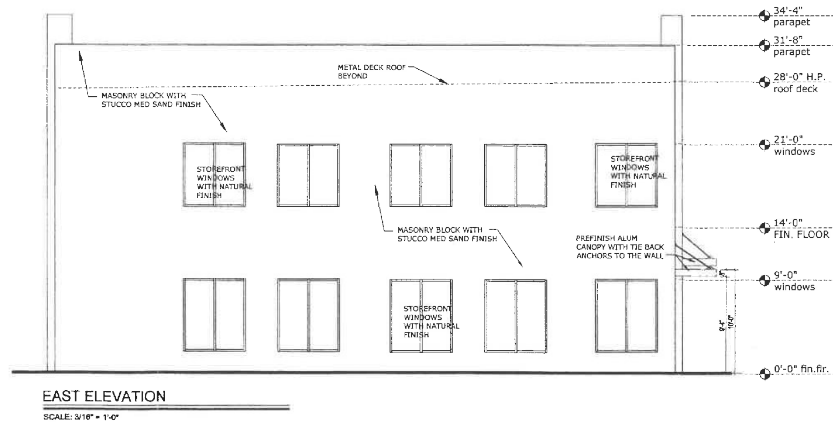
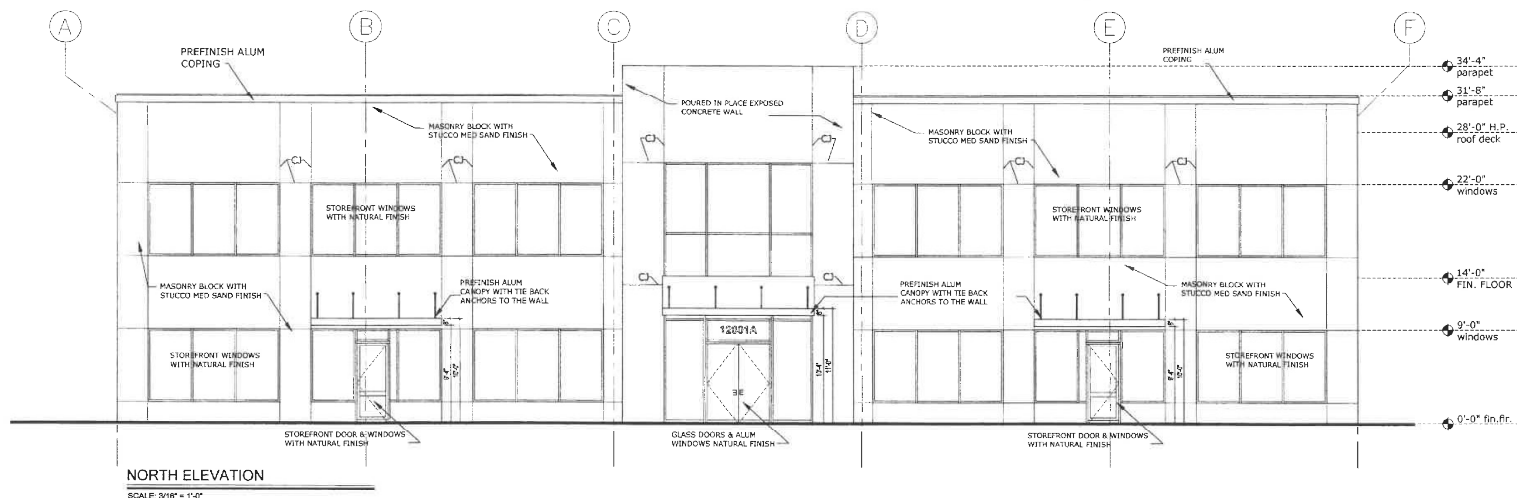
CUSTOMER:	ENVIROSTRUCT LLC	DRAWN BY:	HA	REV:	10.01.2024
LOCATION:	CLERMONT, FL	DATE:	09.28.2024	REV:	10.02.2024
TITLE:	WALL SIGN	QUOTE No:	10826	REV:	



Signs designed and installed to meet the Florida Building Code FBC (2023 ed.). This sign is intended to be installed in accordance with the requirements of Article 900 of the National Electrical Code and/or other applicable local codes (NEC (2023 ed.). This includes proper grounding and bonding of the sign. All signs are UL listed per NEC. This design is property of MID-FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, loan or shown to any other contractor or put to any other use without written permission.

MID-FLORIDA SIGNS & GRAPHICS
3602 Parkway Blvd Leesburg, FL 34748
Tel: 352.767.8968 • Fax: 352.767.9427
FLORIDA STATE LICENSE E812000764

PAGE NUMBER
01



Project Description TWO-STOREY BUILDING - NEW CONSTRUCTION (TWO STOREY MASONRY AND STEEL CONSTRUCTION)

Use of Documents
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY OR FOR J. YORK, AIA, ARCHITECT TRIANON DESIGN GROUP (TDG), AND HIS CONSULTANTS ARE INSTRUMENTS OF TDG'S SERVICE AND ARE FOR THE OWNER'S USE ONLY WITH RESPECT TO THIS PROJECT. TDG SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, UPON COMPLETION OR TERMINATION OF THE PROJECT ALL PARTIES, WITH THE EXCEPTION OF TDG, AGREE TO USE THESE INSTRUMENTS OF SERVICE ONLY AS A REFERENCE. TRANSMITTING COPYRIGHT PROTECTED INFORMATION FOR USE ON THE PROJECT, THE TRANSMITTING PARTY REPRESENTS THAT IT HAS PERMISSION FROM THE TDG TO TRANSMIT THE INFORMATION FOR ITS USE ON THE PROJECT. QUESTIONS ARISING DURING CONSTRUCTION OR REVIEW OF THE DRAWINGS SHALL BE ADDRESSED TO THE ARCHITECT.

Envirostruct

26711 Dublin Woods Circle
Bonita Springs, FL 34135
239-494-5700
Fax: 239-491-7155
WWW.ENVIROSTRUCT.NET

TDG

Trianon Design Group

9990 Coconut Road
Bonita Springs, Florida 34135
Telephone: 239-350-1203
Gerald J. York, AIA ARCHITECT
AR 00000221

Envirostruct LLC

12601 Magnolia Point Blvd.
Clermont, Florida 34711

BUILDING ELEVATIONS

A-2.00



17410 E. Hwy 50 - Variance

The requirements for a variance are as follows:

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

FINDINGS:

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

Applicant response: *True*

Staff comments: *The requested variance to allow for two wall signs that exceed the maximum 200 square foot as allowed by the land development code, Section 117-15 (b) may be considered out of character with other commercial developments located within the approved mixed use Planned Unit Development (PUD).*

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: *True*

Staff comments: *The approved Master Planned Development was designed to provide comparable and quality development standards that comply with the Clermont Codes which provides unified and quality design standards for the entire development.*

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: *True*

Staff comments: *The requested variance to the Land Development Code will not further any legitimate city objective.*

Positive finding

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

Applicant response: N/A

Staff comments: *The requested variance is not in conflict to the goals, objectives and policies of the Clermont Comprehensive Plan.*

Positive finding

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

Applicant response: True

Staff comments: *The request for the second sign to be allowed in a similar size and placement as the primary sign on the second floor façade appears to make reasonable use of the building. Instead of one primary sign and one secondary sign at 50%, the applicant is requesting two signs similar in size to equal the size requirement.*

Positive 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 two of the review criteria. Therefore, staff recommends denial of the requested variance to the Land Development Code.



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE 12 / 17 / 2024		FEE: \$600.00	
Project Name (if applicable) EnviroStruct Professional Center			
Applicant EnviroStruct,LLC			
Contact Person Shawn McTigue			
Address 17410 E. Highway 50, suite 200		City Clermont	State Florida Zip 34711
Telephone [REDACTED]		Fax [REDACTED]	
Email [REDACTED]			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name Steil Holdings, LLC			
Owner Address 26701 Dublin Woods Circle		City Bonita Springs	State Florida Zip 34135
Telephone [REDACTED]		Email [REDACTED]	
PROPERTY INFORMATION			
Address of Subject Property 17410 E. Highway 50, suite 200		City Clermont	State Florida Zip 34711
General Location Signage on the front of the building 2nd level			
Legal Description & Alternate Key (include copy of survey) Parcel ID. # 25-22-26-000200003300			
Land Use (City verification required) Commercial			
Zoning (City verification required) Pud Planned Unit Development			



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:
Code 117

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

Allow (2) business signs on the exterior upper level of the building

How does the Code create a hardship?

Lost revenue from lack of advertising

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;

True

- (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;

True

- (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;

True



CITY OF CLERMONT
VARIANCE
APPLICATION

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

(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.

True

Shawn McTigue

Applicant Name (print)

x 
Applicant Name (signature)

Neil Simon

Owner Name (print)

x 
Owner Name (signature)

NOTICE

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

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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont-Legals Po Box 120219 Clermont FL 34712-0219
Contact Name:	Jennifer Abrehamsen
Contact Phone:	
Contact Email:	Jabrehamsen@clermontfl.org
PO Number:	

Date:	01/16/2025
Order Number:	10954123
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	48.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	01/27/2025 - 01/27/2025	Govt Public Notices
LEE dailycommercial.com	1	01/27/2025 - 01/27/2025	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	\$77.84
Tax Amount	\$0.00
Service Fee 3.99%	\$3.11
Cash/Check/ACH Discount	-\$3.11
Payment Amount by Cash/Check/ACH	\$77.84
Payment Amount by Credit Card	\$80.95

Order Confirmation Amount

\$77.84

Ad Preview

LEGAL NOTICE

On Tuesday, February 11, 2025 at 6:30 PM the Clermont City Council will consider a request for the following variance: (1) to allow for wall signs to exceed the maximum square footage permitted by the Land Development Code, Section 117-15, Wall Signs, at the following location:

LOCATION

17410 E. State Road 50
South of SR 50 and
North of Pagonia Road
(Alternate Key 3919784)

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.

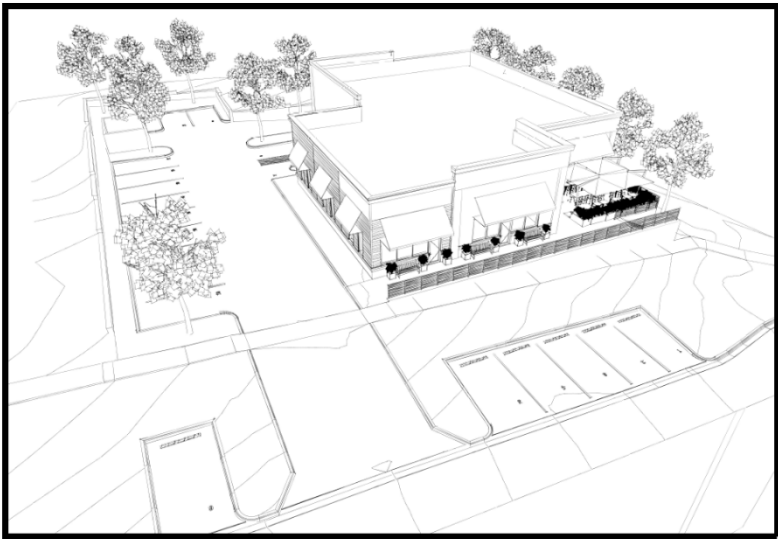
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
Jan. 27, 2025

10954123 1/27/2025

AGENDA ITEM

Meeting Date	
Tuesday, March 11, 2025	
Agenda Item Name	
Resolution No. 2025-005R <i>Clermont Retail 935 W. Minneola Ave.</i>	
Requested Action	
Recommend approval of Resolution No. 2025-005R.	
Staff Report	
<i>This item was tabled at the February 25, 2025, City Council meeting.</i> The applicant, MEI Partners LLC, is requesting a Conditional Use Permit to allow for the construction of a 6,920-square-foot retail, office and restaurant building in the Central Business District (CBD). The proposed building will replace an existing duplex at 935 W. Minneola Avenue and will be a single-story building. In addition to the new building, the project will also have a small outdoor patio area. The Land Development Code, Section 125-370, requires a Conditional Use Permit for any structure occupying more than 3,000 square feet of floor space. The total property area is 0.46+/- acres. The Land Use designation is Downtown Mixed-Use.  In order to accommodate the necessary parking, the applicant would like to construct six (6) parking spaces within the right-of-way of Minneola Avenue adjacent to this project. This would be similar to the parking spaces constructed north of this property that were a part of the Victory Village project. The staff do not have any objection to this improvement, and this will need to be coordinated with City staff at the time of site review. Staff have reviewed the application and found 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 use will be in compliance with the regulations and conditions specified. The building size and property size are very similar to the property northeast of the site, which was formerly known as the Market. The surrounding area consists of commercial uses, and the Central Business District zoning is supportive of the proposed uses. Staff recommends approval of Resolution No. 2025-005R. <i>The Planning and Zoning Commission recommended approval 7-0.</i>	
Additional Analysis	

Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2025-005R	2025-005R 935 W Minneola CUP (02.18.2025).pdf	
2. Location Map	Location Map.pdf	
3. Elevations	1 G0 Cover Sheet.pdf	
4. Site Plan	CSP3 141008 Clermont Retail 241230.pdf	
5. Survey	Survey.pdf	
6. Application	Application.pdf	
7. Legal Ad	Legal Ad CC.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2025-005R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING OCCUPYING MORE THAN 3,000 SQUARE FEET OF FLOOR AREA IN THE CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City of Clermont Planning and Zoning Commission of Lake County, Florida, at a meeting held on February 4, 2025, recommended approval of the Conditional Use Permit to allow for a commercial building occupying more than 3,000 square feet of floor area in the Central Business District (CBD), at the following location:

LOCATION:

935 W. Minneola Avenue
South of W. Minneola Ave. and west of West Ave.
Adjacent to Victory Pointe Stormwater Project
(Alternate Key #2558245)

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 a commercial building to occupy more than 3,000 square feet of floor area in the Central Business District (CBD), be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.



CITY OF CLERMONT
RESOLUTION NO. 2025-005R

2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. 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.
8. The Conditional Use Permit must be executed and filed in 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.
9. 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.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.



CITY OF CLERMONT
RESOLUTION NO. 2025-005R

SECTION 2: LAND USE

1. The property shall be developed to allow for a commercial building up to 7,500 square feet in the Central Business District (CBD) and in substantial accordance with the Conceptual Site Plan (Sheet CSP 3) prepared by MEI Partners, Exhibit A. The building shall be designed to comply with Clermont Architectural Design Standards and be similar to the elevations provided in Exhibit B. Any new development on the property shall be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
2. The site may also be used for any permitted use in the Central Business District (CBD) as indicated in the Land Development Code, Section 125-369.
3. The site shall be developed according to the City of Clermont Land Development Codes and all building must comply with the City of Clermont Architectural Design Standards.
4. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
5. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.
6. A minimum five-foot-wide concrete sidewalk shall be constructed adjacent to any right-of-ways that meet Americans with Disabilities Act requirements and provide pedestrian access.
7. The applicant/developer shall be required to construct up to six parking spaces off-site within the West Minneola right-of-way that meet the Land Development Code in the areas shown on the Conceptual Site Plan. This will be coordinated with the City and will be required to be installed prior to receiving final certificate of occupancy for the project. These spaces will be offered to the public and will not be reserved for the project. If applicable, the applicant/developer may forego this requirement and pay into the Central Business District parking fund and would not be required to build these spaces, if the Land Development Code is permissible.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
RESOLUTION NO. 2025-005R

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-005R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 11th day of March, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2025-005R

Exhibit A

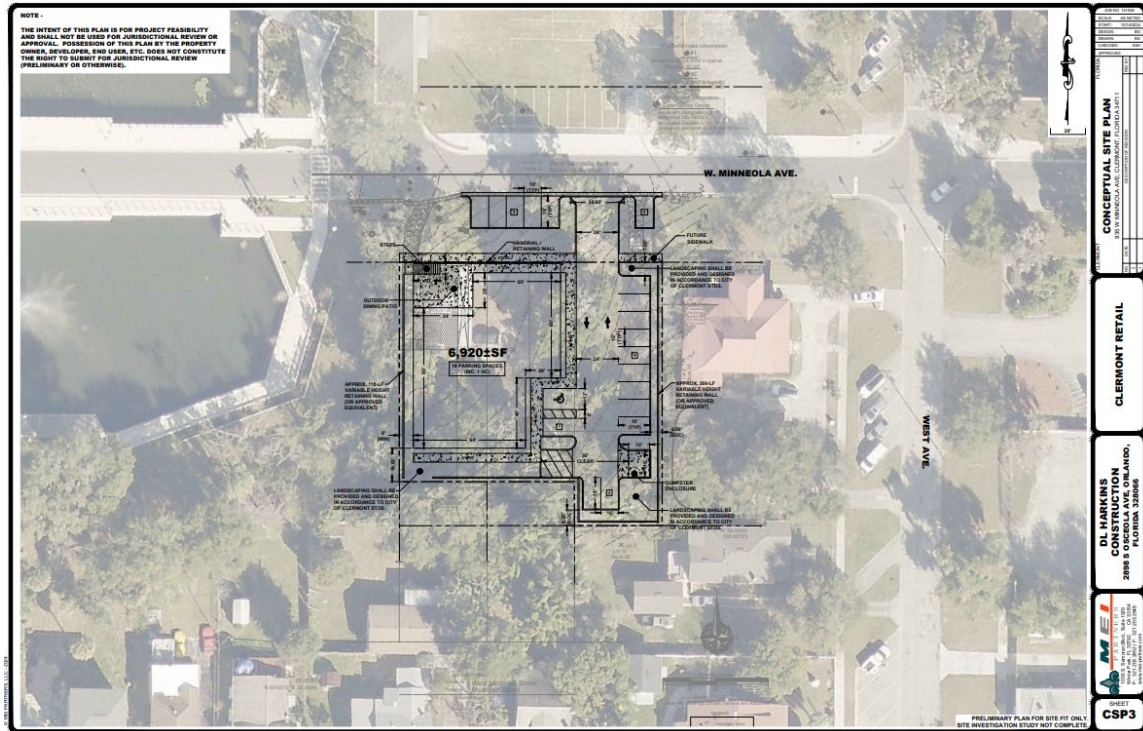
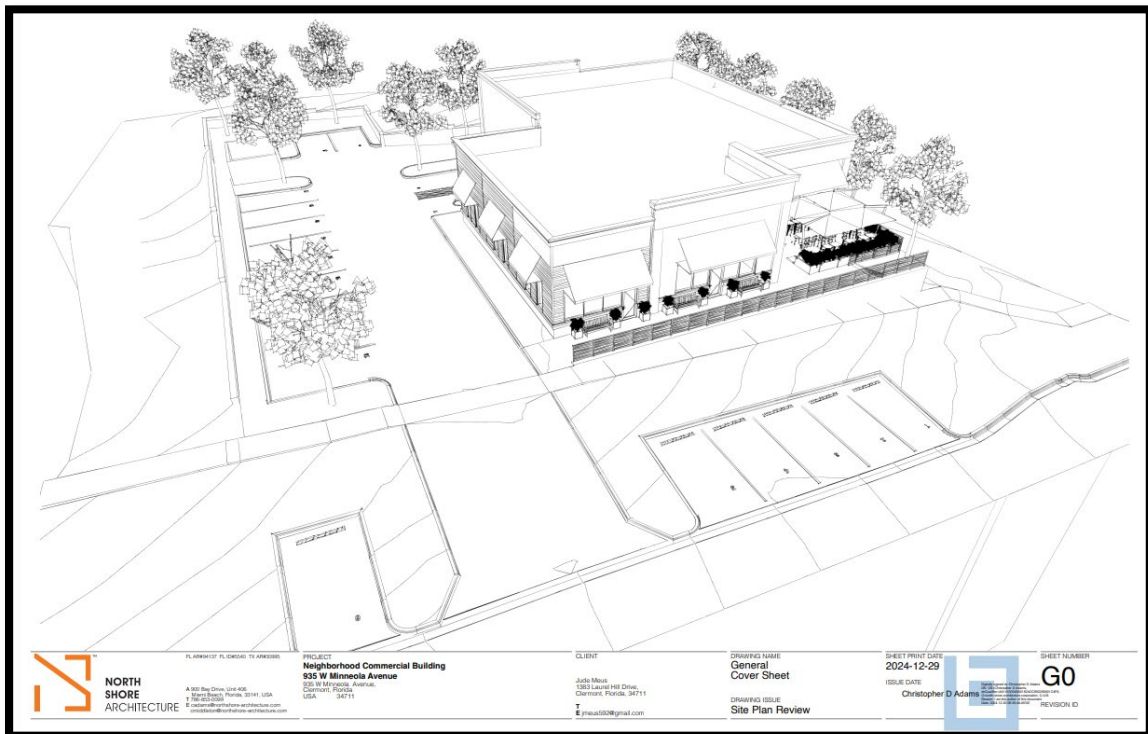


Exhibit B



935 W. Minneola Ave.





**NORTH
SHORE
ARCHITECTURE**

FL AR#94137 FL ID#5540 TX AR#30995

A 900 Bay Drive, Unit 406
Miami Beach, Florida, 33141, USA
T 786-853-0099
E cadams@northshore-architecture.com
cmiddleton@northshore-architecture.com

PROJECT
Neighborhood Commercial Building
935 W Minneola Avenue
935 W Minneola Avenue,
Clermont, Florida
USA 34711

CLIENT

Jude Meus
1383 Laurel Hill Drive,
Clermont, Florida, 34711

T
E jmeus592@gmail.com
Page 173

DRAWING NAME
**General
Cover Sheet**

DRAWING ISSUE
Site Plan Review

SHEET PRINT DATE
2024-12-29

ISSUE DATE

Christopher D Adams

SHEET NUMBER

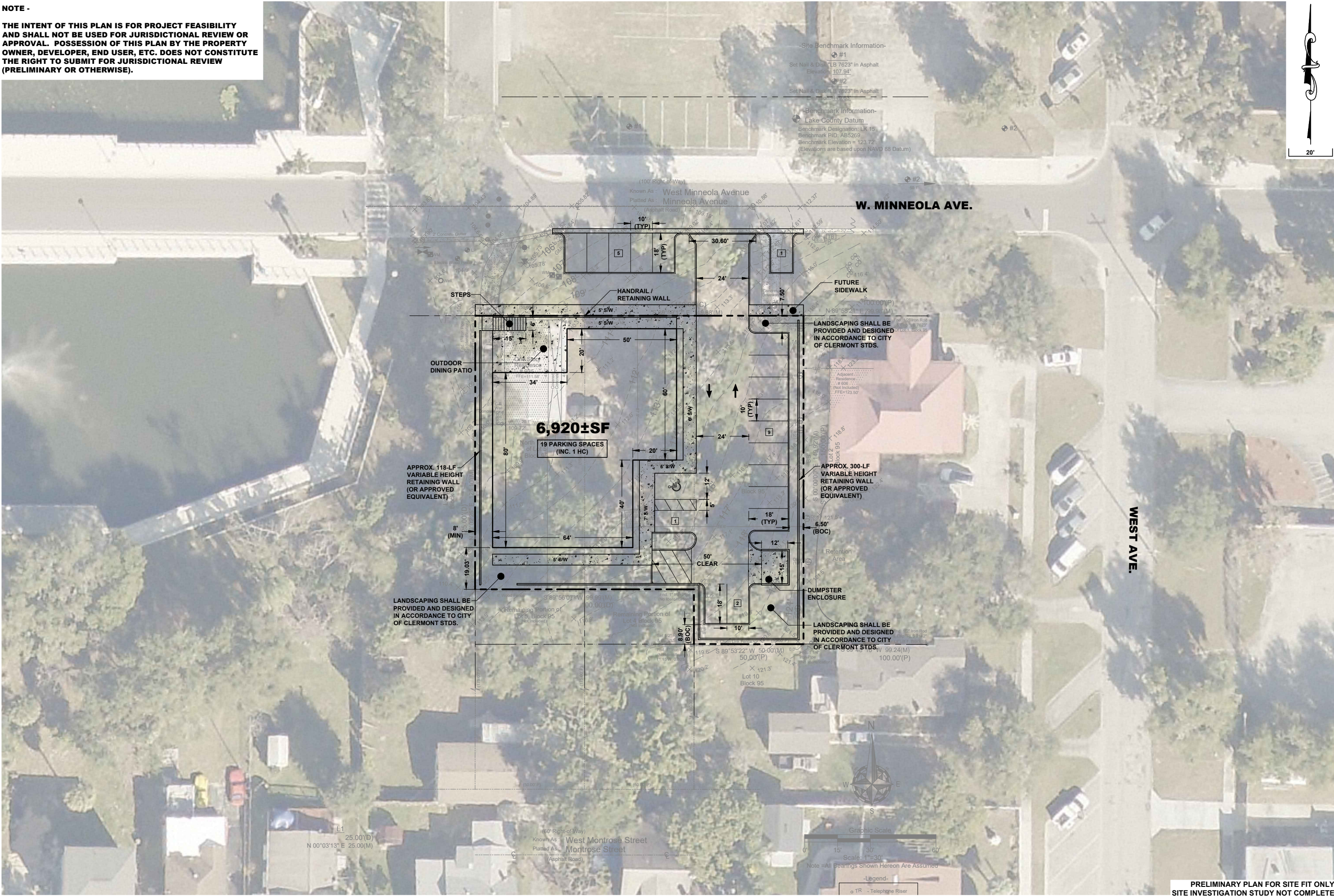
GO

REVISION ID

Digitally signed by Christopher D Adams
DN: CN=Christopher D Adams,
dnQualifier=A01410D00000182ACC892250001C4F6,
O=north shore architecture corporation, C=US
Reason: I am the author of this document.
Date: 2024.12.30 09:39:46-05'00'

NOTE -

THE INTENT OF THIS PLAN IS FOR PROJECT FEASIBILITY AND SHALL NOT BE USED FOR JURISDICTIONAL REVIEW OR APPROVAL. POSSESSION OF THIS PLAN BY THE PROPERTY OWNER, DEVELOPER, END USER, ETC. DOES NOT CONSTITUTE THE RIGHT TO SUBMIT FOR JURISDICTIONAL REVIEW (PRELIMINARY OR OTHERWISE).



JOB NO. 141008	
SCALE: AS NOTED	
START: 10/14/2024	
DESIGN: BG	
DRAWN: BG	
CHECKED: KSH	
APPROVED:	
NO	DATE
	DESCRIPTION OF REVISION
2	
1	

DL HARKINS
CONSTRUCTION
2898 S OSCEOLA AVE, ORLANDO,
FLORIDA 328066

CLERMONT RETAIL

PRELIMINARY PLAN FOR SITE FIT ONLY.
SITE INVESTIGATION STUDY NOT COMPLETE

Boundary Survey

Legal Description:

ALL OF LOT 3 AND THE NORTH 125 FEET OF LOTS 4 AND 5, BLOCK 95 THE CITY OF CLERMONT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Flood Zone :

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

CERTIFIED TO:

DL HARKINS CONSTRUCTION

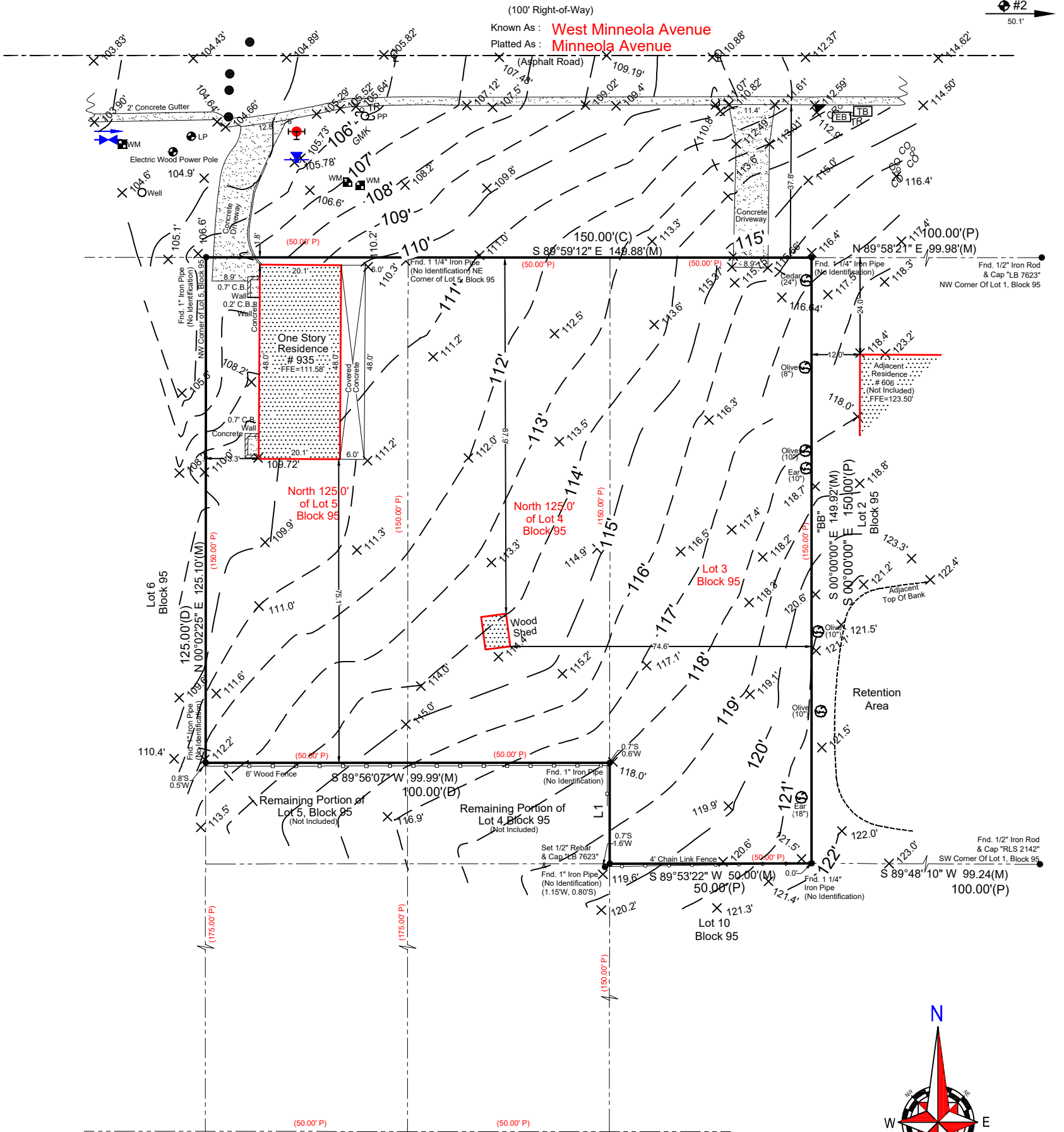
-Site Benchmark Information-

#1
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 107.94'

#2
Set Nail & Disk "LB 7623" in Asphalt
Elevation: 119.63'

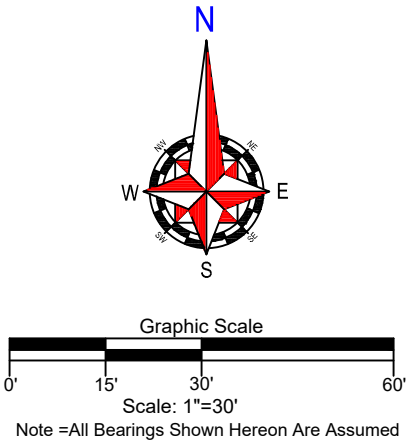
-Benchmark Information-

Lake County Datum
Benchmark Designation: LK 15
Benchmark PID: AB5269.
Benchmark Elevation = 123.72'.
(Elevations are based upon NAVD 88 Datum)



L1
N 00°03'13" E 25.00'(M)
25.00'(D)

(60' Right-of-Way)
Known As : West Montrose Street
Platted As : Montrose Street
(Asphalt Road)



Field Date: 11/25/24	Date Completed: 12/02/24
Drawn By: SMT	File Number: IS-136986
-Legend-	
C - Calculated	PC - Point of Curvature
CL - Centerline	Pg - Page
CB - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
Esmt. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rfd. - Roofed
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Rebar - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P - Plat	Δ - Delta (Central Angle)
P.B. - Plat Book	-O- - Chain Link Fence
- - Wood Fence	

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17,052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, PSM 6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

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

-Legend-	
TR	- Telephone Riser
Fire Hydrant	- Fire Hydrant
Water Valve	- Water Valve
Back Flow Preventor	- Back Flow Preventor
Storm Manhole	- Storm Manhole
Net Gas Marker	- Net Gas Marker
EB	- Electric Box
TB	- Telephone Box
Cleanout	- Cleanout
CR	- Cable Riser



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 12/27/2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Clermont Retail				
Applicant MEI Partners, LLC				
Contact Person Kevin S. Hebert, PE, LEED AP				
Address 1035 S. Semoran Blvd., Suite 1029		City Winter Park	State FL	Zip 32792
Telephone 321-203-2852				
Email kevinh@mei-partners.com				
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)				
Property Owner Name Jude Meus				
Owner Address 1383 Laurel Hill Drive		City Clermont	State FL	Zip 34711
Telephone		Email jmeus592@gmail.com		
PROPERTY INFORMATION				
Address of Subject Property 935 W. Minneola Ave., Clermont, FL 34711		Alternate Key 2558245		Zip
General Location Project site is generally located 250-ft west of West Avenue along the south side of W. Minneola Avenue in Clermont, Florida.				
Legal Description & Alternate Key (include copy of survey) ALL OF LOT 3 AND THE NORTH 125 FEET OF LOTS 4 AND 5, BLOCK 95 THE CITY OF CLERMONT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.				
Land Use (City verification required) Downtown MU				
Zoning (City verification required) CBD / Central Business District				



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.

The project consists of the construction of a new one (1) story retail building, approximately 7,000-sf, with associated on-site parking, stormwater quality treatment system, potable/sanitary sewer connections, and landscaping on an approximate 0.46-ac (20,000-sf) site. Additional on-street parking, approximately six (6) spaces, is proposed along W. Minneola Avenue consistent with the neighboring property and recent developments. Due to existing topography which falls in elevation approximately 6-ft from southeast to northwest, perimeter retaining walls will be required. One (1) existing single story structure will be demolished along with two (2) existing concrete driveways as part of this work.

Kevin S. Hebert, PE

Applicant Name (print)

12/23/2024

Applicant Name (signature)

Jude Meins

Owner Name (print)

Owner Name (signature)

12-23-24

*****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
Planning@clermontfl.org

02/08/2024

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	2025-005R

Date:	01/31/2025
Order Number:	10998812
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	48.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	02/10/2025 - 02/10/2025	Govt Public Notices
LEE dailycommercial.com	1	02/10/2025 - 02/10/2025	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	\$77.84
Tax Amount	\$0.00
Service Fee 3.99%	\$3.11
Cash/Check/ACH Discount	-\$3.11
Payment Amount by Cash/Check/ACH	\$77.84
Payment Amount by Credit Card	\$80.95

Order Confirmation Amount	\$77.84
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, February 25, 2025 at 6:30 PM, the Clermont City Council will consider a request for a Conditional Use Permit (2025-005R) to allow for a commercial building size to exceed 3,000 square feet in the Central Business District.

LOCATION

935 W. Minneola Avenue
South of W. Minneola Ave.
and west of West Ave.
Adjacent to Victory Pointe
Stormwater Project
(Alternate Key #2558245)

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.

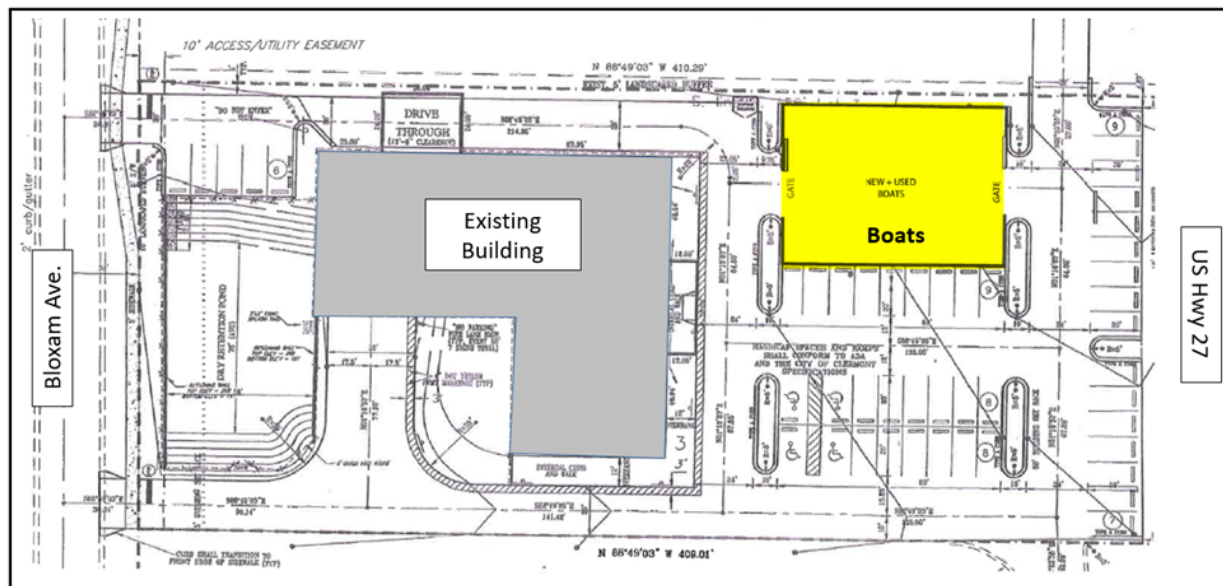
Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
February 10, 2025
10998812

AGENDA ITEM

Meeting Date	
Tuesday, March 11, 2025	
Agenda Item Name	
Resolution No. 2025-008R <i>Regal & Nautique of Orlando CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2025-008R.	
Staff Report	

The applicant, Regal & Nautique of Orlando, would like to open a new and used boat dealership and boat repair within an existing building at 102 South Hwy 27. The property and building were previously used for an animal feed store, formerly known as Irish Trails Farm and Pet Supply. The existing building was constructed in 2002 and is approximately 15,000 square feet. The building has a loading dock and large warehouse doors on both sides of the building. These doors would allow larger deliveries, like boat motors and other large equipment, as well as an access point to display boats internally inside the building. In addition, the applicant would like to have an outdoor display area of new and used boats within the existing parking lot. The property is zoned C-2 General Commercial with a Commercial Future Land Use. The property faces US Hwy 27, which is an arterial roadway, and is buffered from Bloxam Avenue in the rear by the site's stormwater pond. Under Section 125-337 (a) (17) of the Land Development Code, a Conditional Use Permit for this type of use is required.



The applicant will be fencing off a portion of the existing parking lot for a new/used boat display. This area will be on the north side of the property and will eliminate 18 parking spaces. Based upon the current parking code, a building this size for retail use is required to have 45 parking spaces. With the removal of the parking spaces within the boat display area, there will still be 47 spaces existing. A condition of approval for this display area is that ornamental fencing shall be used around the outside boat area. It will look similar to the fencing used in the businesses to the south, the Rental Depot equipment area.

Staff have reviewed the application and proposed project regarding Section 101-212 Review Criteria for a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and general welfare of the

community. The use of the site is not out of character with the existing neighborhoods or adjacent properties. The property to the south is an equipment rental business that has outside storage of equipment. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objectives and policies for the current land use designation. The proposed use will comply with the regulations and conditions specified in the codes and provisions of this resolution. Staff recommends approval of Resolution No. 2025-008R.

Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------|--------------------------|
| 1. | 2025-008R | 2025-008R .pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | Site Plan | Site Plan.pdf |
| 4. | Site photos | Site photos.pdf |
| 5. | Property Record Card | Property Record Card.pdf |
| 6. | Application | Application_Redacted.pdf |
| 7. | Legal Ad | Legal Ad.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2025-008R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A NEW AND USED BOAT DEALERSHIP AND BOAT REPAIR 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 March 4, 2025, recommended approval of this Conditional Use Permit to allow for a new and used boat dealership and boat repair in the C-2 General Commercial zoning district at the following location:

LOCATION:
102 South US Highway 27
(Alternate Key 1071127)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (d) 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 based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for a new and used boat dealership and boat repair in the C-2 General Commercial zoning district be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. 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.



CITY OF CLERMONT
RESOLUTION NO. 2025-008R

3. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and voided.
4. 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.
5. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
6. The structure shall be inspected by the Fire Marshal for life safety requirements.
7. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
8. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions that may include additional parking requirements or revocation of the Conditional Use Permit.
9. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for a new and used boat dealership and boat repair. All building and fire safety codes must be in compliance with the Federal, State, County, and Local jurisdictions requirements for the boat dealership and repair business.
2. The outdoor display of new and used boats shall be limited to the area highlighted on the site plan, Exhibit A.
3. All fences for the outdoor display area shall be constructed to meet code and shall be decorative ornamental metal or wrought iron.
4. The property may be used for any permitted uses in the C-2 General Commercial Zoning District. All uses must adhere to the requirements of the Land Development Codes.



CITY OF CLERMONT
RESOLUTION NO. 2025-008R

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-008R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 11th day of March, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

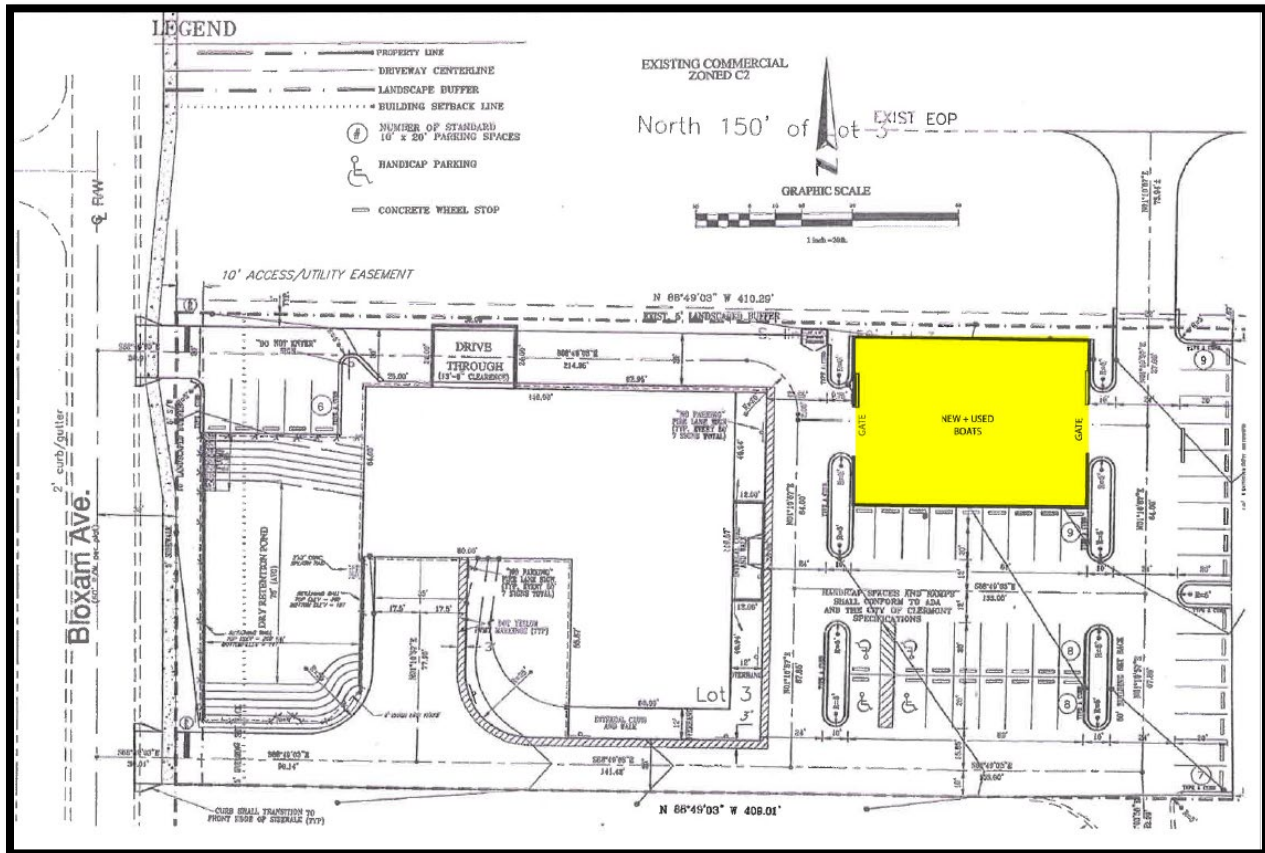
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

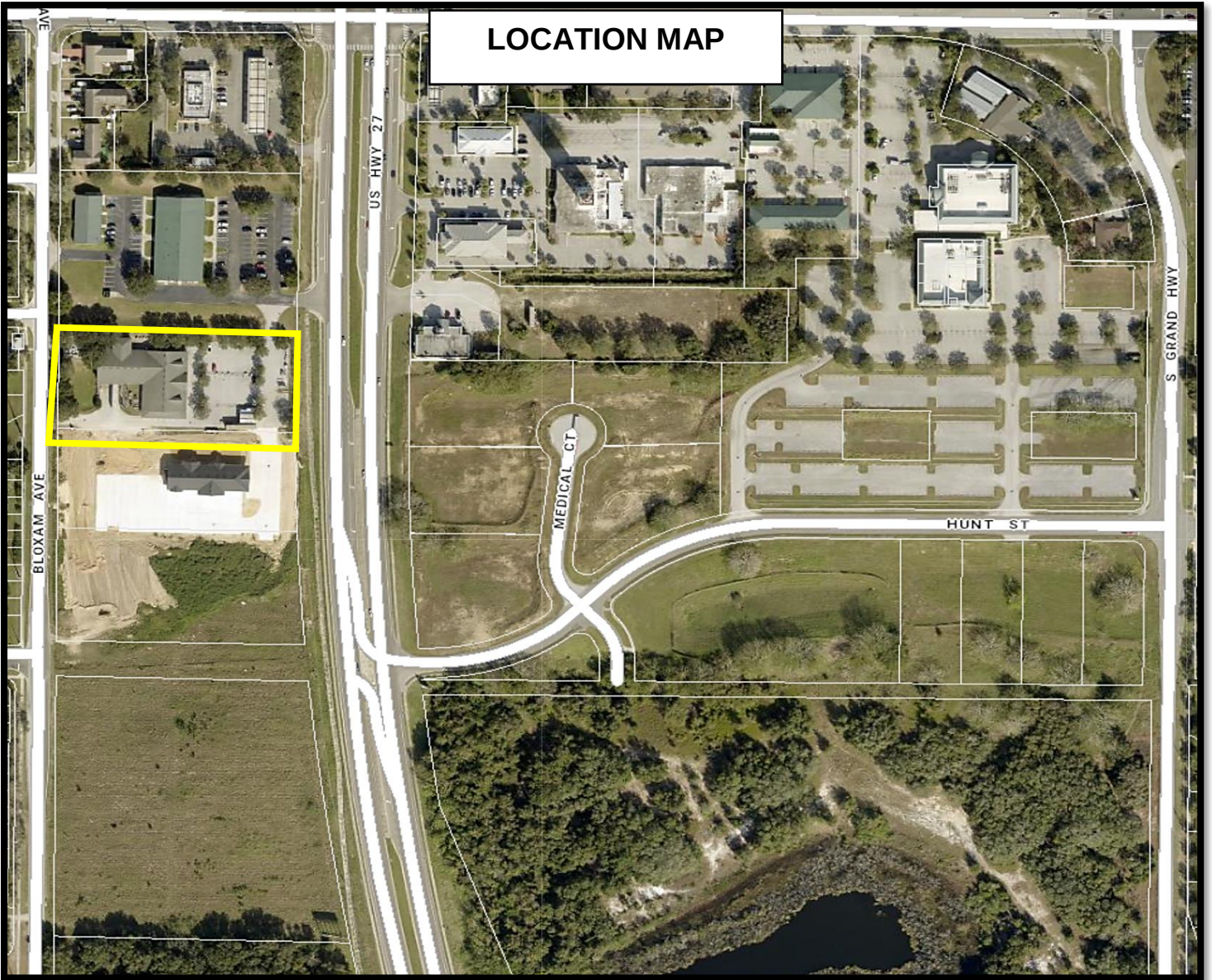
Christian W. Waugh, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2025-008R

EXHIBIT A



LOCATION MAP

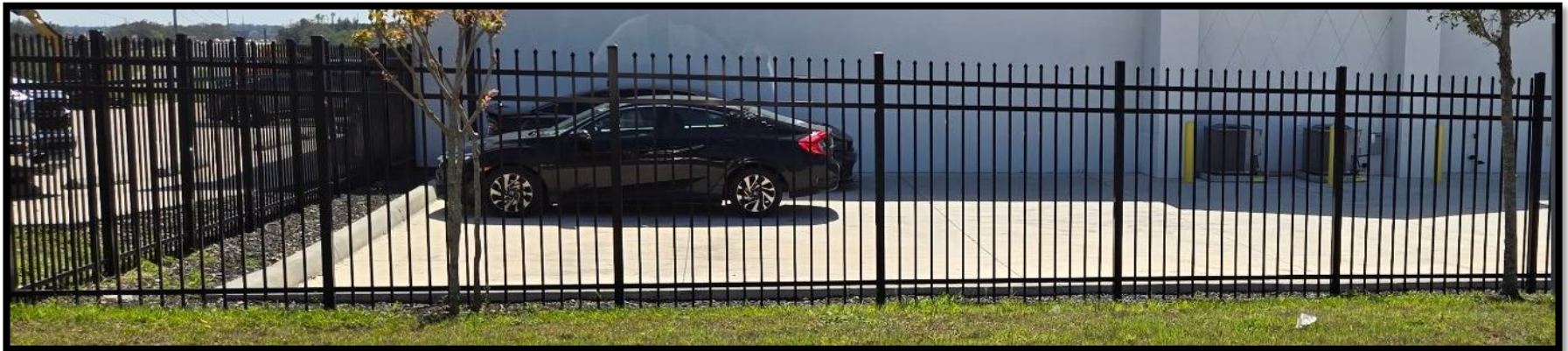


Page 188

102 South Hwy 27 – Regal & Nautique of Orlando



Outdoor boat display area is shaded in red
Front of building facing towards US 27



Sample of ornamental fencing to be used around display area



North side of building with large roll up door



South side of building with large roll up doors and loading dock

PROPERTY RECORD CARD

General Information

Name:	TOWER COMMERCIAL LAND TRUST	Alternate Key:	1071127
Mailing Address:	1135 EAST AVE CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25-0150-00G-00300
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	102 S HWY 27 CLERMONT FL, 34711	Property Name:	IRISH TRAILS FARM & PET SUPPLY Submit Property Name School Locator & Bus Stop Map School Boundary Maps
Property Description:	CLERMONT PB 3 PG 5 THE NORTH 202.28 FEET OF LOT 3 BLK G LYING WEST OF STATE ROAD 25 ORB 1959 PG 859 ORB 5909 PG 1010		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	STORE - 1 STORY FREE STANDING (1100)	0	0		61500.000	Square Feet		\$630,252.00	\$630,252.00
2	STORE - 1 STORY FREE STANDING (1100)	0	0		21264.000	Square Feet		\$217,913.00	\$217,913.00

[Click here for Zoning Info Map](#) [FEMA Flood Map](#)

Commercial Building(s)

Building 1

Commercial	Building Value: \$889,381.00 Building Use: 1 STORY STORE (11C) Structure Type:		
Summary		Section(s)	
Year Built:	2002	Section Type	No. Stories
Total Effective Area:	15141	COMMERCIAL CANOPY (COP)	1.00
		FINISHED LIVING AREA (FLA)	1.00
Full Bathrooms:	0		
Half Bathrooms:	4		

[View Larger](#)



CITY OF CLERMONT
CONDITIONAL USE PERMIT
APPLICATION

Date <u>01-03-2025</u>		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable)			
Applicant <u>Regal & Nautique of Orlando</u>			
Contact Person <u>Jeff Husby</u>			
Address <u>2226 Paseo Ave.</u>		City <u>Orlando</u>	State <u>FL</u> Zip <u>32805</u>
Telephone [REDACTED]			
Email [REDACTED]			
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Property Owner Name <u>Tower Commercial Land Trust</u>			
Owner Address <u>1135 East Ave.</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34711</u>
Telephone [REDACTED]			
PROPERTY INFORMATION			
Address of Subject Property <u>102 S. Hwy 27</u>		Alternate Key <u>1071127</u>	Zip <u>34711</u>
General Location <u>West side of Highway 27, 600 Feet south of Grand Highway</u>			
Legal Description & Alternate Key (include copy of survey) <u>see attached</u>			
Land Use (City verification required) <u>Commercial</u>			
Zoning (City verification required) <u>C-2</u>			



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.

New and used boat sales. Waterski / Wakeboard pro shop.

Less than 10 Blocks to Boat Ramp.

Highway visibility. Growth of Lake County / Clermont Chain of Lakes we feel need to open satellite sales office in Clermont.

Jeff Husby
Applicant Name (print)

Jeff Husby
Applicant Name (signature)

Dale Ladd
Owner Name (print)

[Signature]
Owner Name (signature)

*****NOTICE*****

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

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

02/08/2024

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	2025-008R

Date:	02/13/2025
Order Number:	11040646
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	2	02/17/2025 - 02/24/2025	Govt Public Notices
LEE dailycommercial.com	2	02/17/2025 - 02/24/2025	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	\$148.00
Tax Amount	\$0.00
Service Fee 3.99%	\$5.91
Cash/Check/ACH Discount	-\$5.91
Payment Amount by Cash/Check/ACH	\$148.00
Payment Amount by Credit Card	\$153.91

Order Confirmation Amount

\$148.00

Ad Preview

LEGAL NOTICE

On Tuesday, March 4, 2025 at 6:30 PM, the Clermont Planning and Zoning Commission and on Tuesday, March 11, 2025 at 3:00 PM, the Clermont City Council will consider a request for a Conditional Use Permit (2025-008R) to allow for a new and used boat dealership and boat repair in the C-2 General Commercial zoning district.

LOCATION

102 S. HWY 27
West of US Hwy 27
Alternate Key 1071127
(Former Irish Trails
Farm & Pet Supply)

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

Daily Commercial
February 17, 24, 2025
11040646



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date

Tuesday, March 11, 2025

Agenda Item Name

Ordinance No. 2025-010 *Intro*
Vacate ROW

Requested Action

Recommend approval of Ordinance No. 2025-010.

Staff Report

The applicant, Clermont Hotels LLC, is requesting a right of way vacation of Omar Street. Omar Street is located north of SR 50, just west of Oakley Seaver Drive, adjacent to Sonny's. The street right-of-way is 22 ½ feet wide and was created during the plat of the Walton Subdivision in 1925. The street is unimproved, privately maintained and only served by the lots fronting this street within the Walton Subdivision. All the lots that are accessed by this street have been acquired by Clermont Hotels, LLC. The property is slated for the development of a hotel and restaurant. In order to proceed, vacation of this platted right-of-way is necessary. Staff have reviewed the vacation request and have no objection to vacating the right-of-way. Staff recommends approval of Ordinance 2025-010.



Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Ord 2025-010 Omar Street ROW Closing (02.26.2025)	Ord 2025-010 Omar Street ROW Closing (02.26.2025).pdf
2.	Maps	Maps.pdf
3.	Site Plan	Site Plan.pdf
4.	Application	Application.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-010

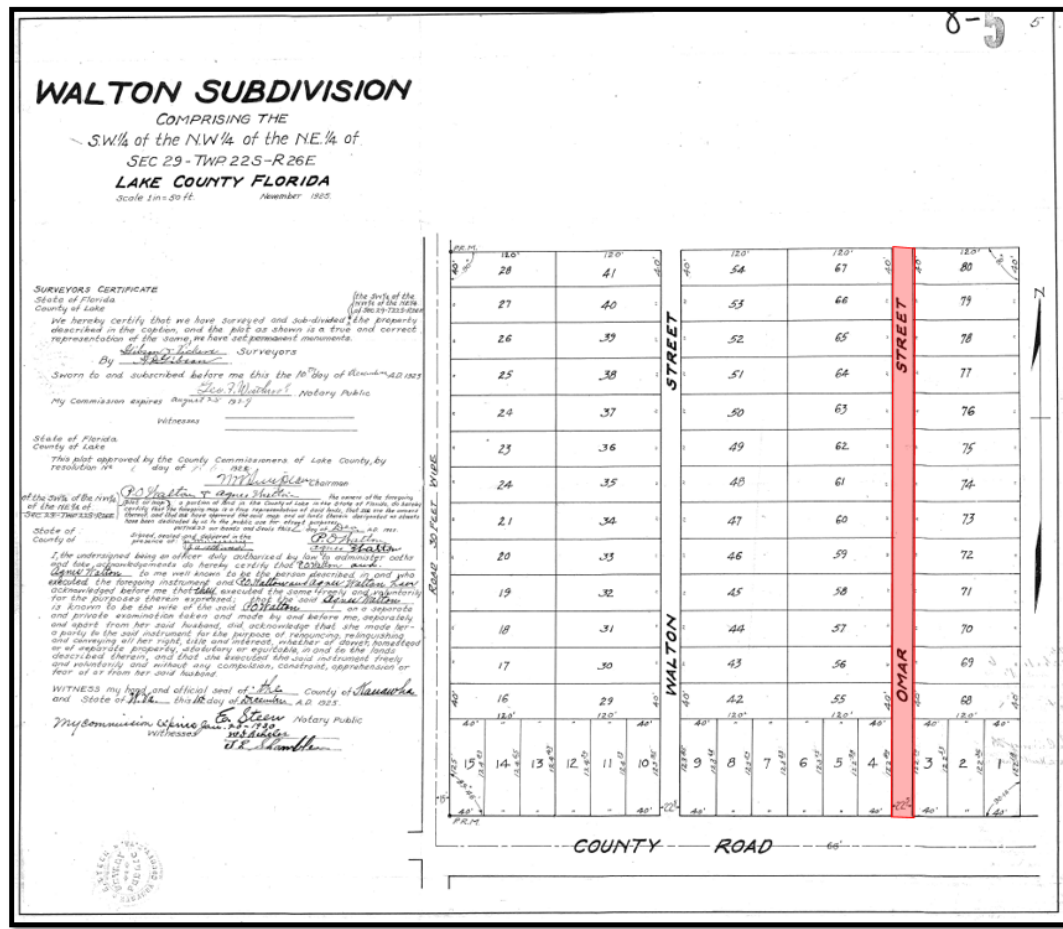
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING OMAR STREET, ACCORDING TO THE PLAT OF WALTON SUBDIVISION, RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

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

SECTION 1: LEGAL DESCRIPTION

22.5 FOOT WIDE RIGHT-OF-WAY PLATTED AS OMAR STREET, RUNNING NORTH FROM SR 50 ALONG LOTS 3, 68-80 OF THE WALTON SUBDIVISION, RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

Hereafter called "Vacated Parcel."





CITY OF CLERMONT
ORDINANCE NO. 2025-010

SECTION 2: AUTHORITY

The Vacated Parcel is hereby closed and vacated by the City of Clermont. The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3: CONFLICT

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

SECTION 4: 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 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the Applicant's expense.

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. 2025-010

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 8th day of April, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Omar Street R/W Vacation Request



Omar Street R/W Vacation Request

WALTON SUBDIVISION

COMPRISING THE
S.W. 1/4 of the N.W. 1/4 of the NE 1/4 of
SEC 29 - TWP 22S - R 26E
LAKE COUNTY FLORIDA
Scale 1 in = 50 ft. November 1925.

SURVEYORS CERTIFICATE

State of Florida
County of Lake

We hereby certify that we have surveyed and sub-divided the property described in the caption, and the plat as shown is a true and correct representation of the same, we have set permanent monuments.

By Walter J. Hester Surveyors

Sworn to and subscribed before me this 16th day of November, A.D. 1925

My Commission expires August 25, 1927. Notary Public

Witnesses

State of Florida
County of Lake

This plat approved by the County Commissioners, of Lake County, by resolution No. 1025 day of July, 1925.

at the SW 1/4 of the NW 1/4 of the NE 1/4 of SEC 29 - TWP 22S - R 26E
State of Florida
County of Lake

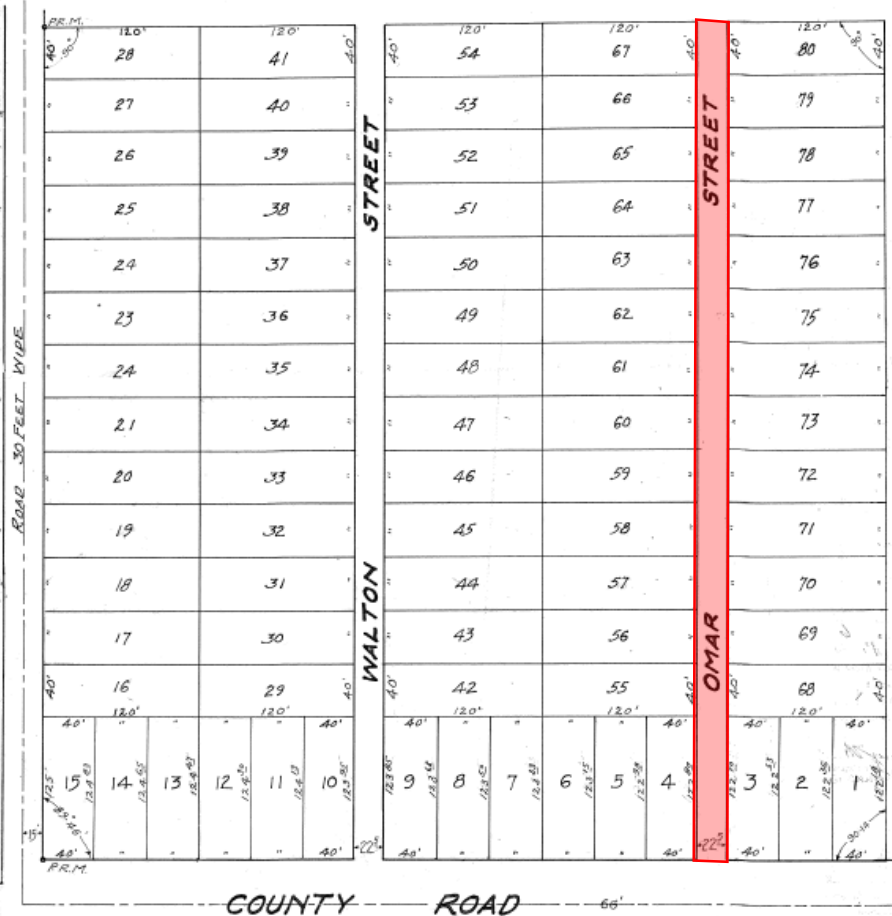
I, the undersigned being an officer duly authorized by law to administer oaths and take acknowledgments do hereby certify that Walter J. Hester and Agnes Hester to me well known to be the person described in and who executed the foregoing instrument and Walter J. Hester and Agnes Hester have acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed; that the said Agnes Hester is known to be the wife of the said Walter J. Hester on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made her a party to the said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, absolute or equitable, in and to the lands described therein, and that she executed the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal of the County of Sanuwa and State of Fla. this 16th day of November, A.D. 1925.

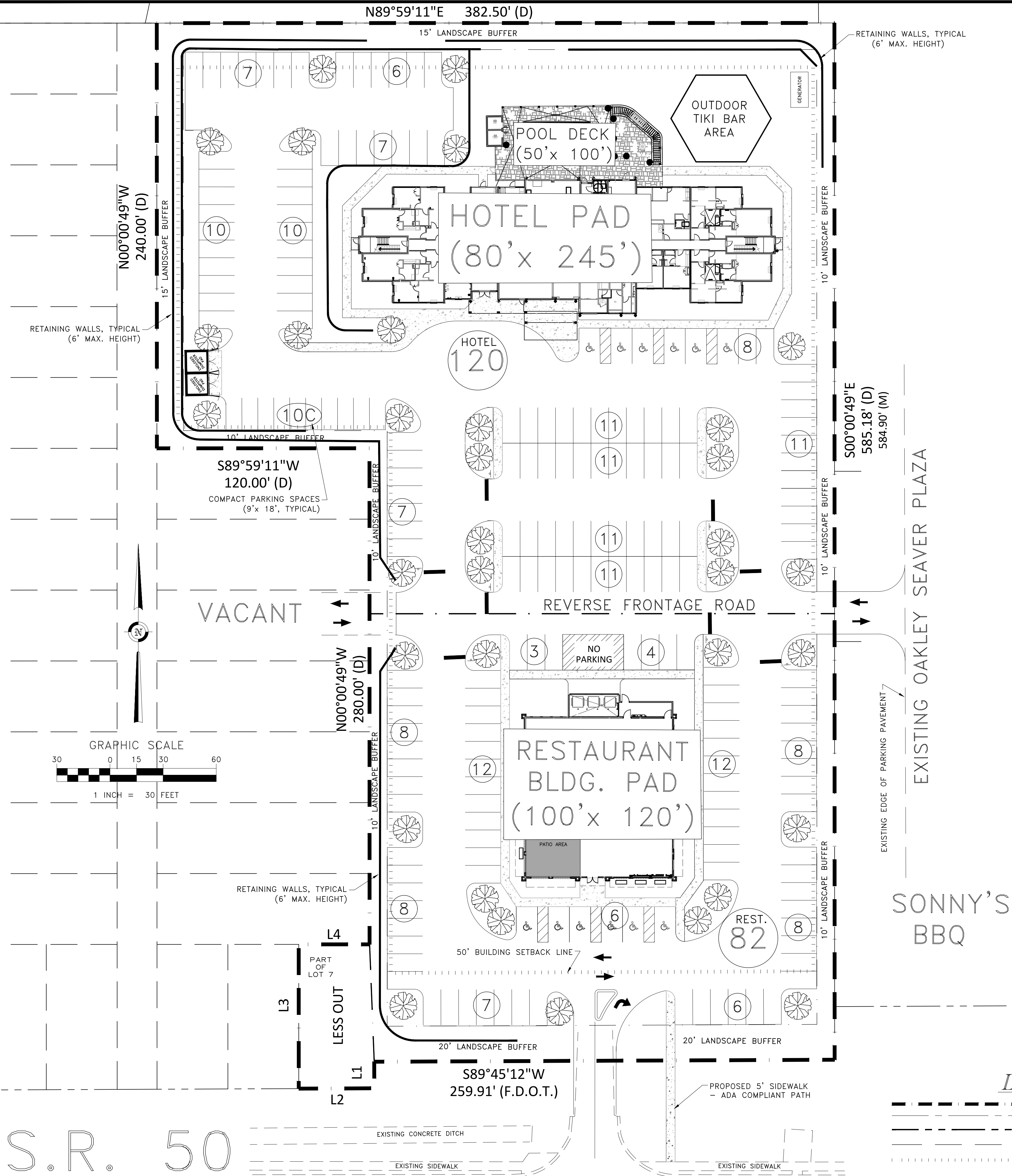
My commission expires Aug. 25, 1927 Notary Public

Witnesses

E. Steen
J. E. Hamblen



THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMONLAW 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.



PROJECT CHARACTERISTICS

THE COMMERCIAL COMPLEX SHALL CONSIST OF A 112-ROOM, 4-STORY HOTEL AND A 294-SEAT RESTAURANT WITH SHARED PARKING AND A REVERSE FRONTAGE ROAD THAT ALIGNS WITH THE EXISTING REVERSE FRONTAGE ROAD BEHIND THE SONNY'S BBQ AND THE UNITED SOUTHERN BANK AT THE SW CORNER OF SR 50 AND OAKLEY SEAVER DRIVE. THE REVERSE FRONTAGE ROAD WILL PROVIDE ACCESS TO THE EXISTING OAKLEY SEAVER DRIVE STOP LIGHT. THE REVERSE FRONTAGE ROAD WILL ESTABLISH A POTENTIAL CONNECTION TO FUTURE DEVELOPMENT TO THE WEST.

TOTAL PROPERTY AREA4.266± Acres
LESS-OUT LOT.....0.197± Acres
TOTAL PROJECT AREA.....4.069± Acres
TOTAL WETLANDS / 100-YR FLOOD PLAIN AREA.....0.000 Acres

LAKE COUNTY ALT. KEY No.....1695881, 2691280, 1695872, 1695911, 2587199, 1695899, 1695813, 1695902, 2706058 AND 1695805

PROPOSED ZONING.....C-2 / CUP
FUTURE LAND USE DESIGNATION.....COMMERCIAL
MAX. FAR (FLOOR AREA RATIO).....3.0
MAX. ISR (IMPERVIOUS SURFACE RATIO).....80%
MAX. BUILDING HEIGHT.....55'

PROPOSED SERVICES:
DRINKING WATER.....CITY OF CLERMONT
SEWAGE DISPOSAL.....CITY OF CLERMONT
ELECTRIC.....DUKE ENERGY
NATURAL GAS.....LAKE APOPKA NATURAL GAS DISTRICT
TELEPHONE.....CENTURYLINK
GARBAGE DISPOSAL.....CITY OF CLERMONT
FIRE PROTECTION.....CITY OF CLERMONT
POLICE PROTECTION.....CITY OF CLERMONT

MINIMUM BUILDING SETBACK REQUIREMENTS:
FROM S.R. 50 RIGHTS-OF-WAY.....50'
FROM REAR PROPERTY LINES.....25'
FROM SIDE PROPERTY LINES.....12'

PARKING SPACES REQUIRED:
112-ROOM HOTEL:
(1) Parking Space per ROOM @ (112) ROOMS = (112) Spaces
(1) Parking Space per (3) Employees @ (24) Employees = (8) Spaces
= (120) Spaces

300-SEAT RESTAURANT:
(1) Parking Space per (4) SEATS @ (300) SEATS = (75) Spaces
(1) Parking Space per (4) Employees @ (40) Employees = (10) Spaces
= (85) Spaces

REQUIRED HANDICAPPED SPACES:
(1) Space per 25 Regular Spaces

PARKING SPACES PROVIDED:
HOTEL: (104) REGULAR (10'x20')
(10) COMPACT (9'x18')
(6) HANDICAPPED (12'x20')
(120) HOTEL Spaces Provided

RESTAURANT: (76) REGULAR (10'x20')
(6) HANDICAPPED (12'x20')
(82) RESTAURANT Spaces Provided

(202) TOTAL PARKING SPACES

- 1) STORMWATER TO BE TREATED AND ATTENUATED IN 'STORMTECH' UNDERGROUND CHAMBERS.
- 2) ESTIMATED PROJECT WATER DEMAND / WASTEWATER DAILY FLOW RATE = 23,200± GPD.
[(112 Rooms) x 100 GPD/Room + (300 Seats) x 40 GPD/Seat] = [11,200 GPD + 12,000 GPD]
- 3) VARIANCE REQUESTED:
- PARKING BETWEEN LANDSCAPE ISLANDS INCREASED FROM (10) TO (12) SPACES;
[LDR Sec. 123-44 (2)]

LEGEND

--- PROPERTY BOUNDARY LINE
--- ROADWAY CENTERLINE
--- RIGHT-OF-WAY LINE
--- EXISTING LOT LINES
--- BUILDING SETBACK LINE

Digitally signed
by Rick E McCoy
Date: 2023.10.30 13:
21:37-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICK MCCOY, PE No. 38725, ON THE DATE INDICATED. HEREON, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

RICK MCCOY, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 38725

JOB NO. 22-007
DATE October 2023
DES. BY: RMc
DWN. BY: RMc
CHK'D BY:
APP'D BY:
SHEET 1 OF 1

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
106 S. PALM AVE. HOWEY-IN-THE-HILLS, FL. 34737
(352) 324-1156 RMcCoyPE@att.net
CA#: 6574

CONCEPTUAL MASTER SITE PLAN (REVISED)
PALM PLAZA HOTEL AND RESTAURANT
Sec. 29; Twp. 22S; Rng. 26E, City of Clermont, Lake County, FL.
DEVELOPER: CLERMONT HOTELS, L.L.C., George Tsounis
3203 Lawton Road, Suite 100 Orlando, FL. 32803 (407) 877-1005

BAILEY SURVEYING
& MAPPING, LLC
10900 SANDY RIDGE AVE.
CLERMONT, FL 34711
(407) 747-3216

DESCRIPTION	
NO. 1	DATE
1	2

REVISIONS



CITY OF CLERMONT
**STREET RIGHT-OF-WAY/EASEMENT CLOSING
APPLICATION**

DATE February 5, 2025		FEE: \$1,000.00 + cost of advertisement	
Petitioner's Name Clermont Hotels, LLC			
Address 3203 Lawton Road, Suite 100	City Clermont	State FL	Zip 34711
Telephone [REDACTED]	Fax		
Email [REDACTED]			
ROW INFORMATION			
Legal Description of Petitioner's property abutting Street ROW/Easement to be closed (Attach survey if available): See attached legal description and survey.			
If named – name of street to be closed: Omar Street			
Plot plan & legal description of Street ROW/Easement portion to be closed (From-To): See attached survey and plan.			
Purpose or reason for closing: To implement development of Palm Plaza hotel/restaurant as approved by CUP 2024-001R.			
Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closes and abandoned. ☒ Yes ☐ No Name and address same as petitioner.			
This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month. All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the City Council or the City Attorney.			
Stefanie Tsunis, MGR			
Petitioner Name (print)		Petitioner Name (signature)	