



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA**

3:00 PM, Tuesday, October 28, 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

PUBLIC COMMENT

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the September 23, 2025 Council Meeting minutes.

Item No. 2 - Legislative Priorities

Consider approval of the City of Clermont legislative priorities list.

Item No. 3 - Federal 287g Grant Money Acceptance

Consider agreement approval between the U.S. Department of Homeland Security, U.S. Immigration and Customs Enforcement and the City of Clermont for costs incurred in providing resources for joint operations.

Item No. 4 - Piggyback Purchase Approval
Public Services

Consider purchase approval under the Florida Sheriffs Assn Contract FSA23-EQU21.1 with Ring Power Corp. to purchase a Caterpillar Skid Steer in the budgeted amount of \$142,659.

Item No. 5 - Piggyback Purchase Approval
Police Dept.

Consider approval under Florida Sheriffs Assn Contract FSA25-VEL33.0 with Garber Ford, Inc. and Duval Ford, Inc. to purchase 3 police vehicles in the amount of \$154,145.10.

Item No. 6 - Piggyback Purchase Approval and Budget Re-Allocation
Fire Station 5

Consider purchase approval from Sourcewell, a nationwide cooperative contract 113021 with Ten-8 Fire & Safety, LLC. for a pumper fire engine in the budget reallocation of \$1,684,606.

**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
3:00 PM, Tuesday, October 28, 2025**

Item No. 7 - Drone Replacement Program
Financial Assistance Agreement
Fire Dept.

Consider agreement approval with the Florida Department of Law Enforcement for funding one drone in the amount of \$25,000.

Item No. 8 - Utility Service Agreement
14319 Johns Lake Road

Consider water utility service request to a single-family residence on a 4.8+/- acre tract.

Item No. 9 - Utility Service Agreement
14355 Lost Lake Road

Consider a request for water utility service for a new single-family residence on a 9.5 +/- acre tract.

UNFINISHED BUSINESS

Item No. 10 - Meet Us in the Middle

Seeking Council direction on funding and phasing the project.

Item No. 11 - Sole Source Purchase Approval and Budget Amendment
Rowing Dock

Consider single/sole source purchase approval from AccuDock for the acquisition of new floating dock systems in the total budget amendment amount of \$310,000.

Item No. 12 - Ordinance No. 2025-031 *Final*
Olympus PUD

Consider an Ordinance amendment to Olympus Planned Unit Development (2021-027) to adopt the master signage plan referenced under Section 9: Signs.

Item No. 13 - Ordinance No. 2025-034 *Final*
ProActive Auto Small-Scale Comprehensive Plan Amendment

Consider an Ordinance change of future land use from Lake County Regional Office to City of Clermont Industrial.

Item No. 14 - Ordinance No. 2025-035 *Final*
ProActive Auto Rezoning

Consider a request for an Ordinance to change the zoning from Lake County Heavy Industrial District to City of Clermont Industrial District.

Item No. 15 - Ordinance No. 2025-036 *Final*
Hammock Pointe/Reserve Annexation

Consider an Ordinance to annex the Hammock Reserve and Hammock Pointe Subdivisions, located adjacent to the Hammock Ridge Road and Lake Louisa Road intersection.

Item No. 16 - Ordinance No. 2025-037 *Final*
Louisa Grande Annexation

Consider annexing Louisa Grande subdivision, west of Hidden Court and US Hwy 27 intersection.

**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
3:00 PM, Tuesday, October 28, 2025**

NEW BUSINESS

Item No. 17 - Resolution No. 2025-026R
Lakehaven on Grand CUP

Consider a Conditional Use Permit request to allow for a condominium development in the R-2 Medium Density Residential zoning district.

Item No. 18 - Ordinance No. 2025-043 *Intro Police Pension Plan*

Consider amending the Police Officers' retirement plan to add statutory language regarding the minimum non-service disability as an existing benefit equal to 25% of average earnings.

REPORTS

ADJOURN

Public Notice

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

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

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, September 23, 2025, at 3:00 pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 3:00 pm with the following Council Members present: Council Members Strange, Howard, Myers and Petersen.

Other City officials present were Deputy City Manager Matthys, City Attorney Waugh, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Father Mark Wajada from Blessed Sacrament Catholic Church gave the invocation, followed by the Pledge of Allegiance.

PROCLAMATION

Mayor Murry presented a proclamation for Fire Prevention Week to the Clermont Fire Department. City Clerk Howe read the proclamation aloud.

PRESENTATIONS

Fire Chief Ezell introduced Haley Wheeler, Fire and Life Safety Educator, who provided an overview of National Fire Prevention Month and outlined the various events the Clermont Fire Department has planned throughout the month of October.

Chief Ezell also announced that the Clermont Fire Department has once again earned an ISO Class 1 rating for the upcoming year. This re-designation will officially take effect in December; a formal presentation will be made to the City Council at the October meeting.

PUBLIC COMMENT

Robert Mock, 270 Division Street – spoke about the Veterans Memorial portion of the Meet Us in the Middle project. Requested this topic to be discussed at the October 21 City Council workshop.

Kurt Schuh, VFW – Requested a Veterans Memorial and spoke of distinguished Clermont Veterans.

Charlene Forth, 939 W. Desoto Street – spoke about addressing government in person.

Toni Bell – 1139 W. Lakeshore Drive – spoke about meeting start times.

Vincent Niemic, Regency Hills – spoke about the expansion of Hartwood Marsh Road.

Colin A. Cotterel, 2638 Eagle Lake – spoke about a Veterans Memorial and requested support from Council.

Jason Hunt, Vice Commander for American Legion Post 55 – spoke about a Veterans Memorial.

Stanley Lay, 302 Misty Haven Drive, Groveland – spoke about a Veterans Memorial.

Duwayne Orth, 9606 Saragossa Street, Commander of VFW in Clermont – spoke about a Veterans Memorial.

Mark Koloc, 3658 Rollingbrook Street – spoke about a Veterans Memorial.

Mr. Alexander, 1837 Valley Ridge Loop – spoke in support of a Veterans Memorial.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Mayor Murry and Council Member Myers expressed full support for placing the Veterans Memorial on an agenda. Council Member Howard stated that permitting for the dock portion of Meet Us in the Middle is still at least a year out and suggested tying the DeHoya property to the Live Well section to move that part of the project forward. Council Member Strange raised concerns about the \$16 million project potentially using veteran support to justify funding a broader park initiative without secured financing and questioned whether the memorial should be relocated to Victory Pointe. Council Member Petersen supported moving forward with the veteran's component, noting there is genuine interest from veterans and urging the Council to begin work despite limited participation.

Council added the discussion regarding the Veterans Memorial and the Live Well Amphitheater to the October 21, 2025, workshop which will provide an opportunity to discuss location, branding, and integrating the memorial with the project.

Legislative Update

Chris Carmody, Gray Robinson, provided the annual legislative update. He stated that the recent legislative session was largely a win for the City of Clermont, especially in securing funding and support for local initiatives like "Meet Us in the Middle." While productive, the session was unstable at the state level. Despite leadership changes and delays on issues, Clermont received funding for infrastructure, education, and disaster relief.

There were over 2,000 bills filed, 270 passed, and 246 signed into law. The final approved \$115.1 billion budget includes a \$2.4 billion tax package with permanent tax holidays and business rent tax cuts. Property taxes, hemp, gun laws, and local budget autonomy are expected to return in the coming year.

Mayor Murry questioned a \$1,000 property tax rebate he heard about. Mr. Carmody explained that Governor DeSantis proposed a \$1,000 rebate for homestead property owners using state reserves, with no impact on local budgets. Legislative leaders did not support it, and the idea did not move forward.

Council Member Myers asked Mr. Carmody if he thought the Governor is trying to push the idea that cities are overtaxing residents to reduce the role of local elected officials and shift more control to the state.

Mr. Carmody responded that friction has always existed between Tallahassee and local governments. He noted that it is not clear whether there is a long-term plan, this reflects an ongoing struggle between state and local leaders over who gets to make the rules.

Council Member Howard raised concerns about not being properly prepared last year and asked when legislative priorities are due. Mr. Carmody stated that priorities, especially appropriations, should be submitted as soon as possible, with the official drafting deadline on November 21. It is important to prioritize requests since not all will be filed or funded. Mr. Carmody emphasized submitting early to avoid last-minute rush and said the team is ready to help the council finalize and submit priorities on time.

Council Member Howard wants a more collaborative approach this year, proposing two workshops in October to discuss and agree on priorities early.

Council Member Stange asked for the top three appropriation requests likely to get support from the state. Mr. Carmody stated that water quality funding is a top priority since legislature and governor support it, especially when aligned with grant eligibility. Infrastructure and community center projects, like trail improvements, also have good chances. Lastly, road funding. It is important to understand where a road project fits in the state's work plan before requesting funds.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Council discussed different dates for the workshops to discuss priorities and collectively agreed on October 7, 2025, and October 20, 2025, to discuss the legislative priorities.

Mr. Carmody spoke briefly on Live Local as well as Senate Bill 180.

AGENDA CHANGES

There were no changes to the agenda.

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 August 26, 2025, Council Meeting and September 4, 2025, First Budget Public Hearing minutes.

Item No. 2 – Surplus Request Approval

Consider declaring inventory as surplus from the Information Technology, Fire, City Clerk, and Finance Departments and provide disposal per the Procurement Policy.

Item No. 3 – Request for Proposal Award
Comprehensive Plan

Consider awarding an RFP and executing a contract with DPZ CoDesign, LLC to develop and update a citywide comprehensive plan in the amount of \$685,068.

Item No. 4 – Single/Sole Source Contract Award
Parks and Recreation

Consider approval of a single/sole source contract from ABA Ethos, LLC. to provide Vision and Activation Planning services in the total budgeted amount of \$100,000.

Item No. 5 – Piggyback Term Contract
Public Services

Consider approval to piggyback the State of FL NASPO No. 25172500-24—ACS awarded contracts to provide tires, tubes, and services.

Item No. 6 – Bid Award
Generator Maintenance and Repair Services

Consider awarding a Term Contract to Alternative Power Solutions, Inc. to provide generator maintenance and repair services in the budgeted annual amount of \$199,405.

Item No. 7 – Resolution No. 2025-031R
Reimbursement

Consider approval to be reimbursed with anticipated debt issuance for a Downtown Parking Garage project.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Item No. 8 – Resolution No. 2025-038R
Fiscal Year 2026 Comprehensive Fee Schedule

Consider changes to amounts for Planning & Zoning, Parks & Recreation, Police, and Utility Billing, and a new section of fees for Utility Installation work.

Bryan Bain requested to pull item 7 and Mayor Murry requested to pull item 3.

Council Member Howard motioned to approve Consent Agenda items 1-2,4-6 and 8: Seconded by Council Member Myers. The motion passed 5-0 with all members present voicing aye.

Item No. 3 – Request for Proposal Award, Comprehensive Plan

Mayor Murry expressed concern over the proposed contract costing \$685,000, which is significantly higher than all other bids, more than twice the next closest at \$358,000. He questioned why the city is willing to pay so much when the previous comprehensive plan was contracted at \$300,000, and felt any of the other companies, including the previous one, could have handled the job just as well.

Council Member Strange stated that DPZ Design Co. stands out because they are experts, they wrote the book that all the other applicants quoted. She felt staff did a great job lowering the price by almost \$200,000 and she is happy with the choice and believes it is great for Clermont.

Council Member Howard clarified that the \$250,000 was not wasted, as the data collected will be used moving forward. He spoke about the importance of updating outdated city codes that are ~~outdated~~ and hard to work with.

Council Member Petersen believed hiring DPZ is worth it because they are the best in the field and will help the city run better and generate more revenue through smarter planning and design.

Mayor Murry opened the public hearing.

Valerie Schuett, 931 W. Montrose Street – spoke in support of the item.

Mayor Murry closed the public hearing.

Council Member Howard motioned to approve Consent Agenda item 3: Seconded by Council Member Petersen. The motion passed 4-1 with Mayor Murry opposed.

Item No. 7 – Resolution No. 2025-031R, Reimbursement

Bryan Bain, 245 Nautica Mile Drive – inquired about the rationale for bringing this forward, noting it does not authorize debt, the numbers do not match the budget, and there has been no clear council consensus on using debt to fund the parking structure. He questioned the push for debt funding given the unclear costs and lack of clarity on the purpose of the resolution.

Mayor Murry opened the public hearing.

Kurt Schuh, 855 Desoto Street – referenced Florida Statute that speaks about a requirement for holding an election before issuing government bonds or debt.

Mayor Murry closed the public hearing.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Council Member Strange motioned to table item 7, Resolution No. 2025-031R.

Council Member Strange stated that she supports the downtown parking issues but feels it is too soon to commit to a garage on Seventh Street. She would like the full picture before deciding.

Council Member Howard expressed the need for council to move forward to get concrete plans, costs, and designs. Delaying stalls the planning process, and with new housing coming, future parking needs are clear. This is not a funding commitment, but a step toward planning.

Seconded by Council Member Petersen.

Discussion ensued concerning changing the location and the possible cost of the project.

City Attorney Waugh explained the dollar amount differences are because the resolution includes a buffer in case some costs come in higher than expected.

The motion passed 3-2 with Council Member Howard and Council Member Petersen opposed.

UNFINISHED BUSINESS

Item No. 9 – Ordinance No. 2025-032, LDC Amendment Final

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING SECTION 117-12 (b)(6), “HEIGHT AND SETBACKS”, SECTION 125-522 (a) “GENERAL DEVELOPMENT CONDITIONS”, PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

City Attorney Waugh stated that the item proposes an amendment to the Land Development Code to allow an exemption from flagpole height restrictions, but only for poles displaying a single American flag. If additional flags are added, the exemption would no longer apply and would be considered a code violation. The revised language clarifies that the flag must be displayed in accordance with the U.S. Flag Code. Additionally, any lighting used for nighttime display must comply with all other applicable codes and laws and must not create a nuisance in residential areas. The item is now before the council for consideration and possible adoption.

Mayor Murry opened the public hearing.

Vincent Niemic, Regency Hills – spoke about the rules on the American Flag.

Bryan Bain, 245 Nautica Mile Drive – requested council maintain the 55-foot flagpole height in residential neighborhoods.

Mike Kraemer, 208 Nautica Mile Drive– spoke in opposition of the item.

Mayor Murry closed the public hearing.

Mayor Murry opposed changing the ordinance to accommodate a business that did not follow the rules.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Discussion ensued on issuing a one-time variance or changing the rules for flagpole height as well as the effects of changing the height limit on residential versus commercial.

Council Member Strange motioned to approve Item No. 9, Ordinance No. 2025-032 as amended and presented: Seconded by Council Member Petersen. The motion passed by roll call vote 4-1 with Mayor Murry opposed.

Item No. 10 – Ordinance No. 2025-033, *Police Officers Retirement Pension Plan Final*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT; LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT POLICE OFFICERS RETIREMENT PLAN AT CHAPTER 28, ARTICLE III; AMENDING SECTION 28-59, FINANCES AND FUND MANAGEMENT; AMENDING SECTION 28-60, CONTRIBUTIONS; AMENDING SECTION 28-62, PRE-RETIREMENT DEATH; AMENDING SECTION 28-71, MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 28-84, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 185 SHARE ACCOUNTS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

Human Resources Director Ohlinger presented the item. Ordinance No. 2025-033 is proposed to amend the Police Officer Retirement Pension Plan, reflecting changes recently approved by the Pension Board of Trustees in April 2025 following the collective bargaining agreement with the Police Officers and Sergeants Union.

The amendments allow the City to retain 75 percent of Chapter 185 premium tax revenues exceeding \$211,000 in 2025 and 100 percent of those revenues in 2026 and 2027 to help offset the City's required pension contributions. The ordinance incorporates provisions from the SECURE Act 2.0, granting the Pension Board discretion to waive recovery of inadvertent overpayments on a case-by-case basis and updating the required minimum distribution age from 70 and a half to 73. According to the plan's actuary, these changes will have no actuarial impact. Staff recommends approval of Ordinance No. 2025-033.

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

Council Member Howard motioned to approve Item No. 10, Ordinance No. 2025-033, Police Officers Retirement Pension Plan: Seconded by Council Member Petersen. The motion passed by roll call vote 5-0 with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Item No. 11 – Ordinance No. 2025-038, *Plats Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 119, SECTION 119-123, TO ESTABLISH AN EXPEDITED BUILDING PERMIT ISSUANCE PROCESS FOR RESIDENTIAL SUBDIVISION PLATS PURSUANT TO SECTION 173.073, FLORIDA STATUTES; AMENDING CHAPTER 119 OF THE CITY CODE TO REQUIRE APPROVAL OF PLAT SUBMITTALS WITHIN THE CITY LIMITS BY AN ADMINISTRATIVE AUTHORITY, AND TO INCORPORATE OTHER STATUTORY REQUIREMENTS PURSUANT TO SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

City Attorney Waugh explained that the ordinance was previously brought to council and failed on the second reading. The ordinance is being brought before council again because Florida law still requires the provisions it contains. The ordinance remains the same as it was during its last presentation.

Council Member Howard motioned to introduce Item No. 11, Ordinance No. 2025-038, Plats Intro: Seconded by Council Member Petersen. The motion passed 4-1 with Council Member Strange opposed.

NEW BUSINESS

Item No. 12 – Resolution No. 2025-023R, *Plaza Collina Pod I CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AMENDMENT TO THE PLAZA COLLINA PLANNED UNIT DEVELOPMENT (RESOLUTION NO. 2015-08), TO ALLOW FOR SHARED INTERNAL DRIVEWAYS AND INTERNAL LANDSCAPE BUFFERS TO BE LESS THAN THE MINIMUM CODE REQUIREMENTS FOR PARCELS IDENTIFIED AS POD I, WITHIN A PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

City Clerk Howe read the resolution title aloud.

Development Services Planner Kruse presented the item. The applicant is requesting to amend the Plaza Collina PUD Planned Unit Development to allow for internal shared drive isles and reduced landscape buffers for parcel identified as Pod I within the parent parcel. The property is located on the north side of State Road 50 and east of Magnolia Pointe Boulevard, west of Lake Boulevard.

The proposed site is a vacant portion within the Plaza Collina Mixed Use project that consists of C-2 General Commercial uses. The Land Development Code requires an amendment to the Planned Unit Development for any uses or site changes not identified in the Master Development Plan or permitted by the land development regulations for the C-2 General Commercial zoning district.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

The site proposes a quick-service restaurant, retail and other commercial uses under the C-2 General Commercial uses. The parcel to the west was granted the same conditions, ensuring that the shared driveways provide maximum feasible interconnectivity while reducing the number of driveway cuts along the north frontage road.

Staff reviewed the application as submitted in accordance with the development standards criteria and found the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community.

The Planning and Zoning Commission recommended adding conditions to the resolution requiring that any reduction in landscaping within the internal buffers be redistributed elsewhere within the site. In addition, the applicant must coordinate with the developer on the installation of a pedestrian crosswalk from Pod I across Collina Terrace to the north, unless engineering standards determine a more appropriate location. The Commission approved the amended resolution by a 6-0 vote, with the changes contained in Section 2, Items 1 and 2. Staff recommended approval of the Conditional Use Permit with the conditions contained in Resolution No. 2025-023R.

Jessica Gow, Cobb Cole Law Firm, was present on behalf of the applicant. She explained that the requested modification to the internal landscaping buffers is the same that were approved for the adjacent western parcel. She clarified that the landscaping would be redistributed through the site, not removed.

Ms. Gow stated that the roadway for the requested pedestrian crosswalk is privately owned. She said they are coordinating with the master developer's engineer on the crosswalk location and asked that the project's approval not be contingent on actions requiring third-party consent beyond their control.

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

Council Member Howard motioned to approve Item No. 12 Resolution No. 2025-023R, Plaza Collina Pod I CUP with the amendment that the applicant will make a good faith effort on the crosswalk: Seconded by Council Member Myers.

Discussion ensued on roadway connections, site access, parking layout and walkability of the development.

The motion passed 4-1 with Council Member Strange opposed.

Item No. 13 – Resolution No. 2025-024R, 1227 Bloxam Ave. CUP

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PROFESSIONAL OFFICE USE AND EMS/AMBULANCE SERVICE IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

City Clerk Howe read the resolution title aloud.

Development Services Director Henschel presented the item. The applicant, Lake County, is requesting to use the existing building located at 1227 Bloxam Avenue for public safety use as an EMS/ambulance station. This site provides an optimal location, according to Lake County.

The property consists of a single-family home that will have to undergo a change of use/life safety inspection if approved. Lake County plans to use the site as-is and no improvements to the site are planned. The site will function as it appears with the existing gravel parking. A condition has been placed within the Conditional Use Permit that any damage resulting from the operation of this use on Bloxam Avenue or the City's right of way as a result of the as-is condition will be required to be repaired by the Applicant/Owner. The total number of ambulances onsite will be limited to two with a maximum of four onsite personnel.

The property is currently zoned R-3 Residential/Professional. The proposed EMS/ambulance station is not listed under Section 125-250 as a conditional use. This is due to the unique nature of the use with the property being occupied 24 hours a day/7 days a week with personnel in conjunction with the station. Section 125-250(b) states that in case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council.

Staff reviewed the CUP application in accordance with Sec. 101-212 of the Land Development Code. The project does not appear to conflict with the Comprehensive Plan. The future land use is Commercial and the proposed use, municipal facilities, is identified in Objective 1.9. The site does have access to the major arterial roadways to serve the community. The service provided by the EMS/ambulance station is needed within the City of Clermont and the proposed use may be desirable in this location. Conditions, such as potential off-site improvements of warning lights, adequate parking, and potential Bloxam Avenue improvements have been added to the resolution to ensure safe operations at the site.

The Planning and Zoning Commission recommended approval, 4-2, with the addition of landscaping along the northern property line forward of the existing building similar to the existing landscaping along the southern property line. Staff recommended approval of Resolution 2025-024R.

Michelle Wilkinson and David Kilbury from Lake County along with Aaron Blake, owner representative, were present to speak on the request. Ms. Wilkinson explained that Lake County has been searching for a centrally located site in Clermont for public safety purposes.

The property owner agreed to a lease contingent on city council approval. The site is zoned residential professional and can be used with a life safety inspection and potential modifications for 24-hour occupancy. She stated that to address neighbor concerns, a landscaping hedge will be added as a buffer. She requested council approval to proceed, emphasizing the urgent need for public safety services.

Mayor Murry opened the public hearing.

Vincent Niemic, Regency Hills – spoke in opposition of the request.

Paula Hoisington, 564 E. Desoto – spoke in opposition of the request.

Mike Kramer, 208 Nautica Mile Drive – spoke in support of the request.

Mayor Murry closed the public hearing.

Mayor Murry questioned if there had previously been a business in that location. Development Services Director Henschel explained that there was a business there that had a conditional use permit which ended when the business moved out.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Lake County Public Safety Director Kilbury informed Council that the ambulance location only needs a small, residential-style space for two people to rest, write reports, and access equipment, rather than a full-size facility or commercial space.

Discussion ensued on the noise of the ambulances in which Mr. Kilbury stated that crews use quieter driving and siren protocols, when possible, though sirens must be used for critical calls. They also spoke about the landscape buffer and the traffic on Bloxam, especially at the corner of Bloxam and State Road 50.

Council Member Howard motioned to approve Item No. 13 – Resolution No. 2025-024R, 1227 Bloxam Ave. CUP.

Council Member Strange abstained from voting, declaring a conflict of interest. City Attorney Waugh explained that Council Member Strange is a relative of the owner who authorized the application.

Seconded by Council Member Petersen. The motion failed 2-2 with Mayor Murry and Council Member Myers opposed.

Item No. 14 – Variance Request, 693 Skyridge Road

Development Services Planner Kruse presented the item. The applicant is requesting two variances to the Land Development Code on his property located at 693 Skyridge Road as a result of a pending code enforcement case for installed pavers. The property is located within the R-1 Single-Family Medium Density Residential Zoning District.

The first variance request is to allow for a side yard setback to be less than the minimum seven-and-a-half-foot requirement. The variance request would allow an existing paver driveway expansion to encroach into the side yard setback at zero feet from the southwest property line. The second variance request is to allow for an increase to the Impervious Surface Ratio on the subject parcel to be over fifty-five (55) percent maximum.

The existing paver driveway and parking area would put the parcel at an estimate of 62 percent for the Impervious Surface Ratio.

The paver driveway expansion had initially received a zoning clearance to increase the driveway width to approximately twenty-seven and a half feet, which was the maximum allowed under the ISR. Additional pavers outside this area were placed on the property without a zoning clearance.

The variance request would also allow the applicant to apply for a revision to the initial permit to bring the property back into compliance. Upon review of the applicant's request, staff is not able to support the reduction to the side setback of zero feet. Land Development Code Section 125–520 states Driveways must maintain at least a five-foot setback from the side lot line; however, the subject parcel has a recorded seven-and-a-half-foot drainage and Utility Easement on all side and rear property lines. Thus, the driveway expansion may negatively impact the abutting property due to stormwater runoff.

Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff reviewed the application as submitted and found the application does not meet a positive finding on three of the five criteria. Therefore, staff recommended denial of the variance request.

The applicants, Susan and Peter Lumsden, were present. Ms. Lumsden stated that they did not realize they were violating city code when they expanded their driveway. Once they learned of the violation, they took steps to correct it. The reason for the expansion and variance request is to safely park their seven vehicles, reduce street congestion, and ensure access for sanitation, school buses, and delivery vehicles.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Mr. Lumsden said that he came to city hall and requested information and submitted documents and was told someone would respond in three days. A week went by with no communication, so he assumed it was okay to start the project.

Mayor Murry opened the public hearing.

Mr. Alexander, 1837 Valley Ridge Loop, HOA representative– spoke about the traffic and congestion in the neighborhood as well as the applicants not following the community guidelines and going through the proper channels for their project.

Mayor Murry closed the public hearing.

Ms. Lumsden informed Council that they received HOA approval to extend their driveway after parking issues began. The HOA initially suggested parking on the grass, but that caused damage, so they decided to extend the driveway with HOA support and documentation.

Council discussed the original driveway extension request, noting that portion did not require a variance, but voiced concern about the loss of landscaping, excess impervious surface, and potential drainage issues. Mr. Lumsden explained that a French drain had been installed to direct water to the rear of the property. Council talked about tabling the request to allow for an engineering study on water flow. They suggested the homeowners provide proof of HOA approval along with the engineering plans and discussed alternatives, such as installing a Hollywood-style driveway instead of full pavers.

Council Member Strange motioned to table the item to January 13, 2026: Seconded by Council Member Myers. The motion passed 5-0.

REPORTS

CITY MANAGER REPORT

Deputy City Manager Matthys–

- Community Redevelopment Agency (CRA) meeting on October 14 at 2:30pm.
- October 1 is National Night Out at Waterfront Park from 5pm to 8pm.

Council Member Strange requested the following items be placed on the Community Redevelopment Agency (CRA) agenda.

1. Sharing Expenses of Downtown Code from DPZ.
2. Art Walk (DeHoya Property)
3. Parking Garage Plans
4. Meet Us in the Middle
5. Comprehensive Plan Funding for Community Redevelopment Agency (CRA)
6. New Comprehensive Plan Team
7. Issue of Reimbursement
8. Clarify Expenses Funded by the Community Redevelopment Agency (CRA) Compared to the General Funds.
9. Projected Income from the Community Redevelopment Agency (CRA)

Mayor Murry requested information on the flag on the cell tower on 12th Street. Deputy City Manager Matthys said he has not received any information as of today.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Mayor Murry inquired about breaking ground on Wellness Way to connect it to Independence Way. Deputy City Manager Matthys said he believes they are scheduled to break ground in August.

Mayor Murry spoke about sending a letter from Council to Lake County Board of County Commissioners in opposition to removing Hartwood Marsh Road from their list. The Lake County Board of County Commissioners placed an item on their next agenda regarding this.

Council Member Strange asked for Council support to encourage Lake County to build the middle section of Hartwood Marsh the same as the beginning and end.

CITY ATTORNEY REPORT

City Attorney Waugh – No report.

CITY COUNCIL REPORT

Council Member Strange –

- The October 6 Tourism Development Council meeting will finalize the five-year strategic plan and recommend capital projects for the Board of County Commissioners, with a focus on sports tourism, which could benefit Clermont given its contribution to the tourist development tax.
- She learned of regular meetings happening with certain groups regarding the Meet Us in the Middle project that some of Council was not aware of. She expressed that the lack of communication creates confusion in the community.

Council Member Howard –

- Requested a Proclamation on October 28 for Charlie Kirk.

Council Member Myers –

- Attended the 9/11 Memorial.
- Requested a Proclamation in October for Breast Cancer Awareness and to wear pink.
- Suggested having ribbons at City Hall to provide for a donation of \$1.00 as well as information on mammograms.

Council Member Strange suggested having staff place information on the city website.

Council Member Petersen –

- Attended the annual First Responders Award breakfast.
- Attended a meeting with Kings Ridge men's club.

Mayor Murry –

- Attended the First Responder's breakfast.
- Sips and Salsa was a great event at Waterfront Park.
- Inquired about the five percent sales tax increase from Lake County. Deputy City Manager Matthys stated that the item failed with a 3-2 vote.

Council Member Strange asked Council whether they would support annexing adjacent properties to fill gaps in city coverage and take on full responsibility for public safety and roads, if the county reimbursed the city for related costs.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

Council discussed ongoing annexation plans, noting most commercial properties along US Highway 27 are already annexed, with a few exceptions such as Kohl's and Gerber Collision. They explained the processes of voluntary and involuntary annexation, including referendums for residential areas. Also, spoke about the importance of making careful, data driven decisions to balance services, funding, and community support before annexing more homes.

- Addressed the monthly meetings Council Member Strange spoke about. The meetings were about a Veterans Memorial and ways to help fund it.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 23, 2025

ADJOURN: With no further comments, this meeting adjourned at 7:51 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Legislative Priorities		
Requested Action		
Staff recommends approval of Legislative Priorities		
Staff Report		
The City of Clermont has provided Council with a list of legislative priorities, including infrastructure, public safety, and other overall priorities. • North Side Alternative Water Storage - \$1,000,000 • Southern Area Water Treatment Plant – \$500,000 • State Road 50 Alternative Safe Pedestrian Crossing Study - \$500,000 • Public Safety Training Facility – \$1,000,000 • Fire Station 5 Construction – \$1,000,000 • Meet in the Middle - \$1,000,000		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. City of Clermont Legislative Priorities 2026	City of Clermont Legislative Priorities 2026.docx	

City of Clermont Public Services Legislative Priorities 2026

Public Services

North Side Alternate Water Storage - \$1,000,000

- The City of Clermont is creating plans to construct a 3-million-gallon water storage tank to be used to store reclaimed water for residential irrigation purposes. The tank will be located at the northern end of the City's alternate water system. This tank will serve 2,000 homes in new and expanding neighborhoods and will support potable water conservation efforts by providing reclaimed water for residential irrigation needs.
- This tank will be a critical part of the alternate water system for the city by storing additional reclaimed water produced from the wastewater treatment plant expansion and wet weather discharge that would otherwise be directed to the Rapid Infiltration Basins.
- The City's reclaimed alternate water system serves 6,500 homes with reclaimed water and subsequently keeps those homes off the potable water system for irrigation. The tank will be located at the northern end of the City's alternate water system.
- The tank will help with pipe pressure within the area.
- Financial Request: We are requesting \$1 million out of the estimated \$6,000,000 total for property acquisition and construction costs.

State Route 50 Alternate Safe Pedestrian Crossing Study & Design - \$500,000

- State Route 50 cuts an east-west path through the middle of the historic section of the City of Clermont. Concerns have been raised by Clermont residents who live South of State Route 50 regarding the safety of crossing State Route 50.
- The City of Clermont is requesting funding to study safe alternatives for crossing State Route 50 at various crossing points and street intersections. The objective would be to study which crossing points would be the most beneficial and useful, as well as what facilities can be built to create a safe environment for crossing.
- Some suggested study locations would be East Avenue, 8th street, 5th street and Lake Avenue.
- The East Avenue corridor is home to two schools. Arelia Cole Academy, which is home to 1,100 students, and Cypress Ridge Elementary. East Avenue is also the main corridor to the newly opened Clermont boat ramp, which is one of two public launching points for the chain of lakes. East Avenue also fronts two large public parks and the historic Oak Hill Cemetery.
- 8th Street, 5th Street, and Lake Avenue are all connection points to the revitalized Historic Downtown area in Clermont, as well as connecting to the waterfront point and the South Lake bicycle trail.
- Financial request: We are requesting \$500,000 for the study

South Area Water Treatment and Storage - \$500,000

- The City of Clermont is seeking funding for the acquisition of property for the construction of a future water treatment plant within the Wellness Way area.

City of Clermont Public Services Legislative Priorities 2026

- This critical infrastructure investment is a foundational step in ensuring long-term water system reliability, resiliency, and capacity to meet the growing demands within the city's service area. By funding the purchase of the property now, the state will help mitigate escalating land costs and the decrease in land inventory for an area of the city that is experiencing rapid development.
- The construction of the treatment plant on this site will help improve system redundancy to an area of the city that will have a significant economic and healthcare impact in the area and support safe, clean drinking water across the service area, along with providing additional system redundancy to a neighboring utility provider in emergency situations through an interconnect between the two water systems.
- In addition to meeting the demands of the system, this plant will increase system reliability to the Southern Service area by adding a second water feed, reducing system interruptions.
- The city is requesting \$500,000 for the purchase of the property.

Fire Department

Public Safety Training Facility - \$1,000,000

- Improved operational readiness through local via on-demand access.
- Cost avoidance from reduced travel, overtime, and vehicle maintenance
- Strategic risk reduction by maintaining ISO Class 1 compliance.
- Strengthening performance under realistic conditions
- Scalability for future regional training partnerships or public safety expansions
- Multi-jurisdictional training opportunities
- Enhanced recruitment and retention through local, high-quality training resources

New Fire Station 5 Construction Project – Wellness Way Corridor - \$1,000,000

- The Clermont Fire Department is advancing construction of Fire Station 5 to serve the rapidly growing Wellness Way corridor
- The project strengthens the City's public safety infrastructure and improves emergency response capabilities citywide.
- SAFER Grant awarded to staff the new station upon completion.
- Land secured through donation within the Wellness Way development.
- Strategically located to improve response times and expand coverage in the southern service area.
- The city is requesting \$1,000,000 of an approximately \$8,000,000 project

Parks & Recreation

Meet In The Middle - \$1,000,000

City of Clermont Public Services Legislative Priorities 2026

- Coast to Coast Traffic Safety Control Station
- To address safety concerns at the midway point of the Coast-to-Coast Trail (C2C) and its intersection with Lake Minneola, a State Sovereign Land, this project will construct a plaza space and docks for up to 40 watercraft. With no public docking facilities on the Clermont Chain of Lakes, this project will support and enhance the safety of pedestrians, bicyclists, and water traffic, thus spurring economic development and enhanced tourism opportunities.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Federal 287g Grant Money Acceptance		
Requested Action		
Staff Report		
The Clermont Police Department was provided \$167,500.00 in grant funds by the federal government to assist the department's 287g DIO (Designated Immigration Officer) program. The funds have been broken down as \$100,000.00 to be used for vehicles for DIO's and \$7,500.00 per DIO for equipment, as decided by the Clermont Police Department. At the time of the grant, the Clermont Police Department had nine(9) DIOs, allowing for \$67,500.00 for the officer's equipment. Going forward, the city may also be reimbursed for any time these DIOs spend on qualifying actions taken during the course of their regular duties.		
Additional Analysis		
Fiscal Impact Summary		
Grant funds in the amount of \$167,500.00 have been received by the city and no purchases have been made. The funds are sufficient to cover all equipment and vehicles and no match is required from the city.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 5.7-287(g) Agreement 70CDCR25PSA000045	5.7-287(g) Agreement 70CDCR25PSA000045.pdf	

287(g) SERVICE AGREEMENT
BETWEEN THE
UNITED STATES DEPARTMENT OF HOMELAND SECURITY
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT
AND
CLERMONT POLICE DEPARTMENT

This Service Agreement (“**agreement**”) is entered into between United States (US) Department of Homeland Security (“**DHS**”), Immigration and Customs Enforcement (“**ICE**”), and **CLERMONT POLICE DEPARTMENT and SAM’S UNIQUE ENTITY IDENTIFIER (UEI) T36XEEDA7QZ3** (“**service provider**” or “**contractor**”) for the purpose of receiving reimbursable costs incurred by the service provider in providing resources to joint operations (also referred to as “aliens” and “detainees”). The term “parties” is used in this agreement to refer jointly to ICE and the service provider.

Participating Law Enforcement Agencies will perform targeted enforcement actions on any case approved by Enforcement and Removal Operations (ERO) in advance of the enforcement action and/or any case specifically designated by ICE that was previously in Office of Refugee Resettlement custody, subsequently released, and unaccounted for.

The agreement will remain in effect for a period not to exceed 36 months unless extended by bilateral modification or terminated in writing by either party. Either party may terminate this agreement by providing written notice of intention to terminate the agreement, a minimum of 60 calendar days in advance of the effective date of termination, or the parties may agree to a shorter period. If this agreement is terminated by either party under this article, ICE will be under no financial obligation for any allowable costs after the date of termination. The service provider will only be paid for services provided to ICE up to and including the day of termination.

The period of performance for this agreement will be specified on Optional Form 347 (OF347).

The following documents constitute the complete agreement and are hereby incorporated directly or by reference:

- A. Optional Form (OF) 347
- B. 287(g) Agreement (This document)

Attachments

- Attachment 1 – Title 29, Part 4 Labor Standards for Federal Service Contracts
- Attachment 2 – Wage Determination Number (to be specified on OF347)
- Attachment 3 – Combatting Trafficking in Persons
- Attachment 4 – ICE Privacy, Records Management, and Safeguarding of Sensitive Information
- Attachment 5 – 287(g) Electronic Payment Request for Stipends

IN WITNESS WHEREOF, the undersigned, duly authorized officers, have subscribed their names on behalf of the **Clermont Police Department** and the Department of Homeland Security, U.S. Immigration and Customs Enforcement. Only the service provider is authorized as a signatory for this agreement with full authority to sign and bind the service provider regarding this agreement. The authorized signatory must be a bona fide representative of the service provider (prime).

ACCEPTED:

U.S. Immigration and Customs Enforcement

Contracting Officer (CO)

Signature: **COREY A** Digitally signed by
SOILEAU COREY A SOILEAU
Date: 2025.09.26
09:42:44 -04'00'

ACCEPTED:

Clermont Police Department

John Graczyk

Chief of Police

Signature: 
Date: SEPT. 25, 2025

SEPTEMBER 2025

Definitions

- Service Provider Operational Team – ICE immigration enforcement activities under this agreement follow a Task Force Model (TFM) approach. For the service provider’s officers to qualify for any reimbursement in this agreement, the team will have two weeks from receipt of the targeted enforcement list from ICE to make an arrest. The arrest must be an individual from this list.
- Law Enforcement Agency (LEA) - Any agency with an active 287(g) Task Force Model (TFM) Memorandum of Agreement (MOA) signed by the Immigration and Customs Enforcement (ICE) director or designee.
- Task Force Officer (TFO) - Any officer, in good standing, employed by a LEA with an active TFM MOA who satisfactorily completed the required training and is in possession of valid TFM credentials (temporary or permanent).
- Targeted Enforcement Actions (TEA) - any case approved by Enforcement and Removal Operations (ERO) in advance of enforcement action.
- Unaccompanied Alien Children (UAC) - any case specifically designated by ICE that was previously in Office of Refugee Resettlement custody, subsequently released, and unaccounted for.
- TFM Participation Worksheet (TPW) - a paper or electronic document provided by the ERO Enforcement Division that collects information related to a LEO’s enforcement action under the TFM MOA.

Article 1. Purpose

- A. Purpose: The purpose of this service agreement is to establish an agreement between ICE and the service provider for specific enforcement actions as directed by ICE under the authority of Section 287(g) of the Immigration and Nationality Act (INA), codified at 8 U.S.C. § 1357(g), as amended by the Homeland Security Act of 2002, Public Law 107-296. Participation in the ICE/ERO 287(g) Program for reimbursement of items listed in this agreement, apply to participation and operational enforcement in ICE Task Force Model (TFM) only.
- B. Responsibilities: This agreement sets forth the responsibilities of ICE and the service provider.
 - a. ICE
 - i. ERO shall provide the service provider with access to required Federal Law Enforcement Training Center (FLETC) e-course curriculum required for service provider candidates to become credentialed Task Force Model (TFM)/Task Force Officers (TFO) upon successful completion.

- ii. ERO shall provide the service provider with an initial targeted enforcement list from ERO's ELITE data system, which will direct required immigration enforcement activities within a specific geographical area.
- iii. ERO shall provide service provider with the "287(g) Service Provider Monthly Report" template. This template must be completed by the service provider monthly to detail TFO payroll (salary and overtime), benefits, and operational expenses related to targeted immigration enforcement activities performed on behalf of ICE, as well as LEA reimbursement requests for vehicles and equipment. This template shall be e-mailed to the designated ICE/ERO POC(s) at ERORPA-287g-TFM@ICE.dhs.gov no later than the 5th day of the corresponding month in which services were performed. This process may be updated with further requirements or automations at a later date.
- iv. ERO Field Office shall verify and validate service provider salary, overtime, and benefits data incurred monthly by each operating team.
- v. ERO Field Office shall verify and validate the service provider's targeting enforcement accomplishments against the provided ELITE list on a monthly basis, with disbursements to be paid quarterly
- vi. The ERO 287(g) Program shall coordinate with ERO Field Offices on validated operational enforcement statistics using ERO systems of record and will confirm payment disbursements. Salary, overtime, and benefits payments will be disbursed monthly, and targeted enforcement incentive payments will be disbursed quarterly.

b. Service Provider

- i. The service provider shall provide all personnel, management, equipment, supplies, and services necessary for performance of all targeted enforcement activities addressed in this agreement. Targeted enforcement activities will comply with the Memorandum of Agreement (MOA) 287(g) Task Force Model between the service provider and ICE. The MOA can be found here <https://www.ice.gov/doclib/about/offices/ero/287g/moaFillableTFM.pdf>.
- ii. The service provider shall provide ERO with salary, overtime, and benefits package data for each TFO assigned to an operationalized team as indicated in Section B.a.iii above.
- iii. The service provider shall attest to the truthfulness and accuracy of all salary, overtime, benefits, and operational information provided to ICE.

- iv. The service provider shall provide ERO with targets located from the provided ELITE list and illegal alien disposition (arrest, transfer of custody to ICE, transfer of custody to CBP, or other)
 - v. The service provider shall provide ERO with hours spent performing ICE enforcement activities for adult and Unaccompanied Alien Children (UAC), for each TFO assigned to an operationalized team
 - vi. The service provider shall provide ERO with the manual form. This form may be updated to an automated process at a later date
 - vii. On all invoices, the service provider shall identify TFO participants by their ICE designated credential identification number (generated after completion of the ICE e-FLETC coursework)
- C. Rates: All rates are specified in the OF347 This is a fixed rate agreement, subject to the availability of funds
- D. Order of Precedence: In instances where other policies conflict with ICE policy or standards, this agreement and/or the Memorandum of Agreement 287(g) Task Force Model between the provider and ICE will be the guiding document.

Article 2. Task Force Model Participation Verification

A. Points of Contact (POC)

The service provider shall provide a POC to the ERO field office with local operational control of the 287(g) program for participation notification purposes. The POC information shall include a name, title, office phone number, and official email address.

The ERO field office with local operational control of the 287(g) program shall provide a POC to the service provider for participation verification purposes. The local ERO office POC will provide the service provider POC with a name, title, office phone number, and official email address, or other electronic means of communication, for communicating and documenting participation activities.

B. Process

Service providers will only be eligible for reimbursement for TEA and UAC cases. TFOs will record all enforcement actions on the approved TPW, on which they will specify whether the case is TEA or UAC. TFOs will provide the TPW to their LEA POC at the end of their shift.

The LEA POC will create a process to save and track all TFO TPWs.

On the first day of each month, the service provider POC will send the ERO POC a list of all TFO enforcement actions along with copies of each TPW.

The ERO POC will reconcile the list of TFO enforcement actions against events recorded in ICE systems of record. Any unmatched records will be reviewed by the ERO POC to identify a cause and resolution. If a case cannot be resolved because it is not in an ICE system of record, then the ERO POC will notify the service provider POC the case has been rejected. If the service provider POC submits correct information and the case is located, then credit will be granted.

Disputes of participation verification will be handled between the ERO field office and service provider management.

Article 3. Employment Screening Requirements

General. The service provider shall certify to the Contracting Officer (CO) and CO Representative (COR) that any employees performing under this agreement, who have access to ICE detainees, will have successfully completed employment screening that includes at a minimum a criminal history records check, employment reference checks and a citizenship check.

Employment Eligibility. Each employee working on this contract shall successfully pass the DHS Employment Eligibility Verification (E-Verify) program operated by the United States Citizenship and Immigration Services (USCIS) to establish work authorization.

The E-Verify system is an Internet-based system operated by DHS USCIS, in partnership with the Social Security Administration (SSA) that allows participating employers to electronically verify the employment eligibility of their newly hired employees.

Each employee working on this Agreement shall have a Social Security Card issued by the SSA. The service provider shall be responsible for acts and omissions of his own employees and for any subcontractor(s) and their employees.

Subject to existing law, regulations and/or other provisions of this contract, illegal or undocumented aliens shall not be employed by the service provider under this Agreement. The service provider shall ensure that this provision is expressly incorporated into any subcontracts or agreements issued in support of this Agreement.

Security Management. The service provider shall appoint a senior official to act as the Corporate Security Officer. The individual will interface with OPR PSO through the COR on all security matters, to include physical, personnel, and protection of all Government information and data accessed by the service provider.

The COR and OPR shall have the right to inspect the procedures, methods, and facilities utilized by the service provider in complying with the security requirements under this contract. Should the COR determine that the service provider is not complying with the security requirements of this contract, the service provider will be informed in writing by the CO of the proper action to be taken to effect compliance with such requirements.

Article 4. Incident Reporting

The COR shall be immediately notified in the event of all serious incidents. The COR will provide any additional contact information for outside working hours to the service provider at the time of the award.

Article 5. Administration

- A. Commencement of Services: ICE is under no obligation to utilize the services identified herein until the need for services has been identified, and funding has been identified and made available.
- B. Funding: The obligation of ICE to make payments to the service provider is contingent upon the availability of Federal funds. ICE will not direct the performance of any other services until ICE has appropriate funding. Service agreements will be established when specific requirements have been identified and funding obligated. Performance under this agreement is not authorized until the CO issues a specific service agreement to the designated service provider in writing. In the event of a Federal lapse of funding, please consult with the CO.
- C. Consistent with Law: This agreement is permitted under applicable statutes, regulations, policies, and judicial mandates. Any provision of this agreement contrary to applicable statutes, regulation, policies, or judicial mandates is null and void and shall not necessarily affect the balance of the agreement.

Article 6. Adjusting the Agreement Rates

- A. ICE will reimburse the service provider at the rates shown in the OF347, subject to the availability of funds, except as provided in Article 11. No rate adjustments are permitted under this service agreement unless initiated by ICE subject to the availability of funds.

Article 7. Modifications and Disputes

- A. Modifications: Actions, other than those designated in this agreement, will not bind or incur liability on behalf of either party. Either party may request a modification to this agreement by submitting a written request to the other party. A modification will become a part of this agreement only after the CO has approved the modification in writing.
- B. Disputes: In regard to this service agreement, the CO and the authorized signatory of the service provider will settle disputes, questions, and concerns arising from this agreement. Settlement of disputes will be memorialized in a written modification between the ICE CO and authorized signatory of the service provider. In the event a dispute is not able to be resolved between the service provider and the ICE CO, the ICE CO will make the final decision. If the service provider does not agree with the final decision, the matter may be appealed to the ICE HCA for resolution. The ICE HCA may employ all methods available to resolve the dispute including alternative dispute resolution techniques. The

service provider shall proceed diligently with performance of this agreement pending final resolution of any dispute.

Article 8. Enrollment, Invoicing, and Payment

- A. Enrollment in Electronic Funds Transfer: The service provider shall provide ICE with the information needed to make payments by electronic funds transfer (EFT). The service provider shall identify their financial institution and related information on Standard Form 3881, Automated Clearing House (ACH) Vendor Miscellaneous Payment Enrollment Form <https://www.gsa.gov/forms-library/ach-vendormiscellaneous-payment-enrollment>. The service provider shall submit a completed SF 3881 to ICE payment office prior to submitting its initial request for payment under this agreement. If the EFT data changes, the service provider shall be responsible for providing updated information to the ICE payment office.
- B. SAM Registration: The service provider shall maintain an active registration in System for Award Management (SAM) at the time of award and throughout the life of this agreement. The service provider shall be registered to receive “All Awards” in their SAM registration. The SAM website can be found at www.sam.gov.
- C. Consolidated Invoicing: Service providers shall submit invoices for salary, overtime, and benefits by the 10th day of the subsequent month after the enforcement action is performed. Service providers shall submit invoices for incentive payments by the 10th day after the end of the federal fiscal year quarter (Jan. 10th, Apr. 10th, Jul. 10th, Oct. 10th).

Article 9. Hold Harmless Provisions

Unless specifically addressed by the terms of this agreement, the parties agree to be responsible for the negligent or wrongful acts or omissions of their respective employees to the extent authorized under the applicable law.

- A. Service Provider Held Harmless: ICE liability for any injury, damage or loss to persons or property caused by the negligent or tortuous conduct of its own officers, employees, and other persons provided coverage pursuant to Federal law is governed by the Federal Tort Claims Act, 28 USC 2691 *et seq.* (FTCA). Compensation for work related injuries for ICE’s officers, employees and covered persons is governed by the Federal Employees Compensation Act (FECA). The service provider shall promptly notify ICE of any claims or lawsuits filed against any ICE employees of which the service provider is notified.
- B. Federal Government Held Harmless: Service provider liability for any injury, damage or loss to persons or property arising out of the performance of this agreement and caused by the negligence of its own officers, employees, agents and representatives is governed by the applicable State and/or local law. ICE will promptly notify the service provider of any claims filed against any of the service provider’s employees of which ICE is notified. The Federal Government will be held harmless for any injury, damage or loss to persons

or property caused by a service provider employee arising in the performance of this agreement.

- A. Defense of Suit: In the event an ICE detained alien files suit against the service provider contesting the legality of the alien's ICE detention under this agreement and/or immigration/citizenship status, or an alien files suit as a result of an administrative error or omission of the Federal Government, ICE will request that the United States Department of Justice (DOJ), as appropriate, move either to have the service provider dismissed from such suit; to have ICE substituted as the proper party defendant; or to have the case removed to a court of proper jurisdiction. Regardless of the decision on any such motion, ICE will request that DOJ be responsible for the defense of any suit on these grounds. Nothing in this agreement limits the discretion of DOJ on any litigation matters.
- B. ICE Recovery Right: The service provider shall do nothing to prejudice ICE's right to recover against third parties for any loss, destruction of, or damage to U.S. Government property. Upon request from the CO, the service provider shall furnish to ICE all reasonable assistance and cooperation, including assistance in the prosecution of suit and execution of the instruments of assignment in favor of ICE in obtaining recovery.

Article 10. Financial Records

- A. Retention of Records: All supporting documents, arrest sheets, and other records pertinent to service agreements or subordinate agreements under this agreement shall be retained by the service provider in accordance with the NARA records schedule for purposes of federal examinations and audit. The retention period begins at the end of the first year of completion of service under the agreement. If any litigation, claim, negotiation, audit, or other action involving the records has been started before the expiration of the retention period, the records must be retained until completion of the action and resolution of all issues which arise from it or until the end of the regular NARA record retention period, whichever is later. Retention of records requirements can be found in Attachment 8.
- B. Access to Records: ICE and the Comptroller General of the United States, or any of their authorized representatives, have the right of access to any pertinent books, documents, papers or other records of the service provider or its subcontractors, which are pertinent to the award, to make audits, examinations, excerpts, and transcripts. The rights of access must not be limited to the required retention period but shall last as long as the records are retained.

Article 11. Labor Standards and Wage Determination

- A. The Service Contract Act, 41 U.S.C. 351 et seq., Title 29, Part 4 Labor Standards for Federal Service Contracts, is hereby incorporated as Attachment 1. These standards and provisions are included in every contract and service agreement entered by the United

States or the District of Columbia, in excess of \$2,500, or in an indefinite amount, the principal purpose of which is to furnish services through the use of service employees.

- B. Wage Determination: Each service employee employed in the performance of this agreement shall be paid not less than the minimum prevailing wages and shall be furnished fringe benefits in accordance with the wages and fringe benefits determined by the Secretary of Labor or authorized representative, as specified in any wage determination applicable under this agreement. The wage determination, issued under the Service Contract Labor Standards statute, by the Administrator, Wage and Hour Division, U.S. Department of Labor, will be updated on the annual anniversary of the service agreement with the most recent applicable wage determination.
- C. The service provider shall notify the CO of any increase claimed within 30 calendar days after receiving a new wage determination unless this notification period is extended in writing by the CO. Requested increases shall only include the service provider's actual increase in applicable wages and fringe benefits to the extent the increase is made to comply with the new wage determination. Any adjustment will be limited to increases or decreases in wages and fringe benefits, and the accompanying increases or decreases in social security and unemployment taxes and workers' compensation insurance but shall not otherwise include any amount for general and administrative costs, overhead, or profit.

Article 12. Notification and Public Disclosures

- A. Information obtained or developed because of this agreement is under the control of ICE and is subject to public disclosure only pursuant to the provisions of applicable Federal laws (such as FOIA), regulations, and Executive Orders or as ordered by a Court. The Service provider is prohibited from disclosing any information relating to ICE aliens pursuant to 8 C.F.R § 236.6. If the service provider receives a request for such information through, for example relevant State sunshine laws or another mechanism, the service provider shall promptly notify the ICE FOIA Officer and inform the requester to submit a FOIA request directly to the ICE FOIA Office. To the extent the service provider intends to release the agreement or any information relating to, or exchanged under, this agreement, the service provider agrees to coordinate with the ICE FOIA Officer prior to such release. The service provider may, at its discretion, communicate the substance of this agreement when requested. ICE understands that this agreement will become a public document when presented to the service provider's governing body for approval.
- B. The service provider shall notify the ICE Office of Congressional Relations when a member of the United States Congress requests information, or the CO and the ICE Office of Congressional Relations when he/she makes a request to visit the facility. The service provider shall coordinate all public information related issues pertaining to ICE aliens with ICE. The service provider shall promptly make public announcements stating the facts of unusual or newsworthy incidents to local media. Examples of such events include, but are not limited to deaths, escapes from custody, and facility emergencies. All

press statements and releases shall be cleared, in advance, with the ICE Office of Public Affairs.

- C. With respect to public announcements and press statements, the service provider shall ensure employees agree to use appropriate disclaimers clearly stating the employees' opinions do not reflect the position of the United States government in any public presentations they make or articles they write that relate to any aspect of performance or the facility operations.

Article 13. Privacy

- A. The service provider shall comply with the Privacy Act of 1974 (“the Act”) and the agency rules and regulations issued under the Act in the design, development, or operation of any system of records on individuals to accomplish an agency function when the agreement specifically identifies (i) the systems of records; and (ii) the design, development, or operation work that the service provider is to perform. The service provider shall also include the Privacy Act into all subcontracts when the work statement in the proposed subcontract requires the redesign, development, or operation of a system of records on individuals that is subject to the Act; and
- B. In the event of violations of the act, a civil action may be brought against the agency involved when the violation concerns the design, development, or operation of a system of records on individuals to accomplish an agency function, and criminal penalties may be imposed upon the officers or employees of the agency when the violation concerns the operation of a system of records on individuals to accomplish an agency function. For the purposes of the act, when the agreement is for the operation of a system of records on individuals to accomplish an agency function, the service provider is considered to be an employee of the Agency.
 - 1. “Operation of a system of records,” as used in this article, means performance of any of the activities associated with maintaining the system of records, including the collection, use, and dissemination of records.
 - 2. “Record,” as used in this article, means any item, collection, or grouping of information about an individual that is maintained by an agency, including, but not limited to, education, financial transactions, medical history, and criminal or employment history and that contains the person’s name, or the identifying number, symbol, or other identifying particular assigned to the individual, such as a fingerprint or voiceprint or a photograph.
 - 3. “System of records on individuals,” as used in this article, means a group of any records under the control of any agency from which information is retrieved by the name of the individual or by some identifying number, symbol, or other identifying particular assigned to the individual.

Article 14. Quality Control

The service provider is responsible for management and quality control actions, including the actions of credentialed TFOs, necessary to meet the quality standards set forth in the agreement.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Piggyback Purchase Approval <i>Public Services</i>		
Requested Action		
Requesting approval to purchase under the Florida Sheriffs Association Contract No. FSA23-EQU21.1 with Ring Power Corp. to purchase a Caterpillar Skid Steer in the amount of \$142,659.		
Staff Report		
The Procurement Services Department, in coordination with the Public Services, recommends approval of this action. To acquire Caterpillar Skid Steer 265 Compact Track Loader, the Procurement Services Department identified a contract from the Florida Sheriffs Association as the most effective procurement method. To ensure transparency, the Procurement Services Department issued a Request for Interest (RFI) No. 26-021 to notify local vendors of the City's intent to purchase under an existing governmental contract. The RFI was posted on the City's website for seven (7) business days. At the conclusion of the posting period, no vendor interest was received. Based on this, staff recommends that the City Council approve the purchase under the Florida Sheriffs Association contract. The Florida Sheriffs Association contract was awarded through a fully competitive solicitation process and complies with the City of Clermont's Procurement Policy. This contract will provide a new high-flow skid steer equipped with a standard bucket and multiple attachments, including a grapple, stump grinder, rotary broom, cold planer for asphalt, and pallet forks. The skid steer and its attachments will enhance productivity and efficiency across various operations, including tree work (stump grinding), road maintenance (asphalt planing), debris cleanup in roadways and parking lots (rotary broom), and park maintenance (grapple). Funding will be determined on a project-by-project basis and allocated from the Capital Projects & Expenditures Fund Account No. 32541-66401. 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.		
Additional Analysis		
Fiscal Impact Summary		
The skid steer purchase is included in the current year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$142,659	32541-66401 Capital Equipment	\$150,000
Exhibits Attached (copies of original agreements)		
1. Quote	Quote.pdf	
2. RFI 26-021	RFI 26-021.pdf	



QUOTE PER THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT

Quote Prepared For:
City of Clermont

10/1/2025

(1) NEW CATERPILLAR 265 COMPACT TRACK LOADER

CONTRACT DETAILS

Florida Sheriff's Association
Bid # FSA23-EQU21.1
Item # 222, Loader - Skid Steer - 3100 lb. OC, Tracked Only
Contract Effective Dates: October 1, 2023, Through September 30, 2026

BASE MACHINE

BASE	Caterpillar 265 Per Sheriff's Contract Specifications	\$82,686
------	---	-----------------

BASE MACHINE SPECIFICATIONS

	NOMENCLATURE CHANGE FROM 279D3 TO 265
651-8310	CANOPY PACKAGE, PRO PLUS
586-0012	HYDRAULICS, PERFORMANCE, (HP1)
642-3007	IDLER WHEELS, TRIPLE FLANGE
579-2310	WORK LIGHTS, LED
585-9835	COMFORT PKG, OPEN CANOPY
585-9586	SEAT, AIR SUSPENSION, VINYL, HEAT
607-8406	PACKAGE, TECHNOLOGY (T2)
586-0167	FAN, COOLING, DEMAND
586-0041	COUPLER, HYDRAULIC, SELF LEVEL
640-5405	HOSE GUIDE, ATTACHMENT
586-0093	GUARDING / SEALING PKG, (HD1)
596-4438	TRACK, RUBBER, 450MM (17.7 IN) BAR
592-6357	RIDE CONTROL, NONE
607-0943	FUEL, MANUAL PRIMING
579-2312	REAR LIGHTS
613-1924	SEAT BELT, 2"
579-2324	PRODUCT LINK, CELLULAR PLE643
279-5377	BUCKET-GP, 80" BOCE

585-9582	INSTRUCTIONS, ANSI, USA
421-8926	SERIALIZED TECHNICAL MEDIA KIT

SPECIFIED OPTIONS

651-8314	CAB PACKAGE, ULTRA	\$12,832
586-0014	HYDRAULICS, PERFORMANCE, (HP3)	INCL
642-3007	IDLER WHEELS, TRIPLE FLANGE	INCL
579-2311	WORKLIGHTS, LED, FRONT/REAR/SIDE	INCL
585-9837	COMFORT PKG, ENCLOSED CAB, HVAC	INCL
585-9588	SEAT, AIR SUSPENSION, HEAT/VENT	INCL
607-8408	PACKAGE, TECHNOLOGY (T5)	INCL
586-0167	FAN, COOLING, DEMAND	INCL
586-0041	COUPLER, HYDRAULIC, SELF LEVEL	INCL
640-5405	HOSE GUIDE, ATTACHMENT	INCL
593-7244	DOOR, CAB, POLYCARBONATE	\$201
651-8586	INTEGRATED RADIO	<u>\$481</u>
TOTAL OF SPECIFIED OPTIONS		\$13,514

NON-SPECIFIED OPTIONS

652-2074	COLD STARTING PACKAGE (120V)	\$300
641-8315	GUARDING / SEALING PKG, (HD2)	\$2,810
606-6585	FUEL, ELECTRIC PRIMING	\$630
594-1961	MOUNTING, FIRE EXTINGUISHER	<u>\$126</u>
	SUB TOTAL	\$3,866
	LESS 21% SHERIFF'S CONTRACT DISCOUNT	<u>(\$812)</u>
TOTAL OF NON-SPECIFIED OPTIONS		\$3,054

CAT WORK TOOLS

532-7744	BUCKET-IND, 80" BOCE	\$3,160
627-4313	RAKE, IND GRAB-CURVED, 84"	\$7,361
565-4832	BROOM, BA118, HYD ANGLE, P/W	\$12,097
529-5790	COLD PLANER, PC306	\$26,319
351-9371	CARRIAGE, PAL C2, 46", SSL	\$701
195-8545	FORK, PAL C2, 48" X 4" X 1.6" (2)	\$512
424-0460	STUMP GRINDER, SG36	<u>\$10,139</u>
	SUB TOTAL	\$60,289
	LESS 12% CWT SHERIFF'S CONTRACT DISCOUNT	<u>(\$7,235)</u>
TOTAL OF CAT WORK TOOLS		\$53,054

SUBTOTAL	\$152,308
LESS ONE TIME ADDITIONAL DISCOUNT	<u>(\$9,649)</u>
TOTAL TRANSACTION PRICE	\$142,659

Best regards,

Brock Barger
Sales Representative
Ring Power Corporation



REQUEST FOR INFORMATION

RFI 26-021

INTENT TO UTILIZE THE FLORIDA SHERIFFS ASSOCIATION CONTRACT TO PURCHASE COMPACT TRACK LOADER

City of Clermont
685 W. Montrose Street
Clermont, FL 34711

RELEASE DATE: October 6, 2025

DEADLINE FOR QUESTIONS: October 14, 2025

RESPONSE DEADLINE: October 14, 2025, 3:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://procurement.opengov.com/portal/clermontfl>

City of Clermont
REQUEST FOR INFORMATION
Intent to Utilize the Florida Sheriffs Association Contract to
Purchase Compact Track Loader

- I. Introduction
- II. Response Procedures.....

Attachments:

B - Vendor Information

E - OpenGov Vendor Registration

1. Introduction

Thank you for your interest in doing business with the City of Clermont. If you are interested in preparing a response to this Request For Information, please read the solicitation package in its entirety prior to submitting a response.

Hardcopy responses may be delivered to the City of Clermont Procurement Services Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

All respondents must be registered with the Florida Department of State and licensed to do business in the State of Florida.

1.1. [Summary](#)

Intent to Utilize the Florida Sheriffs Association Contract to Purchase Compact Track Loader

1.2. [Contact Information](#)

Ramsey Jimenez

Procurement Manager

685 W Montrose St

Clermont, FL 34711

Email: rjimenez@clermontfl.org

Phone: [\(352\) 241-7353](tel:(352)241-7353)

Department:

Public Services - Public Works

1.3. [Timeline](#)

Solicitation Release Date	October 6, 2025
Question Deadline	October 14, 2025, 12:00pm
Response Deadline	October 14, 2025, 3:00pm

2. Response Procedures

2.1. Electronic Bidding System

The City of Clermont uses OpenGov ("Software Administrator"), an e-Procurement system ("Portal") that provides bid notification services to interested vendors. The Portal allows for vendors to register online and receive notification of new solicitations, addenda, and awards. There is no charge to vendors/contractors to register and participate in the solicitation, nor will any fees be charged to the awarded vendor. Vendors with internet access should review the registration options at the following website: <https://procurement.opengov.com/portal/clermontfl>.

The City of Clermont uses the NIGP Commodity Codes to notify vendors of whenever projects are issued that include category codes that match the codes added to the vendor profile.

2.2. Standard RFI

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contracts. This is not an invitation to submit a bid or quote. If no local vendor responds to the RFI, the Procurement Services Department will proceed with utilizing the referenced contract. A local vendor is defined as a business located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

- A. Company Name: Ring Power Corp
- B. Contract Number and Title: FSA23-EQU21.1 Equipment
- C. Length of Contract: through September 30, 2026
- D. Product or Service Provided: Caterpillar 265 Compact Track Loader
- E. Estimated Annual Expenditure: \$142,659

If you're a local vendor, please contact the Procurement Services Director by email prior to Tuesday, October 14, 2025 to advise whether your company can provide any of the products or services mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or service described. Respondents are not to provide pricing. All responses will be evaluated by the Procurement Services Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Piggyback Purchase Approval <i>Police Dept.</i>		
Requested Action		
Requesting approval to purchase under the Florida Sheriffs Association Contract No. FSA25-VEL33.0 with Garber Ford, Inc. and Duval Ford, Inc. to purchase three (3) police vehicles in the total budgeted amount of \$154,145.10.		
Staff Report		
The Procurement Services Department, in coordination with the Police Department, recommends approval of this action. To acquire two (2) 2025 Ford F-250 XLs and one 2025 Ford F-150, the Procurement Services Department identified a contract from the Florida Sheriffs Association as the most effective procurement method. To ensure transparency, the Procurement Services Department issued a Request for Interest (RFI) No. 26-026 to notify local vendors of the City's intent to purchase under an existing governmental contract. The RFI was posted on the City's website for seven (7) business days. At the conclusion of the posting period, no vendor interest was received. Based on this, the staff recommends that the City Council approve the purchase under the Florida Sheriffs Association contract. The Florida Sheriffs Association contract was awarded through a fully competitive solicitation process and complies with the City of Clermont's Procurement Policy. This contract will provide for the purchase of two (2) 2025 Ford F-250 XL Super Duty Crew Cab, 4x4, and one (1) 2025 Ford F-150 SuperCrew 4x4 vehicle. These will be replacement vehicles, not additions to the existing fleet. 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.		
Additional Analysis		
Fiscal Impact Summary		
The vehicle purchase is included in the current year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$154,145.10	10521-66400 - Police Vehicles	\$317,978.02
Exhibits Attached (copies of original agreements)		
1. Garber Ford Quote FSA25-VEL33.0	CLERMONT W2B 2026 TODD FSA _.xlsx	
2. Duval Ford Quote FSA25-VEL33.0	Duval Ford Quote FSA25-VEL33.0.pdf	
3. RFI 26-026	RFI 26-026.pdf	



CLERMONT POLICE DEPARTMENT

Specification #	214
Unit Description	F250 CREW CAB 4X4 W2B/600A

Prepared for:

Prepared by:

10/10/2025

CLERMONT POLICE DEPARTMENT
ATTN: LT NICK BLOOM
NBLOOM@CLERMONTFL.ORG
352.536.8442

Garber Ford, Inc.

Todd Brandt
(904) 264-2442 ext.2348 FAX: (904) 284-0054
3380 Hwy 17 Green Cove Springs, FL 32043
tbrandt@garberautomall.com



Florida Sheriffs
Association

Prices are published by the Florida Sheriffs Association (www.flsheriffs.org)
Purchasing contract number is FSA25-VEL33.0 Pursuit, Administrative & Other
Vehicles, expiring September 30th, 2026. If you have any questions regarding this
quote please call!

NORTHERN ZONE

W2B/600A

2025 Ford F-250 XL SUPER DUTY CREW CAB 4X4, W2B

\$46,963.00

Codes	Optional Equipment	Unit Price	Net Price
600A	XL PACKAGE	Included	\$0.00
99A	6.8L V8 ENGINE	Included	\$0.00
44F	10-SPEED AUTOMATIC TRANSMISSION	Included	\$0.00
UM	SOLID EXTERIOR PAINT: AGATE BLACK	Included	\$0.00
AS	VINYL 40/20/40 BENCH SEAT: MED DARK SLATE	Included	\$0.00
18B	BLACK PLATFORM RUNNING BOARDS	445	\$436.00
153	FRONT LICENSE PLATE BRACKET	Included	\$0.00
52B	TRAILER BRAKE CONTROLLER	300	\$294.00
874	360 DEGREE CAMERA PACKAGE	1150	\$1,127.00
96D	XL DRIVERS ASSIST PACKAGE: REQUIRED FOR 874	730	\$715.00
76S	REMOTE START	250	\$245.00
66L	LED BOX LIGHTING	160	\$157.00
85S	TOUGH BED SPRAY IN LINER	625	\$612.00
43C	PRO POWER 400W OUTLET	225	\$220.00
		0	\$0.00
	Non-OEM Equipment:		
TTP	PAINT 4 DOORS WHITE ONLY	1695	\$1,695.00
YTAG/DEL	YELLOW CITY TAG AND DELIVERY	116.55	\$116.55

TOTAL PURCHASE AMOUNT PER VEHICLE

\$ 52,580.55

X2

TOTAL

\$105,161.10

Clermont Police Department

Prepared for:		Contract Holder		10/15/25	
Clermont Police Department Nicholas Bloom nbloom@clermontfl.org 352.536.8442		DUVAL FORD Joellie Mancebo (Work) 904-388-2144 (Fax) 904-387-6816 joellie.mancebo@duvalmotor.com 405 Lane Avenue North Jacksonville, FL 32258			
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL					
		We appreciate your interest and the opportunity to quote. Pricing references the FLORIDA SHERIFFS ASSOCIATION LIGHT VEHICLE CONTRACT FSA 25VEL-33 . If you have any questions regarding this quote please call! Note, Vehicle will be ordered white exterior unless specified on purchase order. Shipping and Invoicing instructions are required on agency purchase order.			
Labor: \$90/Hr	Parts QTY	Code	Equipment	UNIT PRICE	EXTENDED
	1	W1P CENTRAL	Item 252 Central Zone: Ford Responder Police F150 SuperCrew® 4x4 – 5.5' Box (W1P), Includes Spot light (59E), & (4) Fleet Simple Keys	\$ 46,965.00	\$ 46,965.00
	1	998.44G	3.5L V6 Ecoboost	\$ -	\$ -
	1	150A	Equipment: Incl Power Windows, Door Locks & Backup Camera	\$ -	\$ -
	1	M7	Carbonized Gray Metallic M7	\$ -	\$ -
	1	PB	Black Cloth 40/blank/40 Front-Seats with center-section deleted (Restraint Control Module cover provided), vinyl rear bench	\$ -	\$ -
	1	145WB	145" Wheelbase 5.5" Bed (Short Bed)	\$ -	\$ -
	1	D59E	Spot Light Delete	\$ (195.00)	\$ (195.00)
	1	41A	Badge Delete	\$ -	\$ -
	1	67T	Integrated Trailer Brake Controller	\$ 279.00	\$ 279.00
	1	18B	Black Platform Running Boards	\$ 254.00	\$ 254.00
	1	96W	Spray-in Bedliner, Toff: Dealer Installed	\$ 642.00	\$ 642.00
	1	67P	Remote Keyless Entry Fob less Pats	\$ 348.00	\$ 348.00
	1	534	Complete Trailer Tow Package (534) • 4-pin/7-pin wiring harness, Ball mount, 2" ball, pin and Clip	\$ 498.00	\$ 498.00
	1	TAG	New Tag Charge (Florida only) Requires (TTO) Tag/Title option. Specify City, State, or Sheriffs Tag. Includes (TMP). Transfer Tag Charge: (Florida only: \$90) Please send scan of agency registration with tag ID clearly indicated. Requires (TTO) Tag/Title Option, includes (TMP)	\$ 125.00	\$ 125.00
	1	TTO	Tag and Title processing and handling fee. Tags are processed at the local tag office and affixed to vehicle prior to delivery. Cost includes electronic administrative fee, manual processing courier, and Fedex related expense.	\$ 68.00	\$ 68.00
0		TOTAL LABOR HOURS			
UNIT COST		Additional Notes			\$ 48,984.00
TOTAL QUANTITY		1	TOTAL PURCHASE		\$ 48,984.00

Additional Options for Consideration

QTY	CODE	Description	PRICE	VISUAL
0	W1PP575	Premium Care National Fleet Plan [Police Vehicle], five Year Term at 75000 total expiration mileage at \$0 deductible. Plan pricing April 2025.. Pricing governed at Msrp Rates in Florida, discounts not permitted.	\$ 1,770.00	\$ -
0	64H	Aluminum Wheels	\$ 483.00	\$ 485.00
0		0	\$ -	\$ -

STANDARD EQUIPMENT PER FORD MOTOR COMPANY ORDER GUIDE 10/1/2025

K8A SE 1	MECHANICAL • Axle Ratio – 3.73 (AWD) • Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front and Rear Calipers • Class III Trailer Hitch Receiver with 5,000 lbs. towing capacity and (2) recovery hooks Note: Includes Class III Trailer Tow Lighting Package • Column Shifter • DC/DC converter – 220-Amp (in lieu of alternator) • Drivetrain – All-Wheel-Drive • Electric Power-Assist Steering (EPAS) – Heavy-Duty • Engine – 3.3L V6 Direct-Injection Hybrid Engine System • Engine Hour Idle Meter • Engine Hour Meter • Engine Oil Cooler • Fuel Tank – 19-gallons • H8 AGM Battery (850CCA/92-amp) • Lithium-Ion Battery Pack • Manual Police Pursuit Mode (Steering Wheel Switch Execution) • Suspension – independent front & rear • Transmission – 10-speed automatic • Transmission Oil Cooler
K8A SE 2	EXTERIOR • Antenna, Roof-mounted • Cladding – Lower bodyside cladding (MIC) • Door Handles – Black (MIC) • Exhaust, True Dual (down-turned) • Daytime Running Lamps – Configurable ON/OFF through instrument cluster Note: Select option (942) if desire is to have Daytime Running Lamps permanently on (cannot be turned off or reprogrammed) • Door-Lock Cylinders (Front Driver / Passenger / Liftgate) • Glass – 2nd Row, Rear Quarter and Liftgate Privacy Glass • Grille – Black (MIC) • Headlamps – Automatic, LED Low-and-High-Beam Note: Includes Front Headlamp / Police Interceptor Housing (with LED wig-wag feature) — Pre-drilled hole for side marker police use, does not include LED strobe, but includes LED wig-wag functionality (eliminates need to drill housing assemblies and provides LED wig-wag feature) — Pre-molded side warning LED holes with standard sealed capability (does not include LED installed lights) — Wig-wag default is traditional ping-pong pattern; can be programmed to triple-burst pattern or ping-pong / triple-burst Note: Must be wired to vehicle's light controller to enable wig-wag functionality; recommend Ready for the Road Package (67H) or Ultimate Wiring Package (67U)
K8A SE 3	• Liftgate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder • Mirrors – Black Caps (MIC), Dual Pwr/Heated/Manual Fold Back Mirror • Spare – Full size 18" Tire w/TPMS • Spoiler – Painted Black • Tail lamps – LED • Tail Lamp Prep Kit • Tires – 255/60R18 A/S BSW • Wheel-Lip Molding – Black (MIC) • Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover • Windshield – Acoustic Laminated
K8A SE 4	INTERIOR/COMFORT • Cargo Hooks in cargo area • Climate Control – Dual-Zone Electronic Automatic Temperature Control (DEATC) • Climate Control – Rear Aux A/C System • Dark Car • Door-Locks — Power — Rear-Door Handles and Locks Operable • Fixed Pedals (Driver Dead Pedal) • Floor – Flooring – Heavy-Duty Thermoplastic Elastomer • Glove Box – Locking/non-illuminated • Grab Handles – (1 – Front-passenger side, 2-Rear) • Heated Sanitization Solution • Liftgate Release Switch located in overhead console (45 second timeout feature) • Lighting — Overhead Console — Red/White Task Lighting in Overhead Console • Mirror – Day/night Rear View • Particulate Air Filter
K8A SE 5	REAR-DOOR CLOSEOUT PANELS • Rear-window Defrost • Scuff Plates – Front & Rear • Seats — 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way Power track (fore/aft. Up/down, tilt with manual recline, 2-way power lumbar) — 1st Row – Passenger 8 Power-way Power track with 2-way power recline and 2-way power lumbar — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) – fixed seat track • Red and White Dome Lamp in Cargo Area • Speed (Cruise) Control • Speedometer – New LCD 12.3" Display Calibrated (includes digital readout) • Steering Wheel – Manual / Tilt / Telescoping, Urethane wheel finish w/Silver Painted Bezels with Speed Controls and 4 user – configurable latching switches • Sun visors, color-keyed, non-illuminated • Universal Top Tray – Center of I/P for mounting aftermarket equipment • Windows – Power 4-touch Up/Down Front Driver/Passenger Side with disable feature

K8A SE 6	SAFETY/SECURITY • AdvanceTrac® w/RSC® (Roll Stability Control®) • Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy® • Anti-Lock Brakes (ABS) with Traction Control • BLIS® – Blind Spot Monitoring with Cross-traffic Alert • Brakes – Police calibrated high-performance regenerative braking system • Belt-Minder® (Front Driver / Passenger) • Rear Cross Traffic Brake Assist Note: Includes unique one-touch temporary disable switch for Law Enforcement use • Child-Safety Locks (capped; set to “on”) • Individual Tire Pressure Monitoring System (TPMS) • LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations • Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking • Pre-Collision Mitigation system Note: Includes unique one-touch temporary disable switch for Law Enforcement use
K8A SE 7	• Rearview Camera viewable on 8" Center Stack Screen • 1/4 Scale Rear Camera Display (Available) • Seat Belts, Pretensioner/Energy-Management System w/adjustable height in 1st Row • SOS Post-Crash Alert System™



REQUEST FOR INFORMATION

RFI 26-026

INTENT TO UTILIZE THE FLORIDA SHERIFFS ASSOCIATION CONTRACT TO PURCHASE VEHICLES

City of Clermont
685 W. Montrose Street
Clermont, FL 34711

RELEASE DATE: October 15, 2025

DEADLINE FOR QUESTIONS: October 22, 2025

RESPONSE DEADLINE: October 23, 2025, 3:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://procurement.opengov.com/portal/clermontfl>

City of Clermont
REQUEST FOR INFORMATION
Intent to Utilize the Florida Sheriffs Association Contract to
Purchase Vehicles

- I. Introduction
- II. Response Procedures.....

Attachments:

B - Vendor Information

E - OpenGov Vendor Registration

F - Garber Ford Quote FSA25-VEL33.0

G - Duval Ford Quote FSA25-VEL33.0

1. Introduction

Thank you for your interest in doing business with the City of Clermont. If you are interested in preparing a response to this Request For Information, please read the solicitation package in its entirety prior to submitting a response.

Hardcopy responses may be delivered to the City of Clermont Procurement Services Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

All respondents must be registered with the Florida Department of State and licensed to do business in the State of Florida.

1.1. Summary

Intent to Utilize the Florida Sheriffs Association Contract to Purchase Vehicles

The Clermont Police Department is purchasing vehicles through the Florida Sheriffs Association (FSA) Cooperative Purchasing Program to ensure a cost-effective, efficient, and transparent procurement process. The FSA contract provides pre-negotiated competitive pricing on law enforcement vehicles and equipment that meet state and local government purchasing requirements.

By leveraging the FSA contract, the department avoids the need to conduct its own lengthy bid process while remaining fully compliant with Florida Statutes on cooperative purchasing. This approach ensures access to specialized police packages and fleet configurations that are often unavailable through standard dealerships. It also enables faster delivery timelines, standardization of fleet vehicles, and long-term savings through reduced administrative overhead.

In summary, purchasing vehicles through FSA:

- Guarantees competitive, pre-bid pricing.
- Meets state and municipal procurement regulations.
- Provides vehicles tailored for law enforcement use.
- Saves time and resources compared to independent bidding.
- Ensures accountability and transparency in the purchasing process.

1.2. Contact Information

Freddy Suarez

Procurement Services Director

685 W. Montrose Street

Clermont, FL 34711

Email: fsuarez@clermontfl.org

Phone: [\(352\) 241-7350](tel:(352)241-7350)

Department:

Procurement Services

1.3. Timeline

Solicitation Release Date	October 15, 2025
Question Deadline	October 22, 2025, 3:00pm
Response Deadline	October 23, 2025, 3:00pm

2. Response Procedures

2.1. Electronic Bidding System

The City of Clermont uses OpenGov ("Software Administrator"), an e-Procurement system ("Portal") that provides bid notification services to interested vendors. The Portal allows for vendors to register online and receive notification of new solicitations, addenda, and awards. There is no charge to vendors/contractors to register and participate in the solicitation, nor will any fees be charged to the awarded vendor. Vendors with internet access should review the registration options at the following website: <https://procurement.opengov.com/portal/clermontfl>.

The City of Clermont uses the NIGP Commodity Codes to notify vendors of whenever projects are issued that include category codes that match the codes added to the vendor profile.

2.2. Standard RFI

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contracts. This is not an invitation to submit a bid or quote. If no local vendor responds to the RFI, the Procurement Services Department will proceed with utilizing the referenced contract. A local vendor is defined as a business located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

- A. Company Name: Garber Ford, Inc.
- B. Contract Number and Title: FSA25-VEL33.0 titled Pursuit, Administrative & Other Vehicles
- C. Length of Contract: Expires September 30, 2026.
- D. Product or Service Provided: Purchase of two 2025 Ford F-250 XL for the Police Department.
- E. Expenditure: \$105,161.10

- A. Company Name: Duval Ford
- B. Contract Number and Title: FSA25-VEL33.0 titled Pursuit, Administrative & Other Vehicles
- C. Length of Contract: Expires September 30, 2026.
- D. Product or Service Provided: Purchase of one 2025 Ford F-150 for the Police Department.
- E. Expenditure: \$48,984.00

If you're a local vendor, please contact the Procurement Services Director by email prior to Thursday, October 23, 2025 to advise whether your company can provide any of the products or services mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or service described. Respondents are not to provide pricing. All responses will be evaluated by the Procurement Services Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 28, 2025	
Agenda Item Name	
Piggyback Purchase Approval and Budget Re-Allocation <i>Fire Station 5</i>	
Requested Action	
Requesting approval to piggyback from Sourcewell, a nationwide cooperative contract, number 113021, with Ten-8 Fire & Safety, LLC., to purchase a new pumper fire engine in the amount of \$1,684,606.	
Staff Report	
The Procurement Services Department and Fire Department recommend approval to purchase a new pumper fire truck apparatus in the amount of \$1,684,606 to equip Fire Station 5. Acquisition of this apparatus will provide an additional fire suppression engine to the department's fleet and ensure that Fire Station 5 is fully operational upon opening and capable of delivering modern fire suppression and emergency response services to the Wellness Way area. The purchase will also prevent the need to deploy an older reserve engine as a frontline unit, thereby improving operational reliability and reducing maintenance costs associated with aging equipment. The stock unit requested for purchase meets all departmental criteria and specifications, is 98% identical to the last custom engine purchased by the department, and will be ready for delivery in January 2026. Stock units are available from the manufacturer on a first-come, first-served basis, and current lead times for non-stock, custom units remain approximately 36 to 48 months. Timely approval will secure availability and keep the department aligned with its long-term apparatus replacement and deployment plan. The Procurement Services Department utilized the Sourcewell cooperative contract to obtain the pumper fire engine. In accordance with the City's Procurement Policy, the department issued Request for Interest (RFI) No. 26-028 to notify local vendors of the City's intent to purchase through another governmental entity's contract. The RFI was posted on the City's website for seven (7) business days, and no responses were received. The Sourcewell contract was competitively solicited and is fully compliant with the City of Clermont's Procurement Policy. Use of piggyback contracts is authorized under Procurement Policy Section E.9 and represents a procurement best practice that leverages competitive pricing from other government contracts. This approach reduces administrative time and costs while ensuring favorable pricing for the City.	
Additional Analysis	
Fiscal Impact Summary	
The purchase of the Pumper Fire Engine is an eligible Impact Fee expense, since it is an addition to the Fire Department fleet. The purchase of the pumper truck will require a budget re-allocation of \$1,684,606, which includes the vehicle purchase price of \$1,199,783, \$263,117 in capital equipment for the engine, \$176,706 in minor equipment and an additional \$45,000 for post-purchase modifications necessary to integrate the stock unit into the Fire Department's fleet. The anticipated Station #2 remodel project, budgeted at a cost of \$3.5 million, is now expected to be delayed until a later period, potentially into the following fiscal year.	

FUND	ACCOUNT #	CURRENT BUDGET	RE-ALLOCATED AMOUNT	REVISED BUDGET
Fire Impact Fees	16522-66201 - Buildings	\$3,500,000	\$(1,684,606)	\$1,815,394
Fire impact Fees	16522-66400 - Vehicles	\$570,000	\$1,684,606	\$2,254,606
<i>Net Impact</i>		<i>\$4,070,000</i>	<i>0</i>	<i>\$4,070,000</i>
Fiscal Impact		Fund Number and Description		Available Budget Amount
Exhibits Attached (copies of original agreements)				
1.	Clermont Stock Enforcer PUC Proposal	Clermont Stock Enforcer PUC Proposal.pdf		
2.	2 Clermont Stock Enforcer PUC Sourcewell	2 Clermont Stock Enforcer PUC Sourcewell.pdf		
3.	RFI 26-028	RFI 26-028.pdf		

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer: Clermont Fire Department

By: _____

Title: _____

Print: _____

Date: _____

Ten-8 Fire & Safety, LLC

By: 

Title: **Authorized Sales Representative**

Print: **Robert S. Wallace**

Date: **10/7/2025**

		CONTRACT PRICING WORKSHEET	
		Contract No.	Date Prepared
		#113021-OKC	10/7/2025
Buying Agency:	Clermont Fire Department	Dealer:	Ten-8 Fire and Safety, LLC
Contact Person:	David Ezell	Sales Rep:	Robert Wallace
Member Number:	138855	Phone:	(727) 483-3332
Phone:	(352) 394-7662	Email:	rwallace@ten8fire.com
Email:	dezell@clermontfl.org	Pierce Bid #:	1385
Base Spec.			
Sourcewell ID #	Description:	Sourcewell Price List Date	Published Contract Price
252	Pumper, PUC, Aluminum	8/1/2025	\$ 847,604.58
Removed Options from Base Spec.			
Notes: (do not list options removed)		Before Discount Price	
<i>If audited by Sourcewell be prepared to show detail.</i>		\$	324,754.82
<i>With Pierce Discount (5.5%)</i>		\$	306,893.30
Added Options to Base Spec.			
Notes: (do not list options added)		Before Discount Price	
<i>If audited by Sourcewell be prepared to show detail.</i>		\$	697,430.40
<i>With Pierce Discount (5.5%)</i>		\$	659,071.73
Qty	1	Subtotal (Base Spec+Added/Removed Options)	
		\$	1,199,783.00
Other Expenses			
Description		Price	
Travel		\$	-
Taxes		\$	-
Performance Bond		\$	-
Applicable State Fees (Tire Fee, etc.)		\$	-
<i>Total Other Expenses</i>		\$	-
Discounts			
Description		Price	
100% Pre-Payment Discount		\$	-
Chassis Pre-Payment Discount		\$	-
Aerial Pre-Payment Discount		\$	-
Trade-In Value / Other Customer Adjustments		\$	-
<i>Total Discount</i>		\$	-
Total Purchase Price (matches customer PO)		\$	1,199,783.00



REQUEST FOR INFORMATION

RFI 26-028

INTENT TO UTILIZE THE SOURCEWELL CONTRACT TO PURCHASE PUMPER TRUCK

City of Clermont
685 W. Montrose Street
Clermont, FL 34711

RELEASE DATE: October 17, 2025

DEADLINE FOR QUESTIONS: October 24, 2025

RESPONSE DEADLINE: October 24, 2025, 2:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://procurement.opengov.com/portal/clermontfl>

City of Clermont
REQUEST FOR INFORMATION
Intent to Utilize the Sourcewell Contract to Purchase Pumper
Truck

- I. Introduction
- II. Response Procedures.....

Attachments:

B - Vendor Information

E - OpenGov Vendor Registration

F - Clermont Stock Enforcer PUC Proposal

G - Clermont Stock Enforcer PUC Sourcewell

1. Introduction

Thank you for your interest in doing business with the City of Clermont. If you are interested in preparing a response to this Request For Information, please read the solicitation package in its entirety prior to submitting a response.

Hardcopy responses may be delivered to the City of Clermont Procurement Services Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

All respondents must be registered with the Florida Department of State and licensed to do business in the State of Florida.

1.1. Summary

The City of Clermont has issued RFI 26-028 to announce its intent to utilize the Sourcewell Contract No. 113021-OKC-1 with Ten-8 Fire & Safety, LLC for the purchase of a new pumper truck for the Fire Department. This notice invites local vendors to express their ability to provide an equivalent product or service before the City proceeds with the cooperative contract. If no qualifying local responses are received by the deadline, the City will move forward with the Sourcewell purchase.

1.2. Contact Information

Rick Casler

Assistant Chief Administration
439 w hwy 50
clermont, FL 34711
Email: rcasler@clermontfl.org
Phone: [\(352\) 801-1248](tel:(352)801-1248)

Department:

Fire

1.3. Timeline

Solicitation Release Date	October 17, 2025
Question Deadline	October 24, 2025, 12:00pm
Response Deadline	October 24, 2025, 2:00pm

2. Response Procedures

2.1. Electronic Bidding System

The City of Clermont uses OpenGov ("Software Administrator"), an e-Procurement system ("Portal") that provides bid notification services to interested vendors. The Portal allows for vendors to register online and receive notification of new solicitations, addenda, and awards. There is no charge to vendors/contractors to register and participate in the solicitation, nor will any fees be charged to the awarded vendor. Vendors with internet access should review the registration options at the following website: <https://procurement.opengov.com/portal/clermontfl>.

The City of Clermont uses the NIGP Commodity Codes to notify vendors of whenever projects are issued that include category codes that match the codes added to the vendor profile.

2.2. Standard RFI

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contracts. This is not an invitation to submit a bid or quote. If no local vendor responds to the RFI, the Procurement Services Department will proceed with utilizing the referenced contract. A local vendor is defined as a business located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

- A. Company Name: Ten-8 Fire & Safety, LLC
- B. Contract Number and Title: 113021-OKC-1 titled Firefighting Apparatus
- C. Length of Contract: Through February 10, 2026
- D. Product or Service Provided: Pumper, PUC, Aluminum
- E. Estimated Annual Expenditure: \$1,199,783.00

If you're a local vendor, please contact the Procurement Services Director by email prior to Friday, October 24, 2025 to advise whether your company can provide any of the products or services mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or service described. Respondents are not to provide pricing. All responses will be evaluated by the Procurement Services Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Drone Replacement Program Financial Assistance Agreement <i>Fire Dept.</i>		
Requested Action		
Approve the Florida Department of Law Enforcement for the funding of 1 drone for the fire department in the amount of \$25,000.		
Staff Report		
The Florida Department of Law Enforcement Agreement with the Clermont Fire Department is for the advanced funding of one (1) Drone. The Clermont Fire Department is actively developing an Unmanned Aircraft Systems (UAS) program designed to enhance operational effectiveness, responder safety, and overall public safety service delivery. The addition of a second compliant drone represents a critical step in expanding the capacity and resilience of the program and equipment. This aircraft will be deployed for reconnaissance of Clermont's lakes and waterways, pre-incident planning, post-incident and natural disaster assessments, search and rescue operations, and to provide incident commanders with real-time situational awareness during hazardous materials incidents, wildland fires, and structural firefighting operations. Awarded funds will ensure program continuity, providing essential redundancy when a unit is out of service or during simultaneous incidents.		
Additional Analysis		
Fiscal Impact Summary		
The anticipated expenditure for this item is included in the FY 2025-2026 Budget in the Capital Projects & Expenditures Fund #320. The grant was unanticipated. Almost \$25,000 in grant funds will be sent to the city before the purchase is made. The funds are sufficient to cover the entire purchase and no match is required from the city. The grant addition will be included in the Q1 recommended budget amendment.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$25,000	32522-66401	\$30,000
Exhibits Attached (copies of original agreements)		
1.	3X189 - Executed Agreement	3X189 - Executed Agreement.pdf

**Drone Replacement Program Financial Assistance Agreement
between
Florida Department of Law Enforcement
and
City of Clermont Fire Department**

This agreement is entered into by and between the Florida Department of Law Enforcement (herein referred to as "FDLE" or "Department") and the Recipient Agency named above.

WHEREAS, the Department has the authority pursuant to Florida law and does hereby agree to provide state financial assistance to the Recipient upon the terms and conditions hereinafter set forth, and

WHEREAS, The General Appropriations Act, 2023 Legislature, Section 123 provides approximately \$25,000,000 in nonrecurring funds to the Florida Department of Law Enforcement for the Drone Replacement Program established in Chapter 2023-240, Laws of Florida, and

WHEREAS, The General Appropriations Act, 2024 Legislature, Section 147, reverted and appropriated the unexpended balance of funds for use in the 2024-2025 fiscal year, and

WHEREAS, Chapter No. 2024-228, Section 44, amended Drone Replacement Program requirements, and

WHEREAS, The General Appropriations Act, 2025 Legislature, Section 132, reverted and appropriated the unexpended balance of funds for use in the 2025-2026 fiscal year, and

WHEREAS, Chapter No. 2025-199, Section 55, amended Drone Replacement Program requirements, and

WHEREAS, Section 934.50, Florida Statutes establishes rules, regulations, and security standards for the use of drones by governmental entities, and

WHEREAS, pursuant to Rule 60GG-2.0075, Florida Administrative Code, the Department of Management Services (DMS) has published minimum security standards for drones used by governmental entities; and

WHEREAS, the Recipient seeks to receive funding to purchase a drone that meets required minimum security standards.

NOW THEREFORE, in consideration of the foregoing, the parties hereto agree to this agreement as follows:

This agreement is subject to all applicable state financial assistance standard conditions provided in **Appendix B**.

The State of Florida's performance and obligation to pay under this agreement is contingent upon an appropriation by the Legislature, availability of funds, and subject to any modification in accordance with Chapter 216, Florida Statutes or the Florida Constitution.

FDLE will administer and disburse funds under this agreement in accordance with sections 215.97, 215.971, 215.981 and 215.985, F.S. for state financial assistance. The Recipient shall perform all tasks, activities, and provide deliverables, including reports, as specified in this agreement. FDLE's determination of acceptable expenditures shall be conclusive.

The Recipient certifies with respect to this agreement that it possesses the legal authority to receive the funds to be provided under this agreement and that, if applicable, its governing body has authorized, by resolution or otherwise, the execution and acceptance of this agreement with all covenants and assurances

contained herein. The Recipient also certifies that the undersigned possesses the authority to legally execute and bind Recipient to the terms of this agreement.

Expenditures of state financial assistance shall be compliant with laws, rules and regulations applicable to expenditures of State funds, including, but not limited to, the Reference Guide for State Expenditures published by the Florida Department of Financial Services.

OVERVIEW AND FUNDING

Project Title: FY2025-26 Drone Replacement Program

Project Start Date: 07/01/2025

Project End Date: 06/30/2026

Program Activities and Scope of Work

The Florida Legislature amended Section 934.50, Florida Statutes during the 2022 session. By July 1, 2022 governmental agencies using any drone not produced by an approved manufacturer must implement a plan to discontinue the use of the such drone by January 1, 2023. This grant provides funding for the Recipient to purchase drones that meet the compliance requirements outlined in Rule 60GG-2.0075, Florida Administrative Code.

The Recipient must prepare a Drone Funding Request Form (**Appendix A**) to receive funding under the revised program guidelines in Chapter 2025-199, Section 55, Laws of Florida. This form includes information about the recipient agency and how many drones they anticipate purchasing. The Department will review the request and allocate funding based on the information provided. The Recipient will be awarded funds, not to exceed \$25,000 per compliant drone, approved by the Department on the Drone Funding Request Form (**Appendix A**).

DELIVERABLES

As stated in the scope and responsibilities above, the Recipient shall purchase new drones that are compliant with Rule 60GG-2.0075, Florida Administrative Code.

DISTRIBUTION AND PAYMENTS

This award is a cost-reimbursement agreement with the ability to request a cash advance. The Recipient will be awarded funds, not to exceed \$25,000 for each compliant drone approved to purchase under this award.

Any funds paid in excess of the amount to which the participating agency is entitled under the terms and conditions of the agreement must be refunded to FDLE. Factual misrepresentations of drone purchases or other certifications will result in the loss of funding.

Funds under this agreement will be disbursed when all the following criteria are met:

- Executed agreement is signed by the Chief Official and provided to OCJGSFA@fdle.state.fl.us;
- The Drone Funding Request Form (Appendix A) is prepared and signed by the Chief Official and provided to OCJGSFA@fdle.state.fl.us; and
- Criteria is met for Option 1 (Reimbursement) or Option 2 (Cash Advance):

Option 1 = Reimbursement: The Recipient may use its own funds to purchase the compliant drone and provide documentation related to the purchase including: purchase order, invoice, and proof of payment (cancelled check, bank/card statement, etc.).

Option 2 = Cash Advance: The Recipient may request a cash advance to receive program funds and subsequently purchase the compliant drone. In order to qualify for this method of payment, the Recipient must provide a valid, executed purchase order and must be ready to order the compliant drone immediately upon the receipt of advanced funds. The Recipient must

provide documentation of purchase (invoice) and proof of payment (cancelled check, bank/card statement, etc.) within 45 days of receiving the advanced funds. Failure to provide documentation within 45 days will result in the Recipient being required to submit a refund to FDLE.

FDLE GRANT MANAGEMENT CONTACTS

The following individuals can assist with any program related questions or concerns:

FDLE Grant Manager

Name: Patricia Stark

Title: Government Analyst II

Phone: 850-617-1252

Email: PatriciaStark@fdle.state.fl.us

FDLE Alternate Contact

Name: Tennille Robinette

Title: Research & Planning Administrator

Phone: 850-617-1268

Email: TennilleRobinette@fdle.state.fl.us

If you are unable to reach either member above directly, please call the Bureau of Criminal Justice Grants main line at 850-617-1250 or email OCJGSFA@fdle.state.fl.us.

RECIPIENT CONTACTS

For assistance with any contract or financial questions, the Florida Department of Law Enforcement can contact:

Contract/Grant Manager:

(please print)

Name: Rick Casler

Title: Assistant Chief of Administration

Phone: 352-801-1248

Email: Rcasler@clermontfl.org

Chief Official

(please print)

Name: David Ezell

Title: Fire Chief

Phone: 352-394-7662

Email: dezell@clermontfl.org

Financial Contact:

(please print)

Name: Scott Keyes

Title: Grants and Special Projects Manager

Phone: 352-241-7324

Email: skeyes@clermontfl.org

Alternate Point-of- Contact

(please print)

Name: Kevin Hoey

Title: Assistant Chief of Operations

Phone: 352-801-1172

Email: Khoey@clermontfl.org

Recipient's Vendor ID (FEID/EIN): 596000290

Please provide the Remittance/Payment Address where a check should be mailed if the Recipient is not set up for EFTs from the State of Florida:

Entity Name: City of Clermont

Address 1: P.O. Box 120219

Address 2:

City, State, Zip: Clermont, FL, 34712

SIGNATURES

In witness whereof, the parties affirm they each have read and agree to the conditions set forth in this agreement, have read and understand the agreement in its entirety and have executed this agreement by their duly authorized officers on the date, month and year set out below.

Modifications to this page, including strikeouts, whiteout, etc. are not permitted.

**Florida Department of Law Enforcement
Bureau of Criminal Justice Grants**

Signature:  Date: 9/4/25

Printed Name and Title: Cody Menacof, Bureau Chief

**Recipient
The City of Clermont Fire Department**

The award is not valid until signed and dated by all required parties including either the Chief Official or Designee below. Any Designee signatures must be accompanied by documentation granting the authority to execute this agreement.

Signature:  Recipient Chief Official Date: 8/28/25

Printed Name and Title: David Ezell, Fire Chief

*** If using a designee, sign the Chief Official Designee section below***

Recipient Chief Official Designee

Signature: _____ Date: _____

Printed Name and Title: _____

Additional Recipient Signatures (optional)

If your local process requires additional signatures (i.e., legal, clerk, etc.) use the spaces below.

Signature: _____ Date: _____

Printed Name and Title: _____

Signature: _____ Date: _____

Printed Name and Title: _____

Appendix A – Drone Funding Request Form

Recipient: The City of Clermont Fire Department

County: Lake

1. Recipient Type (select all that apply):

☒ New Recipient (no funds received under this program)

Located in a fiscally constrained county

None of the above

2. How many drone pilots do you currently have on staff? 1

3. How many additional pilots are you seeking to train/certify? 10

4. How many compliant drones do you currently have in your fleet? 1

5. How many additional drones are you seeking with these funds? 1

Based on your request, you are seeking an award amount of \$ 25,000.00

(max reimbursement of \$25,000 per drone)

Provide any additional information we should consider when reviewing this request.

The Clermont Fire Department is actively developing an Unmanned Aircraft Systems (UAS) program designed to enhance operational effectiveness, responder safety, and overall public safety service delivery. The addition of a second compliant drone represents a critical step in expanding capacity and resilience of the program and equipment. This aircraft will be deployed for reconnaissance of Clermont's lakes and waterways, pre-incident planning, post-incident and natural disaster assessments, search and rescue operations, and to provide incident commanders with real-time situational awareness during hazardous materials incidents, wildland fires, and structural firefighting operations. Awarded funds will ensure program continuity, providing essential redundancy when a unit is out of service or during simultaneous incidents.

By signing below, I am submitting the request to receive funding in accordance with the revised Drone Replacement Program guidelines cited above.

Signature:

Date: 8/25/2025

Name/Title:

Mike Carter Assistant Chief of Administration

**** FDLE BUREAU OF CRIMINAL JUSTICE GRANTS ONLY ****

The Recipient may purchase 1 drones and receive reimbursement of up to \$25,000 each, not to exceed the award amount of: \$25,000

Authorized Official

TP

Date

9/4/25

Appendix B – FY2025-26 State Financial Assistance Standard Conditions

The following terms and conditions will be binding upon approval of the grant award and execution of the contract by both the Recipient and the Florida Department of Law Enforcement. The Recipient will maintain required registrations and certifications for eligibility under this program.

The Department and the Recipient agree that they do not contemplate the development, transfer or receipt of intellectual property as a part of this agreement.

SECTION I: PROJECT IMPLEMENTATION

Legal Authority: The Recipient certifies with respect to this agreement that it possesses the legal authority to receive the funds to be provided under this agreement and that, if applicable, its governing body has authorized, by resolution or otherwise, the execution and acceptance of this agreement with all covenants and assurances contained herein. The Recipient also certifies that the undersigned possesses the authority to legally execute and bind Recipient to the terms of this agreement.

Not Operational within 60 and 90 Days: If a project is not operational within 60 days of the original start date of the award period, the Recipient must report by letter to the Department the steps taken to initiate the project, the reasons for delay, and the expected start date. If a project is not operational within 90 days of the original start date of the award period, the Recipient must submit a second statement to the Department explaining the implementation delay. Upon receipt of the 90-day letter, the Department shall determine if the reason for delay is justified or shall, at its discretion, require additional project documentation and justifications throughout the award period. The Department will also require the Recipient provide a revised project timeline that includes all anticipated project activities, tasks, and estimated completion date(s).

SECTION II: PAYMENTS

Obligation to Pay: The State of Florida's obligation to pay under this agreement is contingent upon an appropriation by the Legislature.

Overpayments: Any funds paid in excess of the amount to which the Recipient is entitled under the terms and conditions of the agreement must be refunded to the Department. Any balance of unobligated cash that has been paid and has not been authorized to be retained for direct program costs in a subsequent period must be refunded to the Department.

Advance Funding (Drone Program Only): Advance funding may be provided to a Recipient upon completion and submission of the following to the assigned FDLE Grant Manager: (1) a completed "Compliant Drone Cash Advance Request" form, (2) a valid, executed Purchase Order, and (3) vendor quote(s) for the compliant drone. The request form must be signed by the Chief Official. Advanced funds must be spent on drone purchase within 30 days of receipt. In order to reconcile the Cash Advance, the Recipient must provide the invoice and proof of payment for the compliant drone to the assigned FDLE Grant Manager within 45 days of the receipt of the advanced funding. Should extenuating circumstances arise which prevent the expenditure of advance funds within 30 days of receipt, or the provision of required documentation to reconcile the funds, a written request to retain the funds must be provided by the Recipient and approved by the Department. Failure to provide documentation will result in a refund of any advanced funding.

SECTION III: PROJECT AND GRANT MANAGEMENT

Personnel Changes: The Recipient must notify the FDLE grant manager of any change in the Chief Officials or Project Director or any change in contact information, including mailing address, phone number, email, or title change.

Obligation of Grant Funds: Grant funds shall not under any circumstances be obligated prior to the effective date, or subsequent to the termination date, of the period of performance. Only project costs incurred on or after the effective date, and on or prior to the termination date of the Recipient's project are eligible for reimbursement. All payments must be completed within thirty (30) days of the end of the grant period of performance.

Financial Management: The Recipient must have a financial management system able to record and report on the receipt, obligation, and expenditure of grant funds. An adequate accounting system must be able to separately track receipts, expenditures, assets, and liabilities for awards, programs, and subrecipients. The Recipient shall maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices. Recipient must have written procedures for procurement transactions.

Travel: Cost for travel shall be reimbursed at the Recipient's travel rate, but the maximum reimbursement for each type of travel cost shall not exceed rates established in State of Florida Travel Guidelines, §112.061, F.S.

Subcontracts: Recipient agrees that all employees, subcontractors, or agents performing work under the agreement shall be properly trained individuals who meet or exceed any specified training qualifications. Recipient agrees to be responsible for all work performance and all expenses incurred in fulfilling the obligations of this agreement, and will not assign the responsibility for this agreement to another party. If the Recipient subcontracts any or all of the work required under this agreement, the Recipient must provide a completed DFS-A2-NS (Recipient-Subrecipient vs. Vendor Determination) form and a copy of the executed subcontract within thirty (30) days after execution of the subcontract. The Recipient agrees to include in the subcontract that (i) the subcontractor is bound by all applicable state and federal laws and regulations, and (ii) the subcontractor shall hold the Department and Recipient harmless against all claims of whatever nature arising out of the subcontractor's performance of work under this agreement, to the extent allowed and required by law.

Grant Adjustments: Recipients must submit a Request for Grant Adjustment to the FDLE grant manager for substantive changes such as: scope modifications, changes to project activities, target populations, service providers, implementation schedules, project director, designs or research plans set forth in the approved agreement, and for any budget changes affecting a cost category that was not included in the original budget. Recipients may transfer up to 10% of the total budget between current, approved budget categories without prior approval, as long as the funds are transferred to an existing line item. Adjustments are required when there will be a transfer of 10% or more of the total budget between budget categories. Under no circumstances can transfers of funds increase the total award. Requests for changes to the grant agreement must be signed by the Recipient or Implementing Agency's chief official or the chief official's designee. All requests for changes must be submitted no later than thirty (30) days prior to grant expiration date.

Property Management: The Recipient shall establish and administer a system to protect, preserve, use, maintain, and dispose of any property furnished to it by the Department or purchased pursuant to this agreement.

SECTION IV: MANDATORY DISCLOSURES

Conflict of Interest: The Recipient will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain. Recipients must disclose in writing any potential conflict of interest to the Department.

Violations of Criminal Law: The Recipient must disclose all violations of state or federal criminal law involving fraud, bribery or gratuity violations potentially affecting the grant award.

Convicted Vendors: The Recipient shall disclose to the Department if it, or any of its affiliates, as defined in §287.133(1)(a) F.S., is on the convicted vendor list. A person or affiliate placed on the convicted vendor list following a conviction for a public entity crime is prohibited from doing any activities listed in the agreement for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

Vendors on Scrutinized Companies Lists: If this agreement is in the amount of \$1 million or more, Recipient certifies upon executing this agreement, that it is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to §215.473, F.S., or engaged in business operations in Cuba or Syria. In the event that federal law ceases to authorize the states to adopt and enforce the contracting prohibition identified herein, this provision shall be null and void.

Discriminatory Vendors: The Recipient shall disclose to the Department if it or any of its affiliates, as defined by §287.134(1)(a), F.S. appears on the discriminatory vendors list. An entity or affiliate placed on the discriminatory vendor list pursuant to §287.134, F.S. may not a) submit a bid, proposal, or reply on a contract or agreement to provide any goods or services to a public entity; b) submit a bid, proposal, or reply on a contract or agreement with a public entity for the construction or repair of a public building or public work; c) submit bids, proposals, or replies on leases of real property to a public entity; d) be awarded or perform work as a contractor, subcontractor, Recipient, supplier, subrecipient, or consultant under a contract or agreement with any public entity; or e) transact business with any public entity.

Reporting Potential Fraud, Waste, Abuse, and Similar Misconduct: The Recipient must promptly refer to the Department of Law Enforcement, Bureau of Criminal Justice Grants any credible evidence that a principal, employee, agent, contractor, subcontractor, or other person has either 1) submitted a claim for grant funds that violates the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds.

Non-Disclosure Agreements: Restrictions and certifications regarding non-disclosure agreements and related matters Recipients or contracts/subcontracts under this award may not require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits, restricts or purports to prohibit or restrict, the reporting of waste, fraud or abuse in accordance with law, to an investigative or law enforcement representative of a state or federal department or agency authorized to receive such information. The Recipient certifies that if informed or notified of any subrecipient, or contractor/subcontractor has been requiring their employees to execute agreements or statements that prohibit the reporting of fraud, waste, or abuse that it will immediately cease all further obligations of award funds to the entity and will immediately notify the Department. The Recipient will not resume obligations until expressly authorized to do so from the Department.

SECTION V: COMPLIANCE WITH STATUTES, RULES, AND REGULATIONS

In performing its obligations under this agreement, the Recipient shall without exception be aware of and comply with all State and Federal laws, rules and regulations relating to its performance under this agreement as they may be enacted or amended from time-to-time, as well as any court or administrative order, judgment, settlement or compliance agreement involving the Department which by its nature affects the services provided under this agreement. The following are examples of rules and regulations that govern Recipient's performance under this agreement.

Lobbying Prohibited: The Recipient shall comply with the provisions of 11.062 and 216.347, F.S., which prohibit the expenditure of funds for the purpose of lobbying the Legislature, judicial branch, or a State agency. No funds or other resources received from the Department in connection with this agreement may

be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

State of Florida E.O. 20-44: Public-Private Partnerships: Any entity named in statute with which the agency must form a sole-source, public-private agreement; and any nongovernmental Recipient receiving 50% or more of their annual budget from any combination of state or federal funding must submit an annual report to the Bureau of Criminal Justice Grants. The report must include the most recent IRS Form 990, detailing the total compensation for the entities' executive leadership teams. Total compensation shall include salary, bonuses, cashed-in leave, cash equivalents, severance pay, retirement benefits, deferred compensation, real-property gifts, and any other payout. In addition, the Recipient must agree through appropriate contract or grant agreement amendment to inform the agency of any changes in total executive compensation between the annual reports. All compensation reports must indicate what percent of compensation comes directly from the State or Federal allocations to the Recipient.

Civil Rights: The Recipient agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.) and shall not discriminate against any employee (or applicant for employment) in the performance of this agreement because of race, color, religion, sex, national origin, disability, age, or marital status. These requirements shall apply to all contractors, subcontractors, subgrantees or others with whom it arranges to provide services or benefits to clients or employees in connection with its programs and activities.

E-Verify: The Department shall consider the employment by any contractor of unauthorized aliens a violation of section 274(e) of the Immigration and Nationalization Act. Such violation shall be cause for unilateral cancellation of this contract. Pursuant to F.S. 448.095, the Contracting Party and any subcontractors are required to register with and use the E-Verify system operated by the U.S. Department of Homeland Security beginning on January 1, 2021. The Contracting Party and any subcontractors are prohibited from entering into contracts with one another unless all parties register and use the E-Verify system. Subcontractors who enter into contracts with the Contracting Party are required to provide a certification that the subcontractor does not employ or use unauthorized aliens as defined in the statute, a copy of which the Contracting Party must maintain. The Contracting Party and any subcontractors are required to terminate a contract if a party has a good faith belief that another party is in violation of F.S. 448.09(1), prohibiting the employment of unauthorized aliens. If a public employer has a good faith belief that the subcontractor has violated these requirements, but that the Contracting Party has otherwise complied, the public employer must notify the Contracting Party to terminate its contract with the subcontractor. A party may challenge a contract termination in accordance with these requirements. A penalized Contractor is prohibited from obtaining another contract with a public employer for at least one year.

Background Check: Whenever a background screening for employment or a background security check is required by law for employment, unless otherwise provided by law, the provisions of Chapter 435 F.S., shall apply. All employees in positions designated by law as positions of trust or responsibility shall be required to undergo security background investigations as a condition of employment and continued employment. For the purposes of the subsection, security background investigations shall include, but not be limited to, employment history checks, fingerprinting for all purposes and checks in this subsection, statewide criminal and juvenile record checks through the Florida Department of Law Enforcement, and federal criminal record checks through the Federal Bureau of Investigation, and may include local criminal record checks through local law enforcement agencies.

Public Records: As required by 287.058(1)(c), F.S., the Recipient shall allow public access to all documents, papers, letters, or other public records as defined in 119.011(12), F.S. as prescribed by 119.07(1) F.S., made or received by the Recipient in conjunction with this agreement, except public records which are made confidential by law must be protected from disclosure. It is expressly understood that the Recipient's failure to comply with this provision shall constitute an immediate breach of contract, for which the Department may unilaterally terminate this agreement.

Independent Contractor, Subcontracting and Assignments: In performing its obligations under this agreement, the Recipient shall at all times be acting in the capacity of an independent contractor and not as an officer, employee, or agent of the State of Florida. Neither the Recipient nor any of its agents, employees, subcontractors or assignees shall represent to others that it is an agent of or has the authority to bind the Department by virtue of this agreement, unless specifically authorized in writing to do so.

Timely Payment of Subcontractors: To the extent that a subcontract provides for payment after Recipient's receipt of payment from the Department, the Recipient shall make payments to any subcontractor within 7 working days after receipt of full or partial payments from the Department in accordance with §287.0585, F.S., unless otherwise stated in the agreement between the Recipient and subcontractor. Failure to pay within seven (7) working days will result in a penalty that shall be charged against the Recipient and paid by the Recipient to the subcontractor in the amount of one-half of one percent (.005) of the amount due per day from the expiration of the period allowed for payment. Such penalty shall be in addition to actual payments owed and shall not exceed fifteen (15%) percent of the outstanding balance due.

Notice of Legal Actions: The Recipient shall notify the Department of potential or actual legal actions taken against the Recipient related to services provided through this agreement or that may impact the Recipient's ability to complete the deliverables outlined herein, or that may adversely impact the Department. The Department's Grant Manager will be notified within 10 days of Recipient becoming aware of such actions or potential actions or from the day of the legal filing, whichever comes first.

Property: In accordance with 287.05805, F.S., any State funds provided for the purchase of or improvements to real property are contingent upon the Recipient granting to the State a security interest in the property at least to the amount of the State funds provided for at least five (5) years from the date of purchase or the completion of the improvements or as further required by law.

SECTION VI: RECORDS, AUDITS, AND INFORMATION SECURITY

Records Retention: Retention of all financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this agreement shall be maintained by the Recipient during the term of this agreement and retained for a period of five (5) years after completion of the agreement or longer when required by law. In the event an audit is required under this agreement, records shall be retained for a minimum period of five years after the audit report is issued or until resolution of any audit findings or litigation based on the terms of this agreement, at no additional cost to the Department. Upon demand, at no additional cost to the Department, the Recipient will facilitate the duplication and transfer of any records or documents during the term of this agreement and the required five (5) year retention period. No record may be withheld, nor may the Recipient attempt to limit the scope of any of the foregoing inspections, reviews, copying, transfers or audits based on any claim that any record is exempt from public inspection or is confidential, proprietary or trade secret in nature; provided, however, that this provision does not limit any exemption to public inspection or copying to any such record. These records shall be made available at all reasonable times for inspection, review, copying, or audit by State, or other personnel duly authorized by the Department.

Records Inspection: Pursuant to Section 216.1366, F.S., in order to preserve the interest of the state in the prudent expenditure of state funds, the Department shall be authorized to inspect the (a) Financial records, papers, and documents of the Contractor that are directly related to the performance of the Contract or the expenditure of state funds, and (b) Programmatic records, papers, and documents of the Contractor which the Department determines are necessary to monitor the performance of the Contract or to ensure that the terms of the Contract are being met. The Contractor shall provide such records, papers, and documents requested by the Department within ten (10) business days after the request is made.

Monitoring: The Recipient agrees to comply with the Department's grant monitoring guidelines, protocols, and procedures; and to cooperate with the Department on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, site visits, and/or Florida Department of Financial Services contract reviews and Expanded Audits of Payment (EAP). The Recipient agrees to provide the Department all documentation necessary to complete monitoring of the award and verify expenditures in accordance with 215.971, F.S. Further, the Recipient agrees to abide by reasonable deadlines set by the Department for providing requested documents. Failure to cooperate with grant monitoring activities may result in sanctions affecting the Recipient's award, including, but not limited to: withholding and/or other restrictions on the Recipient's access to funds, and/or referral to the Office of the Inspector General for audit review.

Florida Single Audit Act (FSAA): The Recipient shall comply and cooperate immediately with any inspections, reviews, investigations, or audits deemed necessary by The Office of the Inspector General (§20.055, F.S.). In the event that the Recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year, the Recipient must have a single audit or project-specific audit in accordance with §215.97, F.S. and the applicable rules of the Department of Financial Services and the Auditor General. In determining the state financial assistance expended in its fiscal year, the Recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Law Enforcement, other state agencies, and other non-state entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a non-state entity for Federal program matching requirements. The schedule of expenditures should disclose the expenditures by contract/agreement number for each contract with the Department in effect during the audit period. All questioned costs and liabilities due the Department shall be fully disclosed in the audit report package with reference to the specific contract number. If the Recipient expends less than \$750,000 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of 215.97, F.S., is not required. In the event that the Recipient expends less than \$750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of 215.97, F.S., the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the Recipient's resources obtained from other than State entities). Pursuant to 215.97(8), F.S., state agencies may conduct or arrange for audits of state financial assistance that are in addition to audits conducted in accordance with §215.97, F.S. In such an event, the state awarding agency must arrange for funding the full cost of such additional audits. Any reports, management letters, or other information required to be submitted to the Department pursuant to this agreement shall be submitted within nine (9) months after the end of the Recipient's fiscal year or within 30 days of the Recipient's receipt of the audit report, whichever occurs first, unless otherwise required by Florida Statutes. Copies of financial reporting packages required by this agreement shall be submitted by or on behalf of the Recipient directly to each of the following:

The Department of Law Enforcement:
Florida Department of Law Enforcement
Bureau of Criminal Justice Grants
ATTN: State Financial Assistance
Post Office Box 1489 Tallahassee, Florida 32302-1489

The Auditor General's Office at:
Auditor General's Office, Room 401
Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

Criminal Justice Information Data Security: Acceptance of this award, constitutes understanding that transmission of Criminal Justice Information (CJI) between locations must be encrypted to conform to the Federal Bureau of Investigation (FBI) Criminal Justice Information Services (CJIS) Security Policy.

Recipient's Confidential and Exempt Information: By executing this agreement, the Recipient acknowledges that any information not marked as "confidential" or "exempt" will be posted by the Department on the public website maintained by the Department of Financial Services pursuant to 215.985, F.S. The Recipient agrees that, upon written request of the Department, it shall promptly provide to the Department a written statement of the basis for the exemption applicable to each provision identified by the Recipient as "confidential" or "exempt", including the statutory citation to an exemption created or afforded by statute, and state with particularity the reasons for the conclusion that the provision is exempt or confidential. Any claim by Recipient of trade secret (proprietary) confidentiality for any information contained in Recipient's documents (reports, deliverables or work papers, etc., in paper or electronic form) submitted to the Department in connection with this agreement cannot be waived, unless the claimed confidential information is submitted in accordance with the following two paragraphs.

The Recipient must clearly label any portion of the documents, data, or records submitted that it considers exempt from public inspection or disclosure pursuant to Florida's Public Records Law as trade secret. The labeling will include a justification citing specific statutes and facts that authorize exemption of the information from public disclosure. If different exemptions are claimed to be applicable to different portions of the protected information, the Recipient shall include information correlating the nature of the claims to the particular protected information.

The Department, when required to comply with a public records request including documents submitted by the Recipient, may require the Recipient to expeditiously submit redacted copies of documents marked as trade secret in accordance with this section. Accompanying the submission shall be an updated version of the justification, correlated specifically to redacted information, either confirming that the statutory and factual basis originally asserted remain unchanged or indicating any changes affecting the basis for the asserted exemption from public inspection or disclosure. The redacted copy must exclude or obliterate only those exact portions that are claimed to be trade secret. If the Recipient fails to promptly submit a redacted copy, the Department is authorized to produce the records sought without any redaction of proprietary or trade secret information.

SECTION VII: PENALTIES, TERMINATION, DISPUTE RESOLUTION, AND LIABILITY

Financial Penalties for Failure to Take Corrective Action: Corrective action plans may be required for noncompliance, nonperformance, or unacceptable performance under this agreement. Penalties may be imposed for failures to implement or to make acceptable progress on such corrective action plans.

Termination: The Department reserves the right to unilaterally cancel this agreement for refusal by the Recipient to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Recipient in conjunction with this agreement, unless the records are exempt pursuant to Article I, Section 24(a), of the Florida Constitution and §119.07(1), F.S. The Department shall be the final authority as to the appropriation, availability and adequacy of funds. In the event the Recipient fails to fully comply with the terms and conditions of this agreement, the Department may terminate the agreement upon written notice. Such notice may be issued without providing an opportunity for cure if it specifies the nature of the noncompliance and states that provision for cure would adversely affect the interests of the State or is not permitted by law or regulation. Otherwise, notice of termination will be issued after the Recipient's failure to fully cure such noncompliance within the time specified in a written notice of noncompliance issued by the Department specifying the nature of the noncompliance and the actions required to cure such noncompliance. In addition, the Department may employ the default provisions in Rule 60A-1.006(3), F.A.C., but is not required to do so in order to terminate the agreement. The Department's failure to demand performance of any provision of this agreement shall not be deemed a waiver of such performance. The Department's waiver of any one breach of any provision of this agreement shall not be deemed to be a waiver of any other breach and neither event shall be construed to be a modification of the terms and conditions of this agreement. The provisions herein do not limit the Department's right to remedies at law or in equity. The validity of this agreement is subject to the truth and accuracy of all the information, representations, and materials submitted or provided by the Recipient in this agreement, in any subsequent submission or response to Department request, or in any

submission or response to fulfill the requirements of this agreement, and such information, representations, and materials are incorporated by reference. The lack of accuracy thereof or any material changes shall, at the option of the Department and with thirty (30) days written notice to the Recipient, cause the termination of this agreement and the release of the Department from all its obligations to the Recipient. This agreement shall be construed under the laws of the State of Florida, and venue for any actions arising out of this agreement shall lie in Leon County. If any provision hereof is in conflict with any applicable statute or rule, or is otherwise unenforceable, then such provision shall be deemed null and void to the extent of such conflict, and shall be deemed severable, but shall not invalidate any other provision of this agreement. No waiver by the Department of any right or remedy granted hereunder or failure to insist on strict performance by the Recipient shall affect or extend or act as a waiver of any other right or remedy of the Department hereunder, or affect the subsequent exercise of the same right or remedy by the Department for any further or subsequent default by the Recipient. Any power of approval or disapproval granted to the Department under the terms of this agreement shall survive the terms and life of this agreement as a whole. The agreement may be executed in any number of counterparts, any one of which may be taken as an original. In the event of termination, the Recipient will be compensated for any work satisfactorily completed through the date of termination or an earlier date of suspension of work.

Disputes and Appeals: The Department shall make its decision in writing when responding to any disputes, disagreements, or questions of fact arising under this agreement and shall distribute its response to all concerned parties. The Recipient shall proceed diligently with the performance of this agreement according to the Department's decision. If the Recipient appeals the Department's decision, the appeal also shall be made in writing within twenty-one (21) calendar days to the Department's clerk (agency clerk). The Recipient's right to appeal the Department's decision is contained in Chapter 120, F.S., and in procedures set forth in Fla. Admin. Code R.28-106.104. Failure to appeal within this time frame constitutes a waiver of proceedings under Chapter 120, F.S. After receipt of a petition for alternative dispute resolution the Department and the Recipient shall attempt to amicably resolve the dispute through negotiations. Timely delivery of a petition for alternative dispute resolution and completion of the negotiation process shall be a condition precedent to any legal action by the Recipient concerning this agreement.

Liability: Unless the Recipient is a state agency or subdivision, the Recipient shall be solely responsible to parties with whom it shall deal in carrying out the terms of this agreement, and shall save the Department harmless against all claims of whatever nature by third parties arising out of the performance of work under this agreement. For purposes of this agreement, Recipient agrees that it is not an employee or agent of the Department, but is an independent contractor. Nothing herein shall be construed as consent by a state agency of the State of Florida to be sued by third parties in any matter arising out of any contract. Nothing shall be construed affect in any way the Recipient rights, privileges, and immunities under the doctrine of "sovereign immunity" and as set forth in 768.28, F.S.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Utility Service Agreement 14319 Johns Lake Road		
Requested Action		
Recommend approval of the utility agreement		
Staff Report		
The property owners, Kathy and Ronald Monk, have requested water utility service for a 4.8 +/- acre tract located at 14319 Johns Lake Road (AK 1678510). The property is in unincorporated Lake County. The property consists of a single-family residence and was supplied by well water. The well is in need of replacement, and the applicant is requesting service from the City instead of replacing the well. The application has been reviewed by the Public Services Department and the City is able to serve the property. An existing City water line is along Lost Lake Road within proximity to the property. Staff recommends approval of the utility agreement for water service for single-family residence use only.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ronald Kathy Monk SFR Water UA	Ronald Kathy Monk SFR Water UA.docx	
2. Monk Utility Agreement Application - Water only	Monk Utility Agreement Application - Water only.pdf	
3. AK 1678510 PRC	AK 1678510 PRC.pdf	

UTILITY SERVICE AGREEMENT - WATER

This document constitutes an agreement between the City of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and Kathy & Ronald Monk, and any successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is requesting service to a single family residential home which is located on 4.8+/- acres at 14319 Johns Lake Road, (Alt Key – 1678510) on real property (the “Property”) described on Exhibit ‘A’, attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the incorporated area of Lake County and the OWNER is requesting water service from the CITY; and

Whereas, as a condition of CITY providing said water service to the Property, OWNER is to extend water lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the site; and

Whereas, the CITY may, at the sole option of the CITY, elect to oversize the water lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if the CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide water service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until water is provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 The existing utilities shall stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.
- 1.9 The project shall provide access easements to the City of Clermont to access the water meter for the site. The City of Clermont will charge water fees based on the water meter readings.
- 1.10 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.11 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for an approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.
- 1.12 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water lines and appurtenances, both on site and off site, required to serve the Property.
- 1.13 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees. All fees are non-refundable.

Section 2. DEVELOPMENT STANDARDS

- 2.1 Any other water service development items to the site that have not been addressed must be completed in accordance with City of Clermont standards unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- 2.2 The use shall be limited to a single family residential structure up to 480 gallons per day.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, at its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance To Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A" and shall be accompanied, at OWNER's expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

The OWNER, agrees on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns that once the property is annexed into the City, in the event that the septic tank or septic field fails, the OWNER shall connect to City's sewer system when a sewer connection is available as determined by City.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

Kathy & Ronald Monk
14319 Johns Lake Road
Clermont, FL 34711

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. EFFECTIVE DATE AND TERM

This agreement shall take effect as of the latest date either party executes this agreement and shall expire on the fifth anniversary thereof unless extended by a subsequent agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the dates listed below. CITY through its City Manager, authorized to execute same by City Council action.

DATED this 28th day of October 2025.

CITY OF CLERMONT

ATTEST:

Tim Murry, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

OWNER:

Kathy Monk

Signature

Print Name

Ronald Monk

Signature

Print Name

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, as _____ of _____, who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this _____ day of _____, 20__.

Notary Public _____

SEAL:

Type/print name _____

EXHIBIT "A"
PROPERTY DESCRIPTION

Owner:

Kathy & Ronald Monk
14319 Johns Lake Road
Clermont, FL 34711

Description:

POSTAL COLONY 33-22-26, E 1/2 OF TRACT 38, PB 9 PG 65

Containing 4.8 acres more or less.

Lake County Alternate Key Number:

1678510



EXHIBIT "B"

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this **28th day of October, 2025**, between Kathy & Ronald Monk, property owner in the County of Lake, State of Florida Grantor*, and the CITY OF CLERMONT, FLORIDA, A Municipal Corporation, Grantee*:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law,

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit "A"

GRANTER, agrees on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns that once the property is annexed into the City, in the event that the septic tank or septic field fails, the GRANTER shall connect to City's sewer system when a sewer connection is available as determined by City.

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF,
GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.
PROPERTY OWNER(S): WITNESSES (Two required):

Kathy Monk

Witnesses

By: _____
Signature

1. _____
Signature

Type or print name

Type or print name

Ronald Monk

By: _____
Signature

2. _____
Signature

Type or print name

Type or print name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____,
20____, by _____, who is personally known to me
or who has produced _____ as identification and who did
not take an oath.

Notary Public _____

SEAL:

Type/print name _____

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Attorney,
City of Clermont, Florida 34712



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

For Utilities Outside of Municipal Boundaries & Determination of Capacity

Date <u>10/17/25</u>			
Applicant <u>Ronald and Kathy Monk</u>			
Contact Person: <u>Kathy Monk</u> <u>407-656-6216</u>			
Address <u>14319 Johns lake Road</u>	City <u>Clermont</u>	State <u>FL</u>	Zip <u>34711</u>
Telephone <u>407-656-6216</u>	Fax <u>NA</u>		
Email <u>Kizas@aol.com</u>			
OWNER INFORMATION			
Owner's Name <u>Ronald and Kathy Monk</u>			
Owner Address <u>14319 Johns LAKE Road</u>	City <u>Clermont</u>	State <u>FL</u>	Zip <u>34711</u>
Telephone <u>407-656-6216</u>	Fax <u>NA</u>		
Email <u>Kizas@aol.com</u>			
AGREEMENT INFORMATION			
Party Responsible for Agreement <u>Landowner</u>			
Address of the Subject Property <u>14319 Johns lake Rd</u>			
General Location of the Property (include Location Map)			
Area of the property: <u>4.8</u> acres			
Zoning:		County Future Land Use:	
Attach development orders, ordinances and staff reports by Lake County and the Florida Dept. of Economic Opportunity (DEO).			
Estimated Water Consumption (excluding irrigation): <u>400</u> gallons per day			
Estimated Sewer Consumption: <u>NA</u> gallons per day			
Estimated Re-Use (Gray Water) Water Consumption: <u>NA</u> gallons per day			
Attach a detailed description of project.			
Notes: <u>Single family Home (TRAILER)</u>			



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

Items required for submittal include one (1) copy of the following items:

- ☐ Signed original application and materials requiring for processing
- ☐ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept.
Phone: (352) 241-0178
- ☐ Proposed Site Plan (if applicable)
- ☐ Lake County Property Appraiser – Record Card
- ☒ Location Map
- ☐ Any applications currently on file with Lake County
- ☐ Any Lake County staff reports
- ☐ DEO or ECFRPC correspondence
- ☐ Any information needed for determination of utility services requested

Ronald B Monk
Applicant Name (print)

Ronald B Monk
Owner Name (print)

x Kathy J Monk
Applicant Name (signature)

x Kathy J Monk
Owner Name (signature)

Prior to submitting an application, a meeting with the City of Clermont is required

To schedule a meeting please contact:

Development Services Department
Phone: 352-394-4083

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

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

03/09/2020

PROPERTY RECORD CARD

General Information

Name:	MONK RONALD B & KATHY J	Alternate Key:	1678510
Mailing Address:	14319 JOHNS LK RD CLERMONT, FL 34711 Update Mailing Address	Parcel Number: ⓘ	24-23-25-0800- 038-00001
		Millage Group and City:	0003 Unincorporated
		2024 Total Certified Millage Rate:	13.0623
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	14319 JOHNS LAKE RD CLERMONT FL, 34711	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	POSTAL COLONY 33-22-26 E 1/2 OF TRACT 38 PB 9 PG 65 ORB 764 PG 578		

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.

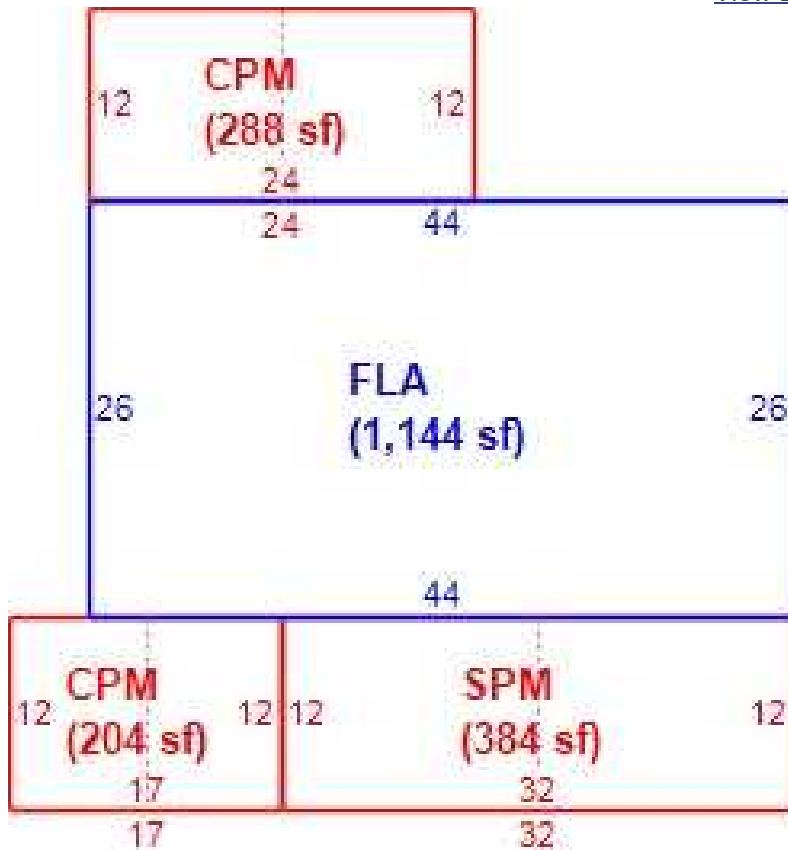
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	MANUFACTURED HOME (0230)	0	0		4.800	Acre		\$245,616.00	\$245,616.00
				Click here for Zoning Info ⓘ FEMA Flood Map					

Residential Building(s)

Building 1

Residential		Building Value: \$91,469.00	
Summary			
Year Built: 1984	Total Living Area: 1144 ⓘ	Central A/C: No	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CARPORT MFD (CPM)		1.00	492
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	1144

[View Larger / Print / Save](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU2)	720	SF	1984	\$1,800.00
2	CARPORT/POLE SHED UNFINISHED (UCP2)	216	SF	1984	\$454.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2394 / 1780	08/20/2003	Warranty Deed	Unqualified	Improved	\$0.00
764 / 578	12/01/1982	Warranty Deed	Qualified	Vacant	\$17,500.00

[Click here to search for mortgages, liens, and other legal documents.](#) [i](#)

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

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$339,339	\$80,830	\$30,108	5.0254	\$151.30
SCHOOL BOARD STATE	\$339,339	\$80,830	\$55,830	3.0870	\$172.35
SCHOOL BOARD LOCAL	\$339,339	\$80,830	\$55,830	2.9980	\$167.38
LAKE COUNTY WATER DISTRICT	\$339,339	\$80,830	\$30,108	0.2940	\$8.85
ST JOHNS RIVER FL WATER MGMT DIST	\$339,339	\$80,830	\$30,108	0.1793	\$5.40
LAKE COUNTY MSTU STORMWATER	\$339,339	\$80,830	\$30,108	0.4957	\$14.92
LAKE COUNTY MSTU AMBULANCE	\$339,339	\$80,830	\$30,108	0.4629	\$13.94
LAKE COUNTY VOTED DEBT SERVICE	\$339,339	\$80,830	\$30,108	0.0400	\$1.20
LAKE COUNTY MSTU FIRE	\$339,339	\$80,830	\$30,108	0.4800	\$14.45
				Total: 13.0623	Total: \$549.79

Exemptions Information

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

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

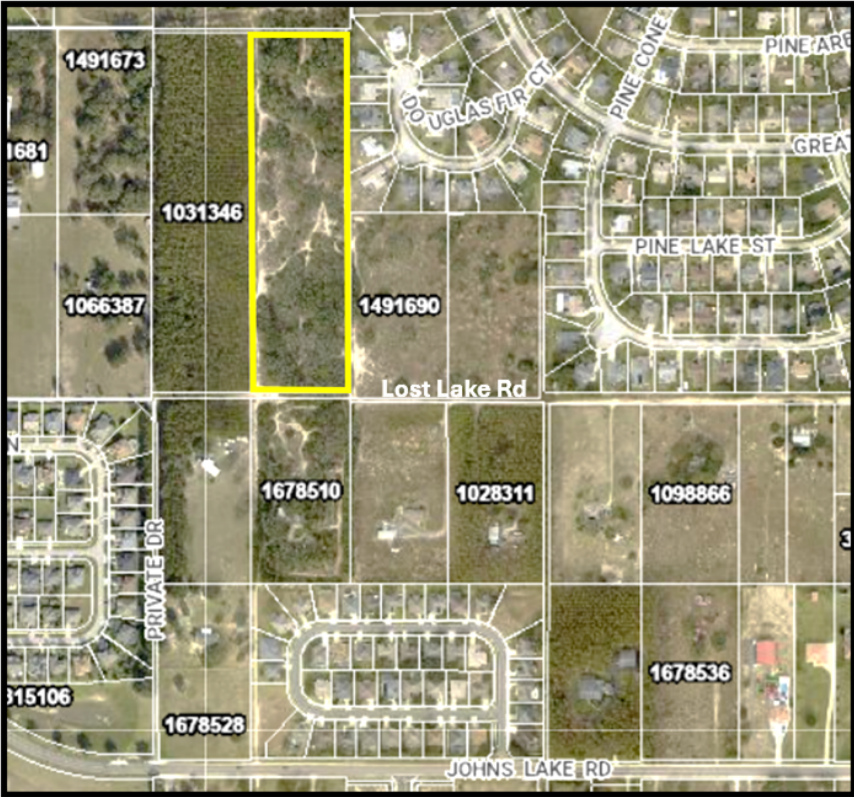
NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 28, 2025	
Agenda Item Name	
Utility Service Agreement 14355 Lost Lake Road	
Requested Action	
Recommend approval of the utility agreement	
Staff Report	
The property owner, Shaina Poitevin, has requested water utility service for a 9.5 +/- acre tract located at 14355 Johns Lake Road (AK 1067952). The property is in unincorporated Lake County. The property is currently vacant, and the owner wishes to construct a new single-family residence on the property and would prefer City water over installing a private well for potable water use. An existing City water line is located along Lost Lake Road adjacent to the property. The application has been reviewed by the Public Services Department and the City is able to serve the property. Staff recommends approval of the utility agreement for water service for single-family residence use only.	
	
Additional Analysis	
Fiscal Impact Summary	
None.	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	14355 Lost Lake - Poitevin SFR Water UA	14355 Lost Lake - Poitevin SFR Water UA.docx	
2.	14355 Lost Lake Utility Service App.	14355 Lost Lake Utility Service App..pdf	
3.	AK 1067952 PRC	AK 1067952 PRC.pdf	

UTILITY SERVICE AGREEMENT - WATER

This document constitutes an agreement between the City of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and Shaina Poitevin, and any successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is requesting service to a single family residential home which is located on 9.5+/- acres at 14355 Lost Lake Road, (Alt Key – 1067952) on real property (the “Property”) described on Exhibit ‘A’, attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the incorporated area of Lake County and the OWNER is requesting water service from the CITY; and

Whereas, as a condition of CITY providing said water service to the Property, OWNER is to extend water lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the site; and

Whereas, the CITY may, at the sole option of the CITY, elect to oversize the water lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if the CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide water service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until water is provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 The existing utilities shall stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.
- 1.9 The project shall provide access easements to the City of Clermont to access the water meter for the site. The City of Clermont will charge water fees based on the water meter readings.
- 1.10 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.11 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for an approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.
- 1.12 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water lines and appurtenances, both on site and off site, required to serve the Property.
- 1.13 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees. All fees are non-refundable.

Section 2. DEVELOPMENT STANDARDS

- 2.1 Any other water service development items to the site that have not been addressed must be completed in accordance with City of Clermont standards unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- 2.2 The use shall be limited to a single family residential structure up to 480 gallons per day.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, at its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance To Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A" and shall be accompanied, at OWNER's expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

The OWNER, agrees on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns that once the property is annexed into the City, in the event that the septic tank or septic field fails, the OWNER shall connect to City's sewer system when a sewer connection is available as determined by City.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

Shaina Poitevin
14355 Lost Lake Road
Clermont, FL 34711

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. EFFECTIVE DATE AND TERM

This agreement shall take effect as of the latest date either party executes this agreement and shall expire on the fifth anniversary thereof unless extended by a subsequent agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the dates listed below. CITY through its City Manager, authorized to execute same by City Council action.

DATED this 28th day of October 2025.

CITY OF CLERMONT

ATTEST:

Tim Murry, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

OWNER:

Shaina Poitevin

Signature

Print Name

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, as _____ of _____, who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this _____ day of _____, 20____.

Notary Public _____

SEAL:

Type/print name _____

EXHIBIT "A"
PROPERTY DESCRIPTION

Owner:

Shaina Poitevin
14355 Lost Lake Road
Clermont, FL 34711

Description:

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF TRACT 22 AND THE EAST 1/2 OF TRACT 27, IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Containing 9.5 acres more or less.

Lake County Alternate Key Number:

1067952



EXHIBIT "B"

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this **28th day of October, 2025**, between Shaina Poitevin, property owner in the County of Lake, State of Florida Grantor*, and the CITY OF CLERMONT, FLORIDA, A Municipal Corporation, Grantee*:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law,

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit "A"

GRANTER, agrees on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns that once the property is annexed into the City, in the event that the septic tank or septic field fails, the GRANTER shall connect to City's sewer system when a sewer connection is available as determined by City.

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF,
GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.
PROPERTY OWNER(S): WITNESSES (Two required):

Shaina Poitevin

Witnesses

By: _____
Signature

1. _____
Signature

Type or print name

Type or print name

2. _____
Signature

Type or print name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____,
20____, by _____, who is personally known to me
or who has produced _____ as identification and who did
not take an oath.

Notary Public _____

SEAL:

Type/print name _____

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Attorney,
City of Clermont, Florida 34712



CITY OF CLERMONT
UTILITY SERVICE AGREEMENT
APPLICATION

For Utilities Outside of Municipal Boundaries & Determination of Capacity

Date 10/17/2025			
Applicant Shaina Poitevin			
Contact Person: Shaina Poitevin			
Address 14355 Lost Lake Rd	City Clermont	State FL	Zip 34711
Telephone 352-771-6677	Fax		
Email SNP226@hotmail.com			

OWNER INFORMATION

Owner's Name Shaina Poitevin			
Owner Address 14355 Lost Lake Rd	City Clermont	State FL	Zip 34711
Telephone 352-771-6677	Fax		
Email SNP226@hotmail.com			

AGREEMENT INFORMATION

Party Responsible for Agreement Shaina Poitevin	
Address of the Subject Property Atkey-1067952	
General Location of the Property (include Location Map) Map location included	
Area of the property: 9.5 acres	County Future Land Use: Urban Low
Zoning: RA	
Attach development orders, ordinances and staff reports by Lake County and the Florida Dept. of Economic Opportunity (DEO).	

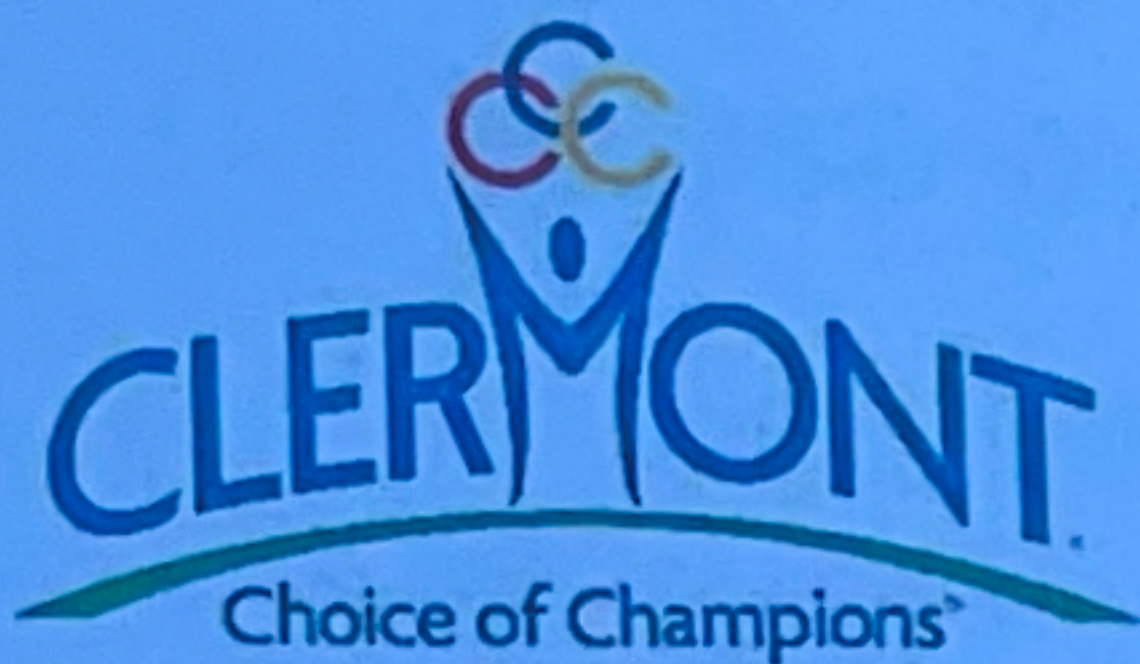
Estimated Water Consumption (excluding irrigation): 500 gallons per day

Estimated Sewer Consumption: _____ gallons per day

Estimated Re-Use (Gray Water) Water Consumption: _____ gallons per day

Attach a detailed description of project.

Notes:



CITY OF CLERMONT
UTILITY SERVICE AGREEMENT
APPLICATION

Items required for submittal include one (1) copy of the following items:

- ☒ Signed original application and materials requiring for processing
- ☐ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept.
Phone: (352) 241-0178
- ☐ Proposed Site Plan (if applicable)
- ☐ Lake County Property Appraiser – Record Card
- ☒ Location Map
- ☐ Any applications currently on file with Lake County
- ☐ Any Lake County staff reports
- ☐ DEO or ECFRPC correspondence
- ☐ Any information needed for determination of utility services requested

Shaina Poitevin
Applicant Name (print)

Shaina Poitevin
Owner Name (print)

x Shaina Poitevin
Applicant Name (signature)

x Shaina Poitevin
Owner Name (signature)

Prior to submitting an application, a meeting with the City of Clermont is required

To schedule a meeting please contact:

Development Services Department
Phone: 352-394-4083

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

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

03/09/2020

PROPERTY RECORD CARD

General Information

Name:	POITEVIN SHAINA	Alternate Key:	1067952
Mailing Address:	3800 S OCEAN DR STE 228 HOLLYWOOD, FL 33019 Update Mailing Address	Parcel Number: ⓘ	33-22-26-0002- 000-00600
		Millage Group and City:	0003 Unincorporated
		2024 Total Certified Millage Rate:	13.0623
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	LOST LAKE RD CLERMONT FL, 34711	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 6528 PG 827		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		9.500	Acre		\$484,500.00	\$484,500.00
Click here for Zoning Info ⓘ					FEMA Flood Map				

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6528 / 827	05/12/2025	Warranty Deed	Qualified	Vacant	\$200,000.00
2751 / 268	01/28/2005	Warranty Deed	Unqualified	Vacant	\$550,000.00
659 / 395	01/01/1978	Misc Deed/Document	Qualified	Vacant	\$18,000.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$484,500	\$345,180	\$345,180	5.0254	\$1,734.67
SCHOOL BOARD STATE	\$484,500	\$484,500	\$484,500	3.0870	\$1,495.65
SCHOOL BOARD LOCAL	\$484,500	\$484,500	\$484,500	2.9980	\$1,452.53
LAKE COUNTY WATER DISTRICT	\$484,500	\$345,180	\$345,180	0.2940	\$101.48
ST JOHNS RIVER FL WATER MGMT DIST	\$484,500	\$345,180	\$345,180	0.1793	\$61.89
LAKE COUNTY MSTU STORMWATER	\$484,500	\$345,180	\$345,180	0.4957	\$171.11
LAKE COUNTY MSTU AMBULANCE	\$484,500	\$345,180	\$345,180	0.4629	\$159.78
LAKE COUNTY VOTED DEBT SERVICE	\$484,500	\$345,180	\$345,180	0.0400	\$13.81
LAKE COUNTY MSTU FIRE	\$484,500	\$345,180	\$345,180	0.4800	\$165.69
				Total: 13.0623	Total: \$5,356.61

Exemptions Information

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

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Meet Us in the Middle		
Requested Action		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. MEET US IN THE MIDDLE	MEET US IN THE MIDDLE .pdf	



VETERAN'S & FIRST RESPONDER'S MEMORIAL UPDATE

MEET US IN THE MIDDLE

OCTOBER 21, 2025



MEET US IN THE MIDDLE - VETERAN'S MEMORIAL UPDATE

PRESENTED BY POWELL STUDIO ARCHITECTURE



- The design for Meet Us In The Middle was planned to integrate along the axis of the existing Art Walk between Minneola Avenue and Montrose Street, extending the view from downtown to the waterfront.
- The Gazebo is the terminus, creating a focal point at the destination
- With the potential acquisition of the DeHoyos property, a true opportunity exists to accentuate this alignment with an Art Walk extension between Minneola Avenue and Osceola Street.

MEET US IN THE MIDDLE – ALIGNMENT WITH DOWNTOWN & ART WALK



MEET US IN THE MIDDLE - VETERAN'S & FIRST RESPONDER'S MEMORIAL



MEET US IN THE MIDDLE – WATERFRONT AERIAL



MEET US IN THE MIDDLE – ENTRY GATEWAY FROM 8TH STREET



MEET US IN THE MIDDLE – PLAZA WITH PUBLIC ART INSTALLATION



MEET US IN THE MIDDLE – PUBLIC RESTROOM FACILITY



MEET US IN THE MIDDLE – WATERFRONT PROMENADE ENTRANCE



MEET US IN THE MIDDLE – FIXED AND FLOATING DOCK SYSTEMS



MEET US IN THE MIDDLE – PWC & FLOATING DOCK SYSTEMS



MEET US IN THE MIDDLE – CENTRAL GREEN SPACE & WATER FEATURE



MEET US IN THE MIDDLE – CENTRAL GREEN SPACE & WATER FEATURE



MEET US IN THE MIDDLE – LIVEWELL TIERED OUTDOOR SEATING



MEET US IN THE MIDDLE – VETERAN’S MEMORIAL / TIERED SEATING AREA



MEET US IN THE MIDDLE – LIVEWELL TIERED OUTDOOR SEATING



MEET US IN THE MIDDLE – VETERAN’S MEMORIAL



MEET US IN THE MIDDLE – VETERAN’S MEMORIAL



MEET US IN THE MIDDLE – VETERAN’S MEMORIAL / TIERED SEATING AREA



MEET US IN THE MIDDLE – FIRST RESPONDER’S MEMORIAL



MEET US IN THE MIDDLE – FIRST RESPONDER’S MEMORIAL



MEET US IN THE MIDDLE – FIRST RESPONDER’S MEMORIAL



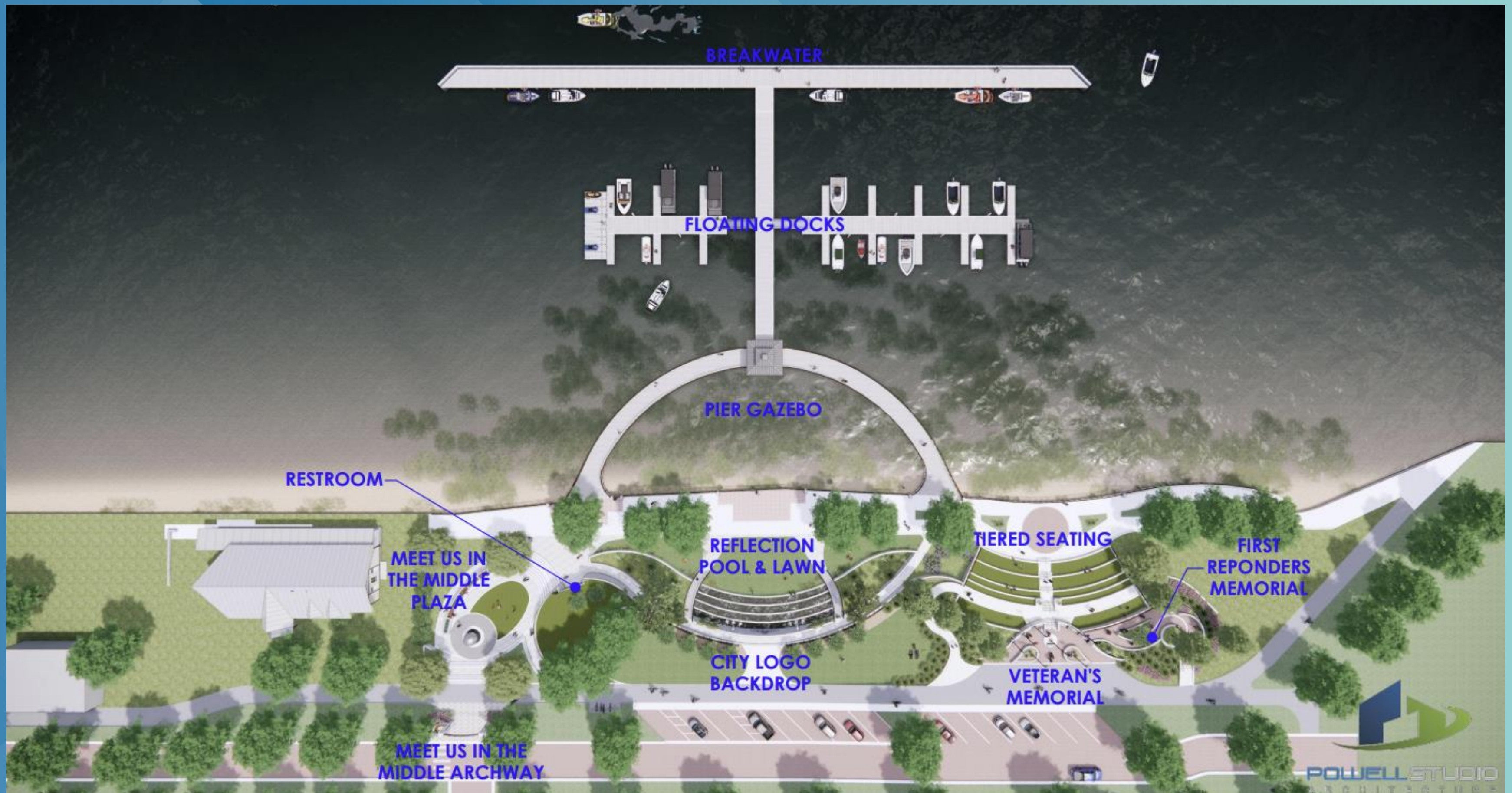
MEET US IN THE MIDDLE – VETERAN’S MEMORIAL



- FIXED / FLOATING DOCK SYSTEMS, PILES, DECKING, GAZEBO, & BREAKWATER \$3,500,000
- SITE UTILITIES, STORMWATER, CLEARING & GRADING \$2,800,000
- HARDSCAPE – PAVING \$1,450,000
- HARDSCAPE – STRUCTURES & SITE FURNISHINGS \$3,450,000
- LANDSCAPE – PLANTING & IRRIGATION \$460,000
- RESTROOM BUILDING \$325,000
- SITE / LANDSCAPE LIGHTING \$450,000

ESTIMATED CONSTRUCTION BUDGET \$ 12,435,000

MEET US IN THE MIDDLE – PRELIMINARY COST ESTIMATE



MEET US IN THE MIDDLE - VETERAN'S MEMORIAL UPDATE

PRESENTED BY POWELL STUDIO ARCHITECTURE



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Sole Source Purchase Approval and Budget Amendment <i>Rowing Dock</i>		
Requested Action		
Requesting approval of single/sole source purchase from AccuDock for the acquisition of new floating dock systems at the Rowing Dock including a budget amendment of \$310,000.		
Staff Report		
The Procurement Services Department, in coordination with Public Services Department, recommends approval of the proposed action. To determine whether the specified commodity is available from multiple sources, the Procurement Services Department issued Request for Information (RFI) No. 26-013. This process ensures that the specifications are non-restrictive and can be met by more than one company. According to the City of Clermont Procurement Policy, a purchase may be made without competition if there is only one available source for the required product or service. A single/sole source purchase is justified when only one product or service can reasonably meet the City's needs, and only one company can provide it. This is the replacement of the floating dock system for the Rowing Boathouse, which was destroyed during Hurricane Milton. Funds are eligible for reimbursement from insurance and FEMA. The RFI was posted on the City's website for seven (7) business days. No responses were received, confirming that no other vendors expressed interest. Based on these findings, staff recommends that the City Council approve the single/sole source purchase. A budget amendment of \$310,000 to the General Fund is requested for this item. The project as a whole was not included in the adopted FY 2025–2026 Budget. If accepted, the formal budget amendment will be presented to City Council at the conclusion of the first quarter of the fiscal year. The work will include the fabrication and installation of the replacement floating dock system, as well as professional services such as engineering, permitting, and inspection. Of the total estimated cost, approximately \$35,000 is allocated for professional services and \$275,000 for dock installation and related improvements.		
Additional Analysis		
Fiscal Impact Summary		
The current year's approved budget does not have a budget allocated for the replacement of the floating dock system. A budget amendment to the General Fund in the amount of \$310,000 is recommended. Department Account Code: 10542-66300-99012 and 10542-66900-99012		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Sole Source Scope Specs Clermont FL	Sole Source Scope Specs Clermont FL.pdf	
2. AccuDock~ Clermont Rowing Dock Estimate	AccuDock~ Clermont Rowing Dock Estimate.pdf	
3. RFI 26-013	RFI 26-013.pdf	



Floating Dock Scope/Specifications for Clermont Parks & Recreation

Rowing Dock:

To Whom It May Concern: This letter is to confirm that the AccuDock Rowing Docks are a sole source product, manufactured, sold and distributed exclusively by AccuDock- 1790 SW 13th CT Pompano Beach FL 33069. No other company makes a similar product that can be modified to fit the existing floating docks installed for this project.

AccuDock Low Profile Rowing Dock Scope:

- (2) 12' x 70' Rowing Docks
- Wolf PVC Decking
- External Piling Hoop Brackets
- Internal Piling Hoop Brackets
- (2) 8' x 40' Aluminum Ramps

Rowing Dock Specifications:

AccuDock Low Profile Rowing Dock sections will be fabricated with marine grade aluminum frame surrounding the entire perimeter which will be 3" x 4" x .125" and 2" x 4" x .125" rectangular tubing made of 6061-T6 series aluminum. Once installed, AccuDock Low Profile Rowing Docks will be no greater than 5.5" off of the water.

Each AccuDock float section shall be composed of hand welded High-Density Polyethylene (HDPE) sheet plastic, white in color, using non-rotationally molded floats. AccuDock sections are manufactured using individual sheets for sides, ends, bottoms, and tops. With a 100% guaranteed universal wall thickness of .150 inches (min.), and completely encapsulated expanded polystyrene (EPS) foam.

Completely encapsulated EPS shall be 100% virgin material and be of a closed cell nature allowing no more than 3% water penetration. This specification will ensure all AccuDock sections will never sink. Floatation shall not be accomplished by use of air pockets in any form. All EPS foam blocks used in the manufacturing process will be pre-cut and hand trimmed to exact size, then hand loaded into each float section to ensure 100% foam filled, air-tight encapsulation.

The walking surface utilizes Wolf PVC deck boards measuring 1-inch-thick x 5.5 inches wide with a solid cross section and an embossed simulated wood grain non-skid pattern surface on both sides of each individual deck board. Wolf PVC deck boards are ICC code approved - CCRR - 0141, and are rated for a uniform live load of 100 lbs./ft² where structural performance has been demonstrated for a temperature range from -20°F to 125°F. Deck boards are coated with an ASA cap stock resin which helps retain its original color under prolonged exposure to sun and weather. Side Skirt boards on decked rowing docks



are designed to match freeboard height. Skirting will drop down to water level height which will prevent any damage to the rowing shells.

Aluminum Ramp Transition Plate Specs:

- (2) 8' x 40' Aluminum Ramps with Transition Plates.

Ramp

AccuDock aluminum ramps are built with 6005-T5 marine grade aluminum to customer's desired length and width. All AccuDock ramps are built to withstand a 50 pounds per square foot live load rating. Typically, gangway and ramp construction will be as follows:

Core Fabrication - will be done with either 2" x .125" aluminum square ribbed tubing or 3" x .125" aluminum square ribbed tubing depending on the overall dimensions of the gangway or ramp. Gangway sides are built as a truss, where the center stanchions are typically 5' center to center (or as close to 5' as possible depending on the length of the gangway), and they are built into the structure of the design and take a pre-stressed arch shape for additional strength. Underneath support trusses are included as needed, where the stanchions are composed of the same aluminum square tube as the core structure and the stringer is either 2" x 2" x .25" architectural angle or 3" x 3" x .375" architectural angle depending on the size of the gangway or ramp. Additional 45o square tube gussets are built in on select gangway and ramp ends where extra structural stability is needed.

Standard Decking - will be 1" x 12" 6005-T5 aluminum ribbed and knurled non-skid aggressive surface, with decking supports at no more than 24" on centers. On each end of the deck boards, the boards will be supported by a 1" x 1" x .125" architectural angle which spans the distance of the gangway or ramp. All decking members will be welded to these pieces of angle, and thus will be welded to the structure of the gangway. No deck screws will be used to attach standard aluminum decking. On gangways, the distance from the standing surface of the decking to the top of the side truss will be no less than 42".

Landside Hinge Attachment – A piano hinge design made up of various lengths of dock connector welded to the face of a piece of flat bar and with a 1-1/4" SCH 80 aluminum pipe hinge pin with a PVC pipe bushing. Hinges to have no more than 1/8" gap between knuckles (dock connector) horizontally, and to have smooth transition as to not create a trip hazard. Landside of hinge material TBD based upon each specific requirement (Typically 6" x .375" flat bar or 8" x .375" flat bar). The gangway or ramp side of the hinge material is typically 3" x .5" flat bar or 4" x .5" flat bar depending on the size of the gangway or ramp.

1-B4. Dockside Roller Attachment – These roller assemblies are attached to the underside of the gangway or ramp and land on the floating dock to allow the dock to rise and fall with fluctuating water levels. The roller assembly is composed of two tabs that are composed of 2" x .375" flat bar that are welded to the underside of the gangway or ramp. Also, there is a 5/8" stainless steel round rod that is used as the axel going through the roller and the flat bar tabs. The roller is a 12" long by 2-3/8" diameter polyurethane round tube manufactured by Stoltz. The number of roller assemblies attached to the gangway or ramp depends on its width.



Transition Plate assemblies are composed of two parts: a mounting plate, and the transition plate. The mounting plate is welded to the end of the AccuDock ADA Gangway and is composed of 4" x .5" flat bar and it has a 1" x 1" x .25" architectural angle that is welded to the face to create a lip for the transition plate to rest. The transition plate is composed of a sheet of 1/4" diamond plate with a piece of 1" x 1" x .25" architectural angle that is welded to the bottom of the diamond plate, therefore the angle can sit inside the angle of the mounting plate.

All materials used in the AccuDock fabrication process is 100% sourced in the United States.

A.J. Barcz | Sales

[AccuDock](https://www.AccuDock.com)

1790 SW 13th Court, Pompano Beach, FL 33069

Mobile: 954-232-6430

Office: 954-785-7557

www.AccuDock.com



AccuDock
 1790 SW 13th Court
 Pompano Beach, FL 33069
 +19547857557
 info@accudock.com



Estimate

ADDRESS

Clermont Parks & Recreation
 Joe McMahon
 12824 Hancock Road.
 Clermont, FL 34711
 Tel 352-394-7177 Ext. 4409

SHIP TO

400 12th street
 Clermont, FL 34711
 3522672398

ESTIMATE # 22612

DATE 08/21/2025

SHIP VIA

2 Flat Bed

SALES REP

AJ

DESCRIPTION

2) Rowing Dock & Ramp

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Misc	2	799.00	1,598.00T
	8' Landside Hinge Plate			
	GAN-RAMP	2	20,000.00	40,000.00T
	8' x 40' Aluminum Ramp			
	GAN-RA	2	299.00	598.00T
	Gangway Roller Assembly			
	GAN-RP	2	299.00	598.00T
	Roller Pad w/ Hardware - Size - 8' With Transition Plate			
	GAN-TP8	2	899.00	1,798.00T
	Transition Plate 8' Width			
	GAN-AFL	2	550.00	1,100.00T
	Additional floatation needed for Ramp support			
	HD-ROW	2	48,725.00	97,450.00T
	Full Frame Rowing Dock Section 12' x 70' - made of 2x4 and 2x3 rectangular tube. Standard white AccuDock low profile float sections to be included. Wolf PVC Decking Included - Color TBD			
	Misc	8	1,198.00	9,584.00T
	12' Float-to-Float Hinge			
	ATT-PHD	8	369.00	2,952.00T
	HD Piling Hoop design with 4 rollers			
	ATT-IPA	4	759.00	3,036.00T
	Interior Piling Hoop Bracket			

-Thank you for the opportunity to earn your business. Stated pricing is valid for 30 days.
 -ALL SALES ARE FINAL.
 -Credit Card payments are subject to 3% processing fee added to total at time of transaction

SUBTOTAL	158,714.00
TAX (0%)	0.00
SHIPPING	2,390.00

-Please Note: AccuDock is the manufacturer of floating docks and aluminum gangways/accessories. All delivery and/or installations will be provided by third party companies at an additional expense.

-All Items quoted are standard AccuDock manufacture design & build. Any request for specific or custom alterations may incur an upcharge.

-Project specific drawings are available upon request. Additional fees may apply.

TOTAL

\$161,104.00

Accepted By

Accepted Date



REQUEST FOR INFORMATION

RFI 26-013

JUSTIFICATION OF SOLE SOURCE ACQUISITION FROM ACCUDOCK

City of Clermont
685 W. Montrose Street
Clermont, FL 34711

RELEASE DATE: September 29, 2025

DEADLINE FOR QUESTIONS: October 7, 2025

RESPONSE DEADLINE: October 7, 2025, 3:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://procurement.opengov.com/portal/clermontfl>

City of Clermont
REQUEST FOR INFORMATION
Justification of Sole Source Acquisition from AccuDock

- I. Introduction
- II. Response Procedures.....
- III. Sole/Single Source.....

Attachments:

B - Vendor Information

E - OpenGov Vendor Registration

1. Introduction

Thank you for your interest in doing business with the City of Clermont. If you are interested in preparing a response to this Request For Information, please read the solicitation package in its entirety prior to submitting a response.

Hardcopy responses may be delivered to the City of Clermont Procurement Services Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

All respondents must be registered with the Florida Department of State and licensed to do business in the State of Florida.

1.1. Summary

Justification of Sole Source Acquisition from AccuDock

1.2. Contact Information

Ramsey Jimenez

Procurement Manager

685 W Montrose St

Clermont, FL 34711

Email: rjimenez@clermontfl.org

Phone: [\(352\) 241-7353](tel:(352)241-7353)

Department:

Public Services - Public Works

1.3. Timeline

Solicitation Release Date	September 29, 2025
Question Deadline	October 7, 2025, 12:00pm
Response Deadline	October 7, 2025, 3:00pm

2. Response Procedures

2.1. Electronic Bidding System

The City of Clermont uses OpenGov ("Software Administrator"), an e-Procurement system ("Portal") that provides bid notification services to interested vendors. The Portal allows for vendors to register online and receive notification of new solicitations, addenda, and awards. There is no charge to vendors/contractors to register and participate in the solicitation, nor will any fees be charged to the awarded vendor. Vendors with internet access should review the registration options at the following website: <https://procurement.opengov.com/portal/clermontfl>.

The City of Clermont uses the NIGP Commodity Codes to notify vendors of whenever projects are issued that include category codes that match the codes added to the vendor profile.

2.2. Justification of Single/Sole Source Acquisition

This Request for Information (RFI) is intended to verify whether the specifications for the commodity specified are non-restrictive and capable of being met by more than one company. **This is not an invitation to submit a bid or quote.** This notice will be posted for seven (7) business days.

The City of Clermont Purchasing Policy provides that a purchase may be made without competition when there is only one source for the required product or service. Therefore a single/sole source purchase is justified if there is only one product or service that can reasonably meet the City's needs and there is only one company that can provide such a product or service.

Single/Sole Source Information

- A. Company Name: AccuDock
- B. Product or Service Provided: Floating dock system
- C. Estimated Annual Expenditure: \$175,000
- D. Single/Sole Source Justification: No competitive product exists or is available from another vendor. Repair and maintenance for specific brand of existing equipment is available from only original equipment manufacturer or designed service dealer.

Action to be Taken

No action is required if you agree the proposed purchase is a valid single/sole source. If you disagree that the justification for single/sole source purchase is valid, please upload information regarding the company's ability to provide the product or service described. **Do not provide pricing.**

All responses will be evaluated by the Procurement Services Department and the Department requesting the product or service, which will be the sole determining power in establishing the approval of the commodity offered by the respondent.

3. Sole/Single Source

3.1. 1. Upload information regarding your company's ability to provide the product or service described.*

*Response required

**AGENDA ITEM**

Meeting Date							
Tuesday, October 28, 2025							
Agenda Item Name							
Ordinance No. 2025-031 <i>Final</i> <i>Olympus PUD</i>							
Requested Action							
At the discretion of City Council approval.							
Staff Report							
The applicant, Mike Carroll, is requesting City Council approval for an overall master signage plan, as part of the existing Olympus PUD ordinance. The original PUD was approved by City Council on May 14, 2019. The current PUD, Ordinance 2021-027, included a condition, Section 9, Item 1 that required specific approval for the master signage plan once it has been developed. A comprehensive master signage plan has been prepared by Creative Sign Designs and has been submitted for Council consideration.							
<u>SECTION 9: SIGNS</u> 1. Developer shall prepare an overall master signage plan for City approval. Such application and approval shall supersede Chapter 102 where applicable. The project shall be subject to the City Code until the Developer receives approval from the City Council for an overall master signage plan.							
The submitted document is quite extensive, encompassing 87 pages of signage applications within the Olympus development. In reviewing the document, sign specification tables are included that indicate sign type, sign classification, sign location, max height, and much more. It has been noted that all signs must comply with dark sky lighting rules. The Olympus project is a master planned community that has a unique vision with adopted architectural standards in place. Currently, there is an Architectural Review Board (ARB) that reviews projects and plans prior to City submittal and provides a sign-off as part of permitting. Due to the complexity of the proposed signage package, with City Council approval, staff would request a signed letter or stamp of approval from the Olympus Architectural Review Board (ARB) as part of the sign permit process. This would allow staff the ability to cross-reference the sign type within the master signage plan while going through the permitting process. If a signing permit does not include the ARB signoff, then the signing permit will halt until one has been approved.							
ARB COORDINATION <table><tr><td>☐ Site Plan</td><td>☐ Landscape</td></tr><tr><td>☐ Site Coverage</td><td>☐ Architecture</td></tr><tr><td>☐ Drainage</td><td>☐ Other _____</td></tr></table>		☐ Site Plan	☐ Landscape	☐ Site Coverage	☐ Architecture	☐ Drainage	☐ Other _____
☐ Site Plan	☐ Landscape						
☐ Site Coverage	☐ Architecture						
☐ Drainage	☐ Other _____						
Staff does not oppose the master signage plan. If City Council decides to approve, staff would request the ARB signoff as a tool to ensure compliance with the master signage plan during the permitting process. To document the approved master signage plan, it was determined that the PUD ordinance would have to be amended to include language the master signage plan was approved by City Council and where to find the recorded document. <i>The Planning and Zoning Commission recommended approval, 4-1.</i> This change is found under Section 9, Item 1 in Ordinance 2025-031.							

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-031 - Olympus Sign Plan (09.24.2025)	Ord 2025-031 - Olympus Sign Plan (09.24.2025).pdf
2.	OLYMPUS SIGNAGE PLAN - (6.20.25)	OLYMPUS SIGNAGE PLAN - (6.20.25).pdf
3.	2025-031 Olympus Signage Amendment - Legal Ad CC	2025-031 Olympus Signage Amendment - Legal Ad CC.docx



CITY OF CLERMONT
ORDINANCE NO. 2025-031

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

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

SECTION 1.

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

LEGAL DESCRIPTION

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48”W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-



CITY OF CLERMONT
ORDINANCE NO. 2025-031

TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE;

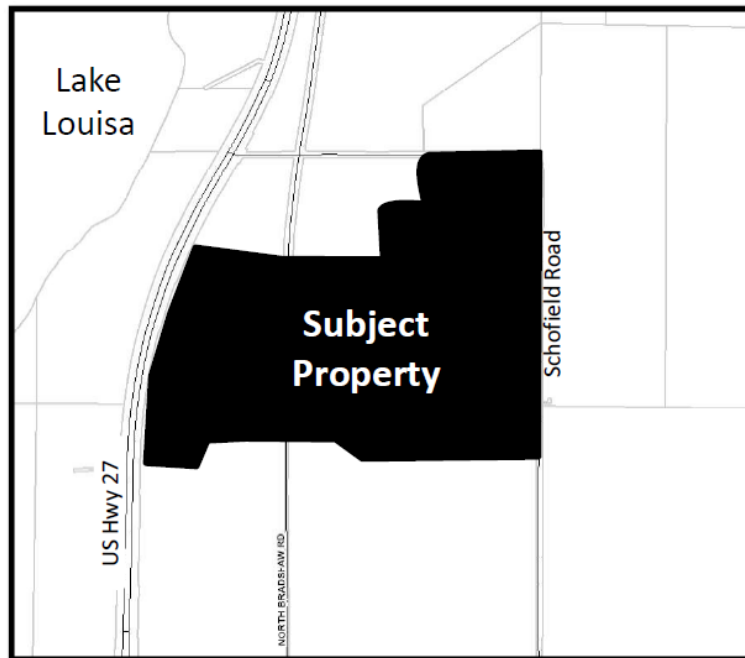
CITY OF CLERMONT
ORDINANCE NO. 2025-031

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

LOCATION

1.5 miles south of the Lake Louisa Road and US Highway 27 intersection East of US Highway 27 and West of Schofield Road



REQUESTED ACTION:

Amend Olympus Planned Unit Development (PUD) Ordinance No. 2021-027 to adopt master signage plan referenced under Section 9: Signs, item 1 within the Ordinance



CITY OF CLERMONT
ORDINANCE NO. 2025-031

SECTION 2.

The exhibits below are contained in this Planned Unit Development Ordinance and shall be referenced throughout the document and the life of the Planned Unit Development.

- Exhibit 1: Olympus Planned Unit Development Revised Regulating Plan – dated 08/27/2021
- Exhibit 2: Olympus Planned Unit Development Revised Site Plan – 08/26/2021
- Exhibit 3: Olympus Planned Unit Development Standards – 09/01/2021
- Exhibit 4: Olympus Equivalency-Trip Conversion Matrix – 01/10/2019
- Exhibit 5: Olympus Grading Plan – 11/26/2018
- Exhibit 6: Olympus Flag and Banner Locations – 05/19/2019
- Exhibit 7: Olympus Right-of-Way Cross Sections – E4/E4A 07/07/2021
- Exhibit 8: Olympus Trail Network – 06/07/2021
- Exhibit 9: Olympus Transportation Impact Study/Proportionate Share – 11/19/2018

SECTION 3: GENERAL CONDITIONS

The Planned Unit Development approved herein shall allow for residential, commercial, office, sports & performance venues, open space and civic uses on the Property 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 Olympus Sports and Entertainment (OSE) Planned Unit Development Site Plan, prepared by GGI-Tapestry LLC, and incorporated herein and made a part hereof as Exhibit 2 – dated 08/26/2021. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. For purposes herein, the term “Developer” shall include the applicant at the time that this Ordinance is approved and any successor party in interest, including but not limited to a Community Development District created as provided by law and governing the entire project and any transferee, successor or assignee of any of the Property that is the subject of this Ordinance.



CITY OF CLERMONT
ORDINANCE NO. 2025-031

5. Fiber optic conduit and pull boxes will be required to be installed by the developer to extend service to City owned and operated facilities only. Such facilities are described as but not limited to New Fire Station, lift station(s), or any other facility the City deems necessary to connect to fiber. The City will reimburse, thru impact fee credits, for 100% of all documented costs associated with this work. Eligible costs would include design, permitting, construction and materials.
6. Easements shall be provided to the City at no expense to the City authorizing the City's unrestricted access to any existing and proposed utilities that the City will own and maintain.
7. For purposes of this Ordinance, the following activities shall not be regulated as Development, unless otherwise specifically noted herein:
 - a) The division of land into parcels where no new street is involved.
 - b) A transfer of title to land not involving the division of land into parcels.
 - c) The creation or termination of easements concerning use of land, or other rights, except that no easement required by this Ordinance or any plat or dedicated to the City may be terminated without the approval of the City Council.
 - d) The recording of any documents or plats expressly for the purposes of reference or attachment to a publicly recorded document, when such recording does not result in subdivision of land into parcels. Such recording may include, but is not limited to, documents such as master deeds or covenants, or plats for mortgage or Community Development District filing purposes only.
 - e) Subdivision of land into parcels less than 5,000 square feet exclusively for the provision of public utilities, such as pump stations.
 - f) Under-brushing, or bush-hogging that does not involve removal of trees that require a permit for removal.
8. Any development condition or land use entitlement approved for and related to the Property prior to the adoption of this Ordinance and not revised, amended, changed or repealed herein, including any required Traffic Impact Analysis, Florida Department of Transportation or County driveway permits, Wetland Permits, Utility permits, School Board concurrency agreement or St. Johns River Water Management District drainage permits shall remain in full force and effect and applicable to the Property, provided the permit or approval does not expire and otherwise remains valid. If significant changes requiring Major Modification or Planned Unit Development rezoning are made to the proposed development hereunder, associated studies, agreements and surveys required as part of the City standard development process shall be performed or re-certified. If the prior development permits, agreement or approval expire, are revoked (e.g., for failure to comply with time limits or the terms and conditions), or otherwise become invalid, any subsequent development of the site shall be subject to the procedures and standards of the City and this Ordinance.



CITY OF CLERMONT
ORDINANCE NO. 2025-031

SECTION 4: LAND USES AND CONDITIONS

The Olympus Planned Unit Development gross development density & intensity will not exceed the Comprehensive Plan maximum of 12 dwelling units/acre residential and .25 Floor Area Ratio non-residential (gross acreage). To ensure cumulative compliance with this condition, the applicant/developer shall provide a table with the current and proposed total cumulative number of residential units, Floor Area Ratio, and Impervious Surface Ratio (ISR) for each phase of development or each site plan review. The Olympus Planned Unit Development Regulating Plan, attached hereto and incorporated herein as Exhibit 1, with a revised date of 08/27/2021, shall govern the land uses and location within the project.

The following table describes the proposed building & site development patterns as shown on the current Olympus PUD Site Plan. **(Exhibit – 2)** The development program, including the acreages specific to each land use, may be modified as described under “Modification Procedures”.

Land Use	Square Feet/ Rooms/Seats	Dwelling Units	Net Acres	% of Site
Residential				
# Single family detached	-	167 units	24.87	10.2 %
# Single family attached (rowhouse, townhouse)	-	178 units	7.18	2.9 %
# Multi family	-	489 units	17.94	7.3 %
++ Multi-family (multi-mixed- use)	-	254 units	M-U Buildings	%
++ Commercial (multi-mixed- use)			12.33	5.0 %
++ Office	237,288 sq. ft.	-		%
# Medical Services (ALF)	345,283 sq.ft.	-	14.63	6.0 %
++ Retail	231,303 sq. ft.	-		%
# ++ ** Restaurant	129,055 sq. ft.			%
** Welcome-Security	4,900 s.f.	-	1.64	.7 %
** Sports & Civic	15,700 seats	-	67.33	27.6 %
# Hotel & Hospitality	1312 rooms		16.23	6.6 %
** ++Corporate Conference & MU	131,141 s.f.		3.34	1.4 %
Open Space				
Active recreation/open space	-	-	29.51	12.5 %
Passive open space	-	-	23.11	9.5 %
Public & Private ROW internal	-	-	24.19	9.9 %
Dedicated ROW external			1.33	0.4 %
Project Totals[^]	1,078,970 s.f.	1088 units	243.63 acres	100%

** Special-Purpose Site & Buildings



CITY OF CLERMONT
ORDINANCE NO. 2025-031

- # Single-Use Site & buildings
 - ++ Mixed-use site & buildings
 - ^ Hotel & Hospitality regulated by room count includes approximately 1,049,600 s.f. enclosed additional building area associated with room size, circulation, lobby, utility rooms & guest support facilities. This building area is included within FAR calculations. Not included within FAR calculations is: parking structures, below grade parking/storage, below grade parking for electric vehicles, below grade storage space for equipment, fixtures, or furnishings associated with any proposed building typology. Not included within FAR calculations is covered sports venue seating areas, bleachers & sports venue storage facilities, restrooms, concessions, ticketing or gateway structures that may serve event security or patron services on a temporary basis.
1. The current use of the property is agriculture and may continue this use until clearing or grading for development occurs.
 2. The Olympus Sports and Entertainment Planned Unit Development Revised Site Plan, Exhibit 2 – 08/26/2021 and Olympus Planned Unit Development - Development Standards, dated 09/01/2021 incorporated herein and made a part hereof as Exhibit 3, shall govern the dimensional requirements, buffering, architectural styles, landscaping, lighting, parking, open space, and other vertical and horizontal improvements for the project. Additional functional or performative open space may be created by detailed Site & Building envelope design as an unregulated substantial change to the Site and Development standards may be possible, with City Manager, or designee approval.
 3. The City shall have the right to install public purpose signage on or in conjunction with the pedestrian bridge over US Highway 27, subject to FDOT approval.
 4. School concurrency shall be met before any final site plan approval that contains residential uses that will generate school age children in accordance with the Comprehensive Plan and Land Development Code. Olympus may plat the residential tracts in accordance with the Regulating Plan (Exhibit 2) in order to maintain its concurrency reservation certificate LCS #2018-23LOD issued by Lake County School Board on August 3, 2021. Said Concurrency Reservation Certificate and Cover Letter stipulate a one (1) year period to initiate construction by June 20, 2022. School concurrency shall be addressed prior to each phase, which can either be through the final plat for single family or site plan approval for multi-family of each phase and is only valid for the life of that phase. Timing shall be subject to the City's Land Development Regulation.
 5. To facilitate the City's ability to provide fire protection for this development and future developments of the surrounding area, the Developer agrees to convey a parcel to the CITY for a fire station site, in a location to be agreed upon by the City (the "Fire Station Site"). The Fire Station Site shall be dedicated to the City, as approved and accepted by the City when a surveyed legal description for the final location thereof is available but no later than one (1) year from the date of the approval hereof. The site shall be of sufficient size to accommodate a 10,000 square foot station. The Fire Station Site shall be provided with access to a public road at connection and access points acceptable to the City; sufficient capacity for offsite storm and ground water retention, water and sewer lines stubbed out to



CITY OF CLERMONT
ORDINANCE NO. 2025-031

the site and any necessary fill material to ensure the Fire Station Site is at grade and level. The City shall notify the Developer in writing one (1) year prior to the date that it intends to start construction of the contemplated fire station on the site, whereupon the Developer and the City shall coordinate the timely completion of the access, grading and stub-outs subject to the Olympus CDD Utility Phasing. Upon dedication of the real property for the Fire Station Site, the Developer shall be entitled to fire impact fee credits in the per acre fair market value of the dedicated property that is consistent with the per acre purchase price paid by the Developer for property that is the subject hereof. For purposes herein, the Developer shall provide to the City such reasonable verification as to the actual purchase price for the subject 243 +/- acres and the parties shall enter into a fire impact fee credit agreement consistent herewith.

6. The project may have elevations changes as shown on the Grading Plan incorporated and made a part hereof as Exhibit 5.
7. Any applicant for development of any portion of the Property may submit an application for multiple approvals as may be required under the City Code and request that such multiple applications be processed concurrently; however, such concurrent processing shall meet all applicable procedural and advertising requirements and shall proceed at the applicant's own risk, and shall have no implication in regard to the approval of any of the various approvals requested.
8. The City Manager or his designee shall have the authority, but not the obligation, to authorize modification of up to 10% from any numerical standard set forth in this Ordinance or, when applicable, City Code. Provided, however that the authority granted herein shall not apply to any land use regulation, cut and fill, or height standard.
9. Straight or angular lot and block patterns may be used in lieu of curvilinear.\
10. All multi-family and single family attached units shall be sprinkled, as required by Fire Code.
11. Sporting events located within defined venues & operational programming of outdoor Planned Unit Development activity spaces for event related vendors, displays, concessions, performance, processions or cheer zone activities shall be permitted and shall be considered routine and customary activities in the following defined Planned Unit Development site zones:

West Lake
Champions Plaza
Olympus Village

Lakeside Amphitheater
Trail System
Olympus Village Plazas

East Lake
Stadium Promenade
Athlete Center Plaza

All such events shall be subject to the City's Special Event Permitting and review process.



CITY OF CLERMONT
ORDINANCE NO. 2025-031

SECTION 5: LANDSCAPING, BUFFERING, AND SCREENING

1. Landscape Buffers shall not be required in any area internal to the Planned Unit Development boundary. Required landscape or buffers along the perimeter of the Planned Unit Development boundary shall be met by a combination of street trees and planting within the right-of-way of any adjacent easement of perimeter roads.
2. Perimeter landscape buffers adjacent to the Planned Unit Development boundary shall occur to the extent that building placement and frontage in accordance with Exhibit 2, does not allow for the placement of perimeter landscape buffers such perimeter landscape requirements shall not be required.
3. Vehicle Use Areas (VUA) landscape areas shall exist parallel to parking isles and at perimeter locations and the termination of parking isles. No internal parking islands for landscape or gaps in parking isles are required. Perimeter landscape buffer areas may, subject to applicable public safety standards, utilize public right-of-way areas for planting landscape buffers.
4. Landscape island width shall be a minimum of nine (9) feet.
5. Dumpsters or trash receptacles located in sub-surface vaults in such a manner as the dumpster or receptacle is substantially screened from public view, shall not require screening. The Olympus CDD will engage private refuse collection services of their choice to service underground or specialty building placement of refuse containers.
6. Fencing shall be measured for height at the base of the fence if co-located with a wall or terrace. Security or equipment enclosures internal to the Planned Unit Development may utilize fence height to 10' to screen equipment.
7. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.
8. Irrigation water shall be provided by a private well for all common areas and commercial sites throughout the project.
9. Irrigation and landscaping shall meet Florida Water Star requirements.

SECTION 6: ENVIRONMENTAL

1. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.



CITY OF CLERMONT
ORDINANCE NO. 2025-031

2. Grading shall be completed in accordance with the approved grading plan for the project set forth in Exhibit 5. Terraces constructed within the boundary of the Planned Unit Development shall include edge protection elements as required by applicable codes but shall not be required to include a five (5) foot landscape buffer along the terrace boundary.

SECTION 7: ENVIRONMENTAL SERVICES

1. The developer shall connect to the existing City potable water, sanitary sewer and reclaimed water (when available) systems at connection point or points approved by the City.
2. The route of any off-site utility lines shall be according to engineering plans produced by the Developer and approved by the City.
3. All on-site utilities shall be privately owned and maintained, with the exception of possible transmission lines, which may be accepted by the City on a case-by-case basis, determined at site plan review.
4. The Developer shall be responsible for all costs of on-site and off-site utility improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.
5. Any existing dedicated City of Clermont utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.
6. No building permits shall be issued until water and sewer, in the applicable service area, are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer improvements have been completed and accepted by the City.
7. The City may require a looped system to provide reliability and redundancy to the property.
8. The project shall be plumbed for reuse water with purple piping to irrigate all uses.
9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for the Project, or in a separate agreement approved by the City, all such improvements located on the private



CITY OF CLERMONT
ORDINANCE NO. 2025-031

property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.

11. 10' utility lateral line easements may be used in lieu of 15' in order to accommodate standard 10' building separation.
12. Lift station access may utilize 20' easement over access ways to connect to public dedicated road.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
14. To the extent that any water, sewer or reclaimed improvements provide capacity additional to that is required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the conditions contained in this Planned Unit Development.

SECTION 8: TRANSPORTATION IMPROVEMENTS/ACCESS MANAGEMENT

1. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements, including but not limited to, a traffic/transportation impact study reviewed and approved by Lake-Sumter Metropolitan Planning Organization. The Developer shall timely complete all required mitigation and other improvements as may be applicable.
2. The Developer shall enter into a Proportionate Share Transportation Impact Fee Credit agreement with Lake County prior to the issuance of a building permit, which should be based upon Exhibit 9 - Olympus Transportation Impact Study/Proportionate Share, subject to final approval by Lake County. The Agreement shall require the Developer to fund improvements for right-of-way, design, permitting, and construction of roadways, traffic signals, intersection improvements for Transportation impact fee credits based upon the following priorities:
 - i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
 - ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
 - iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;
 - iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
 - v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four lane roadway;



CITY OF CLERMONT
ORDINANCE NO. 2025-031

- vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
 - vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
 - viii. Or as stipulated in the Proportionate Share Agreement.
3. The Developer will be responsible for their proportionate share of traffic signals, when warranted, at the time of construction for intersections that serve the project, including Wellness Way. The proportionate share shall be based upon the actual cost of traffic signals at the time they are constructed.
4. The Olympus Community Development District shall be responsible to maintain all roadway improvements, trails, lighting, landscaping, hardscaping, traffic control devices, and stormwater conveyance systems on all private streets, including the planned Olympus Blvd, which will also be private. For purposes herein, the Community Development District and the City shall enter into a separate Interlocal Agreement.
5. Private drive isles, private access ways, private easements for vehicular use shall not be required to be platted or re-platted.
6. For intersections on private streets, angled right-of-way lines in lieu of 25' radius may be used to accommodate fencing and building walls.
7. Curb radii internal to development for streets or access ways may utilize a 10' curb radii to promote traffic calming and pedestrian intersection and crossing safety.
8. Street dimensions may be used in accordance with the Planned Unit Development Exhibit 7 Right-of-Way Street Cross Section for street sections for private "local" street types internal to the development, provided however final engineering plans are reviewed and approved by the City.
9. Sidewalks/Streets:
- a. The Developer may permit skateboards, electric scooters, electric skate boards, Segway's on any private street, sidewalk, vehicular use area, parking lot or space open to the general public within the boundary of the Planned Unit Development.
 - b. The Developer may allow the selling of goods and services within the designated Planned Unit Development parks, squares, streets, sidewalks, promenades, plazas without additional permit so long as the activities do not diminish the public utility, security and accessibility of the space and are located on private property or common areas controlled and maintained by the Developer or assign(s). Property owners and commercial tenancy may be allowed to provide "gifts to the street" as a decorative embellishment in proximity to the commercial establishments. Provided however, nothing herein shall be construed to authorize the sale of good or services or the placement of a "gift to the street" or any other item on or about

Olympus Boulevard or Epic Boulevard.

- c. Within the boundary of the Planned Unit Development on private streets, circulation ways, access ways use of any type of vehicle, electric carts, trams, “Neighborhood Electric Vehicles” (NEV) regardless of vehicle registration, may be permitted by the Developer.
 - d. Context sensitive street design standards/solutions as published by AASHTO & ITE shall be utilized for private streets and right-of-way within the boundary of the Planned Unit Development where the design speed is 30 mph or under and City referenced Florida Department of Transportation highway standards and specifications do not align with low speed street design.
10. Parking:
- a. Parking spaces may be reduced to 9’ x 18’ providing 162 square feet.
 - b. The Planned Unit Development may be developed using shared parking methodology, as determined by the Developer and reviewed and approved by the Site Review Committee.
 - c. Oversized loading zone, or transit vehicle parking spaces within the Planned Unit Development may be provided by a single designated area and not allocated for all lots in excess of 100 spaces. Parking Garages shall not be required to provide oversized spaces internal to the garage footprint. Neighborhood Electric Vehicles parking spaces may be provided in lieu of compact spaces where Developer operations provides assigned Neighborhood Electric Vehicles to event patrons, visitors, staff, security, facilities maintenance or production personnel. Convertible Neighborhood Electric Vehicles to standard parking spaces may be utilized for management of parking capacity for all site vehicles.
 - d. On street loading zones utilizing parking restricted spaces during loading hours may be utilized on Planned Unit Development private, streets, right-of-way and access ways in addition to dedicated permanent off-street loading spaces without regard to ratio based on the most local need for loading activity. Off-street Loading zone spaces shall be 10’ x 25’ minimum to 10’ x 55’ maximum.
11. The project development program can be modified based on the Olympus Sports & Entertainment Planned Unit Development Equivalency-Trip Conversion Matrix contained in Exhibit 4. Any change in the development program mix will require the converting of average daily trips between land uses based on the matrix. The matrix is designed to equate land uses based on equivalent traffic impacts such that use of the matrix should not impact the overall traffic impact of the project. The following are limitations on the use of the trip conversion matrix in Exhibit 4, without amending the Planned Unit Development:
- a. Residential uses can only be increased by 225 multi-family and 100 single-family units, with a maximum of 1,413 residential units. No additional conversion to



CITY OF CLERMONT
ORDINANCE NO. 2025-031

residential uses is allowed. The project may utilize the affordable housing density bonus, as contained in the Land Development Code, Section 122-358, as a way for increased density on any single development site.

- b. Up to 50% of each of the General Office, Medical Office, and Recreational Community Center land use categories may be converted. These three uses may only be converted to one of the other two uses in these employment categories.
 - c. Any matrix conversions shall be documented in the annual report.
12. Street lighting shall be included for all Planned Unit Development internal roadways and along Wellness Way and Olympus Boulevard adjacent to the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation.
13. The Developer shall coordinate with the City, Lake County, and any other State Agencies in the placement and designing of a multi-purpose trail along the project's boundary as shown in Exhibit 8 Olympus Trail Network.
14. Prior to the first Certificate of Occupancy in Phase 3, the Developer shall provide the City a Mobility Plan which documents the commitments being made to increase internal capture. Such commitments could include, but are not limited to Neighborhood Electric Vehicle programs, internal and external shuttle programs, and other related vehicular reduction/internal capture strategies.

SECTION 9: SIGNS

1. Developer shall prepare an overall master signage plan for City approval. *The Developer has submitted the overall master signage plan, prepared by Creative Sign Designs, with a published date of 1.11.24. The master signage plan was presented to City Council on October _____ and approved. The Developer, at their expense, shall record the overall master signage plan with the Lake County Clerk of Clerk. The document can be found at ORB _____ and PGS _____. As part of any sign permitting, the Olympus Architectural Review Board (ARB) shall issue a stamp or letter of approval of the proposed sign.*
2. Street light pole banners are permitted with no more than two per pole. The perimeter road network will be limited to every other pole for flag use. Internal roads may have flags as needed. The banners shall be associated with current events or activities within the Planned Unit Development boundary and in no event shall be used to advertise or promote any specific business. Flags may be placed at designated areas, as indicated on Exhibit 6 attached hereto and incorporated herein.
3. The Urban Special Purpose District may incorporate video display monitors outdoors but within building envelopes, courtyards, and internal promenades (OEZ-1) which are oriented to the pre-event attendees & post event attendees and not visible to the general public. Event based Video Display application shall not be regulated as "signage" under



CITY OF CLERMONT
ORDINANCE NO. 2025-031

the City Ordinance and shall not be regulated as “signage” under the Olympus Sports and Entertainment Planned Unit Development Signage Master Plan. Video Display placement may vary with event scale and may also include non-permanent interview & broadcast platforms. Mobile broadcast & video production equipment may also incorporate display monitors that serve the temporary event function.

SECTION 10: ALCOHOL BEVERAGE ESTABLISHMENTS

The restrictions set forth in 6-1 of the City Code as may be amended, shall not be applicable to the Planned Unit Development.

SECTION 11: SCHOOL CONCURRENCY

School concurrency shall be met before any residential final plat or residential site plan approval in accordance with the Comprehensive Plan and Land Development Code.

SECTION 12: CONCURRENCY MANAGEMENT REQUIREMENTS

Concurrency Management Requirements: Any development shall comply with the Lake County and the City of Clermont Concurrency Management System, as amended.

SECTION 13: DEVELOPMENT REVIEW AND APPROVAL

1. Prior to the issuance of permits, the Developer may be required to submit a Preliminary Plat, Construction Plans, and Final Plat generally consistent with Exhibit 2 for review and approval in accordance with the Comprehensive Plan and Land Development Code, as amended.
2. Expiration of applicable incremental development orders or project development agreement shall not occur prior to the expiration of the Planned Unit Development which shall not be less than five (5) years after the planned last phase of the development program.

SECTION 14: FUTURE AMENDMENTS TO STATUTE(S), CODE(S), PLAN(S), AND/OR REGULATION(S)

The specific references in this Planned Unit Development to the Florida Statutes, Florida Administrative Code, City Comprehensive Plan, and City Land Development Code shall include any future amendments to the statutes, code, plans, and/or regulations.

SECTION 15: ADDITIONAL CONDITIONS

1. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Planned Unit Development. Any other proposed use must be specifically authorized by the Clermont City Council.
2. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the



CITY OF CLERMONT
ORDINANCE NO. 2025-031

land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Clermont Code of Ordinances, as amended, and obtaining the permits required from the other appropriate governmental agencies.

3. This Planned Unit Development shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
4. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.
5. The transfer of ownership or lease of any or all of the property described in this Planned Unit Development shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Planned Unit Development and agrees to be bound by these conditions. This Ordinance shall at the expense of the Developer be immediately recorded in the Public Records of Lake County and shall as a matter of record and legal purposes run with and govern the future development of the Property. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.
6. An annual report documenting the construction of entities and their phase along with assignment of rights shall be submitted to the City for review and approval no later than May 15th for the prior calendar year. The report shall also include a running total of constructed square footage. The report shall be prepared at the cost of the Developer and the sole responsibility of the Developer, or assigned designee.
7. This Ordinance shall be rendered null and void if substantial construction, such as site infrastructure, as determined by the City, has not commenced within two years of its effective date.
8. The following waivers were not approved as indicated in Exhibit 3: Olympus Planned Unit Development Standards.

Development Standards.

- a. Building height measured using stories will use City standard for measuring.
- b. Laser lighting will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
- c. Maximum area of signs will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
- d. Telecommunication towers will be limited to 140 feet.
- e. Special events and Temporary uses will use City standard until the applicant produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.
- f. All indoor and Outdoor Entertainment will use City standard until the applicant



CITY OF CLERMONT
ORDINANCE NO. 2025-031

- produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.
- g. Industrial use/Waste related services will use City standard.
 - h. Architectural standards will use City standards until Architectural Plans have been reviewed and approved by City Council.
 - i. Definitions specific for Olympus Sports and Entertainment will use City standard until further clarified by the applicant.

SECTION 16: CONFLICT

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

SECTION 17: 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 18: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 19: RECORDING

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

SECTION 20: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-031

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of October, 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

EXHIBIT 1



EXHIBIT 2



EXHIBIT 3



Development Standards–Exhibit H

September 1, 2021

Olympus Clermont

1: PURPOSE AND INTENT

For the purposes of the Olympus Sports & Entertainment (OSE) Standards, significant development districts within the Olympus PUD have been categorized as Single-use or Urban Districts as shown in PUD Exhibit -1 Regulating Plan. In general, standards and provisions for urban based districts are designed to create walkable, mixed-use environments, whereas the conventional Single-Use districts are more reflective of conventional, primarily automobile-dependent, configuration.

The delineation of Urban Districts within the Olympus PUD serves to regulate land uses that share an Urban character & Master Site resources but require different development controls, parking provisions and management.

The OSE PUD includes proposed street ROW internal to the PUD that will be designed to complement OSE District Standards. PUD internal streets shown & named on PUD Exhibit -1 include “Olympus Village”, “Epic”, and “Stadium” which are collectively referred to as the PUD internal streets. “PUD street frontage” refers to OSE District, parcel & lot frontage along the ROW of only the PUD internal streets. External Streets named “Olympus”, “Wellness Way”, & Schofield are not regulated as Internal PUD frontage, although ROW donation and ROW construction may occur by agreement with the OSE CDD.

2: SUMMARY OF PUD BASED DISTRICTS

–CONSERVATION & OPEN SPACE DISTRICT (COS)

The COS district is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, plazas, trails, and limited community garden or horticultural uses. This District typically does not contain buildings, with the exception of small civic structures, iconic features, interpretive elements, monuments or supportive open space recreation & accessibility facilities. There are no specific development standards listed for this district.

–RESIDENTIAL NEIGHBORHOOD SINGLE-USE DISTRICT (RSD)

The Residential Neighborhood District is a zone of suburban & urban residential units and limited ancillary non-residential (club house, facilities management offices, amenity elements) development. A wide range of building types exist in the Residential Neighborhood District, including, but not limited to, apartment buildings, rowhomes, duplexes, and both attached and detached single-family housing. SF – RSD denotes single family detached configuration and lot standards. Single Family Attached (duplex/tri-plex/town house) utilizes RSD standards and is subject to Conceptual Site Plan submittal & review by the City Site review Committee.

-OFFICE & MEDICAL SERVICES SINGLE-USE DISTRICT (OSD)

The Office Single-Use District is a zone of urban & suburban office buildings and limited ancillary internally scaled commercial development. (vending, pre-prepared food services, facilities management offices, amenity elements) A wide range of building types exist in the Office Single-Use District, including, but not limited to, multi-story buildings, parking structures, free standing buildings & attached buildings forming an urban street frontage, plaza shade elements, arcade or above ground floor connections between buildings. Internalized parking levels may be incorporated within the building facades. Related ancillary uses include senior housing providing Independent Living Units, Assisted Living Units, Skilled Nursing Facilities & Memory Care Facilities.

-HOSPITALITY SINGLE-USE DISTRICT (HSD)

If shown on the Regulating Plan, the Hospitality Single-Use District is a zone of Hotel core facilities, hotel rooms and limited ancillary commercial (full service food & beverage, facilities management offices, spa services, conference, amenity elements) development. A wide range of building types exist in the District, including, but not limited to, above & below grade parking structures, with storage, and hotel related buildings providing rooms separated from core hotel buildings. Hotel & other short term rental & managed condo-hotel may be incorporated into the Urban Districts as an allowable use following the applicable Urban District development standards.

-URBAN MULTI-USE MIXED-USE DISTRICT (UMU)

This Core district consists of higher density buildings & mixed-use buildings that accommodate commercial, retail, offices, and residential units. Defined streets allow this district to be a highly walkable area. Buildings are set very close to the street to define the public realm and allow for visible activity along the streetscape.

-URBAN SPECIAL-USE DISTRICT (USU)

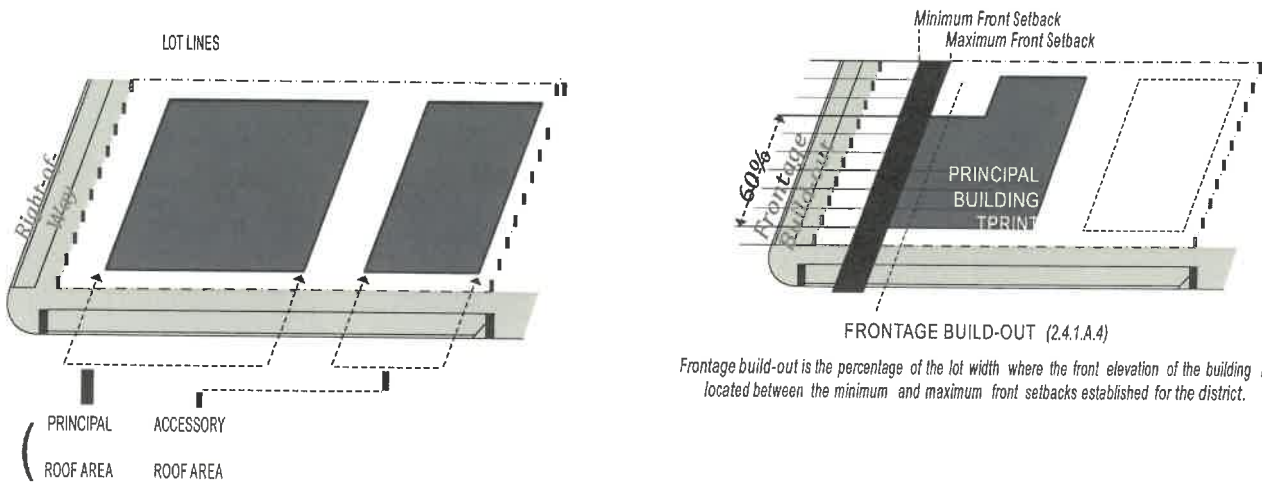
This district consists of higher density, mixed-use ~~liner~~ buildings that accommodate retail, offices, and ~~residential units~~ located along primary thoroughfares. The mixed-use buildings provide frontage orientation and street character for larger specialty-use buildings, structures, stadiums, and related service facilities that are located internal to the lot or parcel. Internally orientated specialty buildings may also have street frontage. A network of streets & pedestrian passages allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape. Specialty buildings may be set back from the street to produce plazas or other functional space.

2.1-2.3 Intentionally Reserved

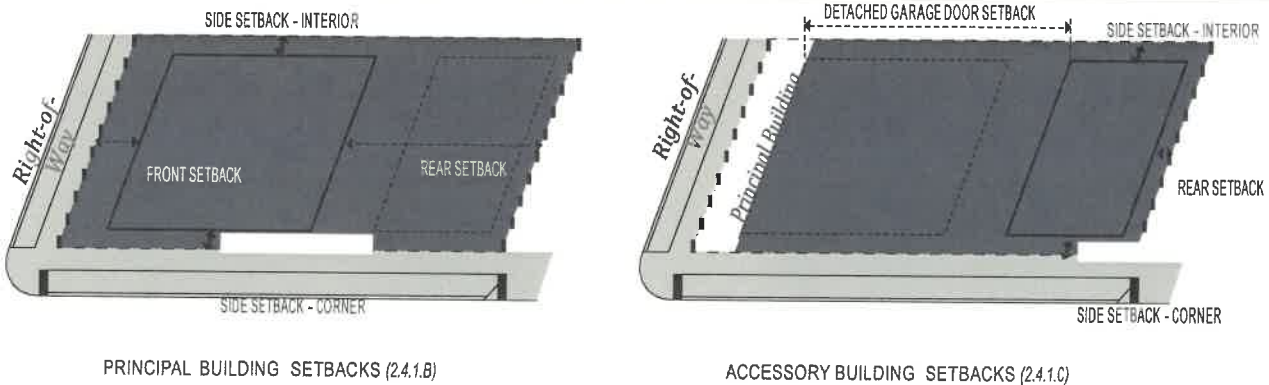
2.4.1 DISTRICT STANDARDS

DISTRICT	SF -RSD-	-HSD	-OSD	-RSD	-UMU	-USU
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	32' min. detached 16' min. attached	n/a	n/a	n/a	n/a	n/a
2. Minimum Lot Size	3200 s.f. detached 1600 s.f. attached	n/a	n/a	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	95%	95%	90%	80% of parcel area	100%	100%
4. Frontage Build-Out ^{2,3}	60% min 95% max	20% min	40% min	60% min; 95% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; & total impervious coverage. Parcels individually & in aggregate may also be subject to Stormwater sub-basin limits. ² See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback	10'	n/a	n/a	0 ft min 15 ft max	0 ft min max. Prevailing Setback on block	0 ft min 15 ft max
2. Side Setback - Corner /Alley	5'-7.5'	n/a	n/a	0 ft min 10 ft max	0 ft min 15 ft max	0 ft min 15 ft max
3. Side Setback - Interior	5' or 3'-7' (10' min. separation)	10 ft min	10 ft min	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	3' or 20' min.	n/a	n/a	3' or 20' min.	0 ft	0 ft
6. Attached Garage Setback (from front facade) ^{5,6}	5' min.	n/a	garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots)					
2. Side Setback - Corner / Alley ⁵	2' - 10'	n/a	n/a	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	0'-10' (10' min. separation)	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3'	n/a	n/a	3 ft min	3 ft min	3 ft min
6. Garage Door Setback (from front facade) ⁵	20'	n/a	n/a	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	
³ US27 ROW does not count as Street Frontage for any building requirement. ⁴ US 27 ROW does not count towards the calculation of overall Street Frontage % for any PUD District Land Use ⁵ In addition to the setback requirements listed above, garage doors/carports which face a PUD or public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. ⁶ The (RSD) neighborhoods are exempt from this standard when garage doors do not face a PUD street or public right-of-way. ⁷ Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - see Section 2.6	2 stories min ⁸ 3 stories max 56 ft max	2 stories min 8 stories max 130 ft max	2 stories min 6 stories max 102 ft max	2 stories min ⁸ 4 stories max; 68 ft max 3.5 stories max fronting Schofield Road	2 stories min 4 stories max at property line, 102 ft max	2 stories min ⁸ 175 ft max
2. Accessory Building Height	2 stories max	2 stories max	4 stories max	2 stories or 30 ft max	4 stories max ¹⁰	4 stories max ¹⁰
3. Building Width at Frontage	16 min.	440 ft max ⁹	300 ft max ⁹	240 ft max ⁹	280 ft max ⁹	460 ft max ⁹
⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3 ⁹ Buildings shall comply with the Large Footprint Building standards in the City Architectural Standards & the OSE Architectural Guidance Document. ¹⁰ Buildings or Parking Structures exceeding 2 story may incorporate affordable dwellings as defined by City Ordinance.						
E. PARKING GARAGE LOCATION: there are no interior side setbacks for parking buffers . See Section 2.5.8 for additional provisions						
1. Front Setback	n/a	40 ft min	10 ft min	40 ft min	40 ft min	20 ft min
2. Side Setback - Corner	n/a	25 ft min	10 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback	n/a	0 ft min	10 ft min	15 ft min	0 ft min	0 ft min

LOT CONFIGURATION (2.4.1.A)

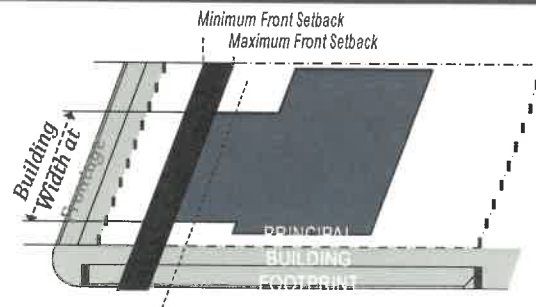
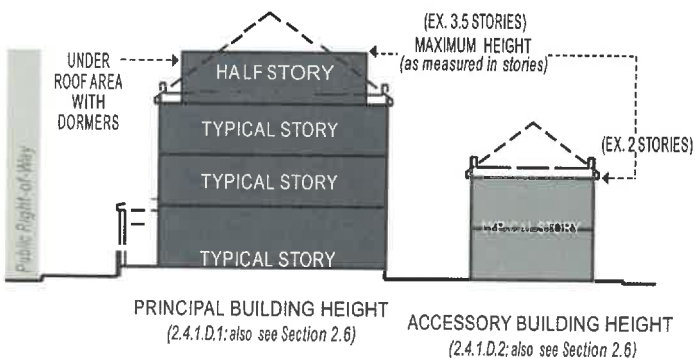


BUILDING PLACEMENT (2.4.1.B - C)



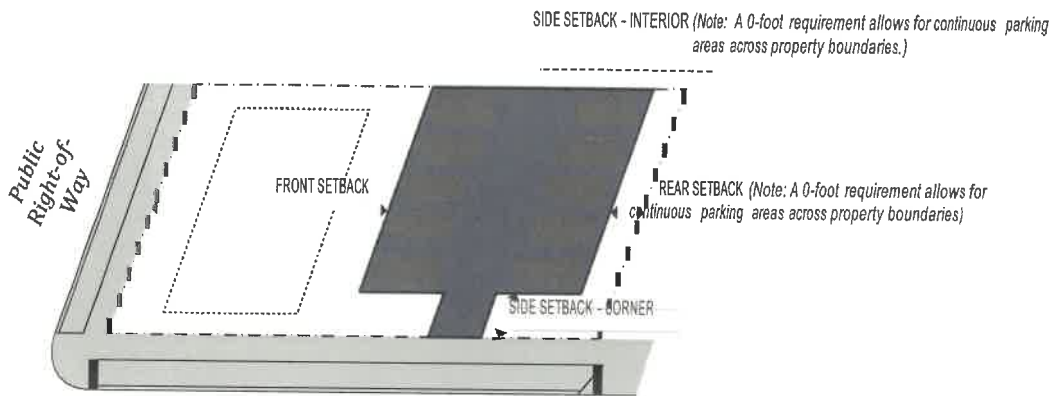
BUILDING FORM (2.4.1.D)

Maximum height in stories is measured by counting the number of floors, or a portion thereof which is habitable. If maximum heights are listed by a dimensional standard, height is measured from adjacent grade, above base flood elevation, if applicable, to the highest point of roof height including roof top elements. USU district building height shall not exceed 175' total and shall not be regulated by height per story. Maximum habitable height limit of 5 stories.



BUILDING WIDTH AT FRONTAGE (2.4.1.D.3)
The building width at frontage is measured as the width of any portion of the front elevation located between the minimum and maximum front setbacks established for the district.

GARAGE PLACEMENT (2.4.1.E)



An Accessory Dwelling Unit may be located within an accessory structure of a primary dwelling unit on the lot in accordance with these standards. The typology of the Accessory Dwelling Unit may be in the form of a guest house, pool house, or carriage house above or to the side of a garage. Occupancy shall extend to the owner/occupant of the Primary dwelling without division by term, rental or physical modification into two dwellings.

Group sleeping within institutional and athletic buildings provided as a short term or emergency accommodation to athletic teams, school groups and similar groups with adult chaperones that request overnight accommodation may be provided within the facility and attendant security services. Such accommodation shall not be construed as regulated Group Housing or Community Care Facilities available to the public.

As shown in Section 3 Land Use Provisions, there is no PUD District in which Drive-Thru Facilities are permitted which are defined as any building where food or other products or services may be purchased or obtained by motorists without leaving their vehicle. Parking lot or garage facilities with collection systems shall not be considered a Drive-Thru Facility.

Dwelling / Dwelling Unit / Housing Unit as referenced within the OSE Development Standards describes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities but not more than one kitchen which collectively constitute an independent housekeeping unit occupied by one household.

An encroachment may occur as described within the OSE Development Standards to accommodate an architectural feature, or non-structural element such as a gallery, balcony, bay window, terrace, deck or awning that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, build-to-line, or into the street ROW frontage.

2.5.1 BUILDING PLACEMENT AND ORIENTATION

City Review: Sketch Site Plan submittal & Architectural Elevation Sketches shall be provided for incremental parcel, lot or infill pad site development review by the City Site Review Committee. Conceptual Site Plan submittals shall be in substantial conformance with the PUD provisions and PUD Regulating Plan Exhibit-1.

Frontage and Orientation on Street: All buildings in Urban Mixed-Use Districts & Urban Special-Use Districts shall front a PUD internal street right-of-way, (reference PUD Exhibit-1, OSE Development Standards, Section 1) and have a usable entrance on the Primary Frontage with the following conditions and exceptions:

1. Multi-Building Sites:

- a. Buildings shall be located to break up the site into a series of smaller blocks defined by streets, drive isles, driveways and pedestrian walkways, and to frame and enclose parking areas, outdoor dining areas, and/or gathering spaces for pedestrians between buildings.
 - b. Perimeter buildings and outparcels shall be configured and located to define street edges, development entry points, and spaces for gathering between buildings.
 - c. Perimeter buildings shall be oriented so that the primary facade(s) faces a public street and has a usable entry on that street. Buildings that are interior to a lot or with green space frontage that otherwise meet the frontage requirement may have entrances that do not face the Primary Street Frontage.
2. **Live/Work Buildings:** Where such buildings are permitted, the entrance to the commercial space shall face the Primary Frontage. However, the entrance to the residential space may be located on the side or rear.
 3. **Utility and Conservation Lots:** Lots platted for the sole purposes of being sites for public utilities (e.g., water, sewer, electric, stormwater) or as conservation areas shall not be required to abut a dedicated public street. Adequate access by easement shall be provided. Buildings associated with utilities shall meet the OSE ARB architectural building standards and Written Narrative of the PUD zoning district.
 4. **Lots May Front on Civic or Open Space:** Lots shall be permitted to front on a civic plaza, promenade or open space as defined.

B. Frontage Build-Out:

1. Facades shall be built parallel or angular to the principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified.
 - a. Exceptions:

Exceptions may be granted by the City Manager where the parcel has an irregular configuration, utility easements or legal constraints which prevent compliance, or if building is sited to take advantage of specific topographical and natural characteristics.
2. Front facades shall front PUD internal streets or public rights-of-way. In the case where buildings front multiple streets, or desire to have entrances facing the parking lot, multiple front facades may be designed.
3. For parcels that may contain multiple structures in different phases, an overall Conceptual Site Plan, showing proposed building locations and site circulation, shall be prepared to ensure that the cumulative frontage build-out is being met as closely as possible. These parcels will not be required to be built out all at once and may be phased over time. The Conceptual Site Plan is subject to future modifications as long as the intent of this standard continues to be met — this will be evaluated by the Olympus Design Review (OSE ARB) as each individual project phase/parcel or buildings are designed.

4. Pedestrian-use areas (such as plazas, courtyards, and sidewalk cafes) within the minimum and maximum front setbacks are exempt from the frontage build-out when all of the following conditions are met:
 - a. The existing sidewalk is less than 8' wide
 - b. The primary facade is within 10' of the build-to line
 - c. One of the appropriate frontage types is utilized.
5. Where rear access is not possible, driveways are also exempt from this requirement, and their width may be subtracted from the total lot width to determine the build-out percentage.

C. Corner Lots:

1. Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger buildings.
2. Parking shall not be located between the building and the PUD Primary Street(s).

D. Pedestrian Entries from Frontage Line:

1. Buildings shall have their principal pedestrian entrances on a frontage line.
2. All buildings with shared entrances shall be oriented so that the primary entrance(s) face(s) the PUD street.
3. In the case of corner lots, the primary entrance(s) shall face the PUD street from which the building derives its street address.
4. In the UMU and USU zones, blank facades are not permitted. Multiple pedestrian entrances for public access shall be provided every 100 feet, or more frequently unless the building space program would be functionally reduced. The OSE ARB may modify the spacing of the entrances based on the amount of glazing, interior layout, and general design & functional nature of the structure.

E. Frontage Types: The private frontage of the building shall comply with the standards laid out in the OSE ARB Architectural Guidelines.

F. Building Types: More specific standards may apply based on a specific building type as defined and regulated by the OSE ARB Architectural Guidelines.

2.5.2 INFILL LOT STANDARDS

- A. Pad Sites:** Designed to accommodate freestanding buildings may orient based on a specific building type. Reference PUD Exhibit-2 for locations.

2.5.3 WATER-ORIENTED FACILITIES

Water-oriented facilities such as docks, platforms boardwalk, overlooks, bridges etc., shall be allowed to encroach into required setback areas along shorelines and into lakes, streams and other bio-swales.

2.5.4 WATERFRONT LOTS

- A. Detached Garage:** Notwithstanding the requirements for detached garages, detached garages for residential

dwelling may be placed in front of the principal building elevation, with the following conditions:

1. Garage shall meet the typical front and/or side setback requirements, and
2. Garage doors shall be oriented perpendicular to the public right-of-way to minimize visibility.

B. **Conservation Area or Wetland Buffer:** As required by ERP permit or SJRWMD standards.

2.5.5 IRREGULAR LOT CONDITIONS

- A. **Irregular Lot Lines:** Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the City Manager when unique site conditions exist & where shown on the PUD site plan.
- B. **Irregular Lot Setbacks:** The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the City Manager, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.
- C. **Double- and Triple-Frontage Lots:** On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street.
- D. **Flag Lots:**
1. The front setback on flag lots shall be measured from the front property line within the main building site as opposed to the property line adjoining the public right-of-way.
 2. Flag lots may be permitted if the lot has an access strip with a minimum width of 20' serving the main building site of the property.
 3. Flag lots shall be permitted, using the process for Administrative Adjustment, if all of the following conditions apply:
 - a. connectivity and circulation via a network of streets, alleys, pathways, etc. will be maintained.
 - b. there is no reasonable alternative, due to extreme topographic conditions or other physical condition.
 - c. the lot has an access strip with a minimum width of 20 feet serving the main building site of the property. The front setback on flag lots shall be measured from the front property line within the main building site, as opposed to the property line adjoining the public right-of-way.
 - d. For waterfront lots, standards from Section 2.5.4 shall also be met.
 4. Flag lot access shall meet the minimum fire apparatus access clearance requirements as outlined in the International Fire Code (IFC Section 503.2)

2.5.6 ENCROACHMENTS

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable.

- A. **Encroachments over Sidewalks:** With approval of the City, or CDD (whichever has authority over a street), awnings, arcades, canopies, and galleries may encroach over the sidewalk to within 4 feet of the curb, but they shall provide a vertical clearance of at least 13.5 feet from any sidewalk finished grade.
- B. **Upper Story Encroachments:** Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street

side setback. With approval of the City, or CDD (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way (ROW) a maximum of 6 feet, but they shall provide a vertical clearance of at least 13.5 feet from the sidewalk grade.

- C. **Lower Story Encroachments:** Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required setback.
- D. **Covered Porches:** Covered porches may encroach a maximum of 8 feet into any required front yard or street setback and 4 feet into any interior side or rear yard setback.
- E. **Uncovered Porches, Decks, and Patios:** Uncovered and unenclosed porches, decks, patios, and other similar features may encroach into the side and rear setback to within 5 feet of the property line.
- F. **Steps, Stairs, Walkways, and Driveways:** Uncovered and unenclosed steps, stairs, walkways, and driveways may encroach up to 100% of the depth of any required street yard but may not encroach upon any public sidewalk.
- G. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the "Accessibility Code" may encroach into any required yard but may not be closer to any property line than 2 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.
- H. **Fences and Walls:** Fences and yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:
 - 1. **Front or Street Side Setback:** 4 feet in height measured with retaining wall top elevation if present
 - 2. **Interior Side or Rear Setback of a -RSD District:** 6 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 3. **Interior Side or Rear Setback of a -UMU:** 8 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 4. **Interior Side or Rear Setback of a -USU:** 10 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the building wall projection.
- I. **Mailboxes:** Mailboxes may encroach into a front setback area. The following standards apply:
 - 1. Freestanding mailboxes are not permitted. Mailboxes shall be attached to a wall, fence or the structure itself.
 - 2. When grouped or ganged mailboxes are required as part of a new parcel or zone of development, a structure shall be provided to house the individual mail box units. The structure may encroach into a typical front or side setback. The structure shall be included in the site plan and the design shall be approved by the appropriate Olympus Design Review Body.

2.5.7 STREET ACCESS STANDARDS

- A. **Access to Lots from Alleys/Rear Lanes:**
 - 1. Lots served by alleys shall access garages and/or off-street parking areas from the alley and shall not have driveways in front or corner side yard areas.

2.5.8 EXCEPTIONS TO SECTION 2.4.1.E - PARKING LOCATION

- A. The provisions shall not apply to cars parked on plazas or street edge associated with valet or VIP event parking.
- B. Where lot depth is less than 60' deep, the City Manager shall evaluate this requirement on a case-by-case basis. In no case shall parking be located in front of a building in UMU and USU districts.
- C. Where lots have frontage on more than one Primary Street and build-out on one of the streets is planned to be phased, parking may be permitted within the parking setback, provided it doesn't prevent or preclude future build-out of the overall master plan for the parcel.

2.6: HEIGHT

Building heights by district, as specified in Section 2.4.1, shall be determined according to the provisions below.

2.6.1 MEASUREMENT OF BUILDING HEIGHT

- A. Building height for life/safety Building Code purposes is measured as the number of habitable stories (syn. floors) in a building & for City land development regulations as a maximum dimensional measurement. A story is a habitable level in a building of no more than 16 feet in height from finished floor to finished ceiling. Stories measured above the ground floor shall not exceed 14' each for non-residential or 12' each for RSD buildings. Top floor habitable story height including roof top elements may exceed maximum story height without exceeding the maximum building dimensional height limits.
- B. Where a maximum height is also provided in feet, that height shall be taken from the adjacent sidewalk or unimproved site grade at or along the front facade of the building to the highest roof height or top of the parapet. Where the building is located adjacent to a lake flood zone, the height shall be taken from the lowest adjacent grade as determined above the base flood elevation for the sub-basin design storm event.
- C. Under-roof areas with dormers shall be counted as half-stories.
- D. Mezzanines shall be counted as stories, unless they are within a floor-to-ceiling volume that is no more than 16 feet in height.
- E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.
- F. Certain buildings (such as gymnasiums, stadiums institutions, theatres, etc.) may require finished floor-to-ceiling heights greater than 16 feet. In such instances, the number of stories is not regulated, the maximum habitable number of stories is 8 and the maximum building height is 175 feet.

2.6.2 BUILDING HEIGHT ABOVE GRADE

A. General to All Zones:

- 1. **Freeboard:** In addition to the standards listed below, where a parcel is located in a lake flood-zone, the minimum FFE elevation above grade is 2 foot above base post-development 500 year flood elevation.
- 2. **Exception:** Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated fully above grade. Storage or parking basement levels may be constructed below the base flood elevation.

B. Specific to - RSD Zones:

1. If the finished floor of new residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 6" above finished grade adjacent to the building exterior, excluding pedestrian access points, garage entry and fire exits.
2. The finished ground floor elevation for s.f. attached 2- 6- unit buildings shall be elevated a minimum of 2 feet above the average adjacent PUD main street sidewalk, or 6" above adjacent street curb grade where no sidewalk is present. Alternative FFE may be set by SJRWMD permitted plans.
3. The finished ground floor height for residential structures shall be elevated a minimum of 16 inches above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade excluding pedestrian access points, garage entry and fire exits. Alternate FFE may be set by SJRWMD permitted Plans.
4. The ground floor height of multi-family residential structures shall be a minimum of 10 feet from finished floor to ceiling.
5. The ground floor height of ancillary habitable buildings shall be a minimum of 12 feet from finished floor to ceiling. This includes amenity structures, clubhouse, office or mail center and excludes garage or workshop structures.
6. Each full story above the ground floor shall be a minimum of 9 feet from floor to ceiling.

D. Specific to UMU Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent PUD main street sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade, excluding points of entry, fire exit, and garage threshold.
2. The ground floor height of residential structures shall be a minimum of 12 feet from finished floor to ceiling.
3. The ground floor height of single-story commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
4. The ground floor height of multi-story mixed use commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 10 feet from floor to ceiling.

2.6.3 TWO-STORY HEIGHT REQUIREMENTS

Specific to Zones UMU and USU: minimum Two-story buildings are required within 250 feet of any internal street ROW, as measured from the centerline of the street. Any building that is partially within the 250-foot radius will be required to comply with the two- story height requirements.

Where a two-story minimum building height is required, the following configurations are permitted in addition to a typical two-story building with habitable space on each level:

- A. **Two-Story Mass:** This can be an open, double-height structure with a minimum building height of 24 feet. The second floor does not need to be built out or habitable.
- B. **Mezzanine:** The intent of mezzanines is to provide upper-level activity along street facades. Mezzanines shall meet the following conditions:
 1. All buildings shall include a minimum massing of two stories extending fully along all street-fronting facades and any facade that is visible from a corner. If a building cannot meet this standard through the use of a mezzanine, then the mezzanine will not be permitted to fulfill the two-story requirement.
 2. Mezzanines shall be located on the Primary Facade(s) of a building.

3. A mezzanine shall be designed as usable primary interior floor space, not storage or other secondary, mechanical, or service functions.
4. All mezzanine floor space shall be located in direct contact with street-fronting second-floor windows and is required to meet all of the window transparency requirements of a second floor.
5. When being used to satisfy a two-story building height requirement, a mezzanine level shall meet all ceiling height standards of a second floor.

2.6.4 DIMENSIONAL HEIGHT STANDARDS & EXCEPTION - Site Elements

Height measurement requirements for signs, lighting, landscape, screens, and all other site elements, site structures or objects for which a dimensional height requirement is not established by the City or OSE Standards shall be measured as the vertical distance from the average sidewalk or site grade at the structure or object's mounting foundation to its highest point.

2.6.5 ITEMS NOT INCLUDED IN HEIGHT CALCULATIONS

The habitable building height limitations of the OSE Standards or City Code shall not apply to spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, mechanical penthouses, observation towers, transmission towers, chimneys, flagpoles, masts and antennas. The City Manager & OSE ARB shall consider the Architectural Merit of vertical elements incorporated into the building design along with functional requirements to determine the appropriate scale, location and configuration.

2.7 CORRIDOR OVERLAY Certain areas of the PUD Site fall into one or more of the following overlay districts:

2.7.1 RETAIL US-27 & WELLNESS WAY FRONTAGE OVERLAY

- A. **Purpose and Intent:** In all districts, it is desirable to maintain pedestrian street character while permitting allowable uses & mixed uses to occur in buildings that front designated streets.
- B. **Certain Commercial Permitted:** Where designated on the PUD Regulating Plan as a retail frontage overlay, the buildings, parcels & lots with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.
- C. **Designation:** Retail frontage overlays are designated on the PUD Regulating Plan by a grey transparent line, as indicated in the map key.

2.8.1 SMALL-SCALE PLANNED INFILL DEVELOPMENT

- A. **Purpose:** The alternative development options of this section allow for variety in OSE Development Standards while maintaining the overall character of the PUD. These options have several public benefits:
 - They promote better site layout and opportunities for private recreational areas;
 - They promote opportunities for affordable housing by allowing for a mixture of lot and building sizes, and
 - They promote energy-efficient development.
- B. **Definition:** A small-scale planned infill development or pad site is in a USU or UMU zone in which the building pads are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.
- C. **Applicability:** USU or UMU parcel that comprise a minimum size building pad may utilize these standards.

- D. **Conflict with Other Regulations:** If there is a conflict between the small-scale planned infill standards of this section and any other City Code or requirement of the OSE Standards, the standards of this section take precedence. Otherwise, a small-scale planned infill is subject to all other applicable requirements of the City & OSE Standards.
- E. **Approval Procedures:** small-scale planned infill developments are subject to the Olympus architectural review procedures and City Building Permit procedures.
- F. **Lot Size:** There is no set minimum lot size (area or width) requirement within a small-scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards.
- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.
- H. **Open Space Requirement:** A portion of the gross area of the PUD development shall be reserved for some type of usable, common open space, so zero open space is required for infill pad sites.

2.8.2 COTTAGE COURTS (A.K.A. BUNGALOW COURTS, POCKET NEIGHBORHOODS, COURTYARD HOMES)

- A. **Purpose:** The alternative development options of this section allow for development of smaller dwelling units, organized around a common outdoor green space. They provide a space-efficient and economical alternative to traditional attached or detached single dwelling unit development. The ownership model may be either fee-simple or condominium-style and can achieve the same benefits as those listed in Section 2.8.1.A.
- B. **Definition:** A Cottage Court development is a residential development in which small buildings are oriented around a central green or open space that is accessible by all residents.
- C. **Conflict with Other Regulations:** If there is a conflict between the cottage courts standards of this section and any other requirement of the City Code or OSE Standards, the standards of this section control. Otherwise, cottage courts are subject to all other applicable requirements of the City Code.
- D. **Approval Procedure:** Cottage courts are subject to the City subdivision review procedures, with revised standards to allow the common tract lot frontage with lane access.
- E. **Number of Buildings:** Cottage courts shall contain a minimum of 4 residential buildings. For courts that have 8 or more buildings, a community structure shall be provided. Examples of these include garden sheds, pavilions, community houses, mail kiosk etc.
- F. **Building Size & Details:**
 - 1. Buildings may have a minimum 800 square foot footprint (not including porches) and may be no more than 3.5 stories tall.
 - 2. Front porches shall be provided facing the common space, and they shall be a minimum of 8 feet deep.
 - 3. Where a building is located on both a public street and a public space, it shall address the street with either a porch, stoop, balcony, enhanced window treatment or secondary entries.
 - 4. The public spaces of the home shall be located facing the common space. These include living, dining, and kitchen areas. First-floor bedrooms should not be located fronting the civic space. An exception to this shall be made on corner lots, where public spaces may face the street.

- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the SF-RSD district apply along the perimeter of a cottage court development. Buildings may be attached or detached. All detached structures within a cottage court development shall be separated by a minimum distance of 10 feet.
- H. **Parking Requirements & Configuration:** One space per unit is required. Adjacent on-street parking spaces may count towards this requirement. Off street parking shall generally be screened from the public right-of-way by buildings or screen walls. A common parking area, accessed via a drive, is recommended. Access easement(s) shall be provided as part of the final plat.
- I. **Open Space Requirement:** A minimum of 400 square feet of common open space is required per unit. The open space shall be connected to the public right-of-way either by opening up to the street, or via a paved path no less than 8 feet wide connected to an internal street sidewalk. Joint ownership and maintenance requirements shall be in accordance with Property Ownership Declarations.
- J. **Civic/Open Space**
 Development shall be required to reserve usable, common open space in accordance with the standards.
 No portion of the RSD District shall be further than 1400 feet from a Community Green Space. Existing or reserved common open spaces outside of the RSD boundaries may be used to satisfy this requirement.

3:LAND USE PROVISIONS

3.1.1 USE PERMISSIONS DEFINED

The Conditional Use & Special Exception review procedure & approval shall be determined by the OSE Administrator and both are considered a permitted use under the City Codes if submitted for building or tenant improvement permits.

The use table in Section 3.2 assigns 1 of 5 permissions to each defined use in each Zoning sub-district as follows:

- A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.
- B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.
 - 1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the sub-districts.
- C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.
 - 1. Special Exceptions are required for uses that may be compatible with other uses permitted in a sub-district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the PUD as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
 - 2. All applications for Special Exceptions shall, at a minimum, meet the standards for the sub-district in which they are located, and the additional standards set forth in this article for that use. There may also be specific building design standards (OSE ARB) that must be met.
- D. **Retail Frontage Only (RE):** The use is permitted only when the subject building meets all Street Frontage requirements and the location is not adjacent to (UMU) street frontage.
- E. **Athlete Center Only (A)** The use is permitted within the Building & Building envelope, including roof area associated with the restricted access areas associated with the Athlete Center within the **Urban Special-Use District** (depicted as USU-A on the Regulating Plan)

3.2 TABLE OF PERMITTED USES

Land uses in location-based sub-districts shall be permitted in accordance with the table below. Special provisions related to uses where noted.

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												
Household Living												
Single-Family Dwelling	—	—	P	—	—	—	—	—	—	—	—	—
2- or 3-Unit Dwelling	—	—	P	—	—	P	—	—	—	—	—	4.1.2
Rowhome	—	—	P	—	—	P	P	—	—	—	—	4.1.2
Apartment House / Multifamily Dwelling - 4+ units)	—	—	P	—	—	P	P	—	—	—	—	4.1.2
Home Occupation - Minor	—	—	SE	—	—	P	P	—	—	—	—	
Home Occupation - Major	—	—	C	—	—	P	P	—	—	—	—	
	—	—	—	—	—	—	—	—	—	—	—	
Live/Work Unit	—	—	—	—	—	P	P	—	—	—	—	4.1.2
	—	—	—	—	—	—	—	—	—	—	—	
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	P	—	P	P	—	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	P	SE	P	P	—	—	—	—	—
PUBLIC AND CIVIC												
Civic / Government Facilities	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	P	SE	P	—	—	—	—	4.1.2
School, Public or Private	—	—	—	—	C	P	P	—	—	—	—	4.1.2
Parks and Open Space												
Shelter/ Monument/Bridge/Wall			P	P	P	P	P					
Plaza/Park/Open Space			P	P	P	P	P					7.1.2
INSTITUTIONAL												
Community Service	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY — = Prohibited use												

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Day Care Facility												
Family Day Care Home (≤ 6 clients)												
Group Day Care Home (7-12 clients)	—	—	—	C	C	P	—					4.1.2
Commercial Day Care Center (>12 clients)	—	—	C	C	P	P	A					4.1.2
Treatment Facility	—	—	—	—	P	SE	P					4.1.2
ILF, ALF Health Care Facilities -			—	SE	P	SE	P					4.1.2
Religious Institution			—	P	P	P	P					4.1.2
COMMERCIAL			---	P	P	P	P					4.1.2
Indoor Entertainment			C	P	C	P	P					4.1.2
Outdoor Entertainment			—	P	C	SE	P					permit required
Office		—	C	P	P	P	P					4.1.2
Overnight Guest Accommodation			—	P	—	P	A					4.1.2
Self-Service Accessory Storage			—	P	P	P	P					4.1.2
Inn/Motel/Hotel	—	—	—	P	—	P	A					4.1.2
Recreational Vehicle Parking	—	—	—	SE	—	—	P		—	—	—	ancillary
Restaurants				SE	RF	P	P					4.1.2
Retail Sales and Service			—	SE	RF	P	P					4.1.2
Animal Hospital/Kennel	—	—	—	—	C	—	—			—	—	4.1.2
General Retail/Service	—	—	—	C	RF	P	P					4.1.2
VEHICLE- AND BOAT-RELATED												
Vehicle and Boat Rental			—	SE	—	—	SE					
Drive-Thru Facility			—	—	—	—	—					
Scooter/NEV/Bike Rental & Repair			—	SE	SE	P	P					
Minor Vehicle Service and Repair			—	—	—	—	—					
Parking/ Commercial/ Surface			—	P	SE	P	P					
Parking/ Commercial/ Structure			—	P	P	P	P					4.1.2
Passenger Transit Hub			—	SE	C	—	SE					4.1.2
Water Oriented Facilities			SE	SE	—	SE	SE					Ancillary
INDUSTRIAL												4.1.2

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Light Industrial Services-Accessory			—	—	SE	—	SE					4.1.2/Ancillary
Data Center / Production / Broadcast			—	—	SE	C	P					4.1.2
TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE												
Minor Infrastructure/Utilities			C	C	C	C	C					4.1.2
Recycle/Waste Related Services			P	P	P	—	P					4.1.2
Wireless Communications Facility			—	—	SE/C	—	C					4.1.2
FORESTY/ AGRICULTURE/HORTICULT			C	C	C	C	C					Ancillary Greenbelt
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY — = Prohibited use												

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See City Code & OSE Standards (Definitions of Specialized Terms)
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate assigned Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The “Characteristics” subsection of each use category describes the common characteristics of each principal use.
 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.
- E. **Use of Examples:** The “Examples” subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a “wholesale warehouse,” but sells mostly to consumers, is included in the “Retail Sales and Service” category rather than the “Wholesale Sales” category. This is because the actual activity on the site matches the description of the “Retail Sales and Service” category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category

2. The relative amount of site area or floor space and equipment devoted to the activity
 3. Relative amounts of sales from each activity
 4. The customer type for each activity
 5. The relative number of employees in each activity
 6. Hours of operation
 7. Building and site arrangement
 8. Vehicles used with the activity
 9. The relative number of vehicle trips generated by the use
 10. How the use advertises itself
- G. Artisan-Oriented:** Preparation, display, classes/education, performance- and sale of individually crafted artwork and visual and performing arts such as, jewelry, furniture, sculpture, pottery, leathercraft, textiles, drawing, photography, music, theater, painting, sculpture and writing.
- H. Trail-Related:** This limited subset of Retail Sales and Service specifically caters to the Public-use Trail System. Retail uses include the sale, rental, and/or repair of outdoor recreational equipment, goods, or clothing.

3.3.1 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. Entertainment Uses (Indoor and Outdoor)

1. **Specific to RSD:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners’ association, and if the use is owned or managed by that association.
2. **Specific to OSD:** Indoor Entertainment, unless temporary and scaled to the office staff & related guests, the individual or collective Entertainment venue shall be limited to 2,500 SF.
3. **Specific to HSD / USU:** Outdoor Entertainment is permitted on parcels 4 acres or larger, or designated Outdoor Entertainment Zones (OEZ) subject to City Permit, unless the event activity is contained within a defined event zone by fenced, walled, or access controlled perimeter.

B. Overnight Guest Accommodation

1. **Specific to UMU:**
 - a. All residential dwelling Units may be utilized for short term rental, subject to Local Bed Tax provisions directly by the owner or with contracted management services.
 - b. **Signs:** No additional sign area or rental advertisement is allowed.
 - c. **Parking:** No additional parking for short term rental or management services is required or permitted.
 - d. **Meals:** No Guest meals will be served outside of individual dwelling units
 - f. **Events:** Business meetings, receptions, teas, and other events are permitted,

provided that the events are hosted for owners or guests.

2. **Inn/Hotel/Motel**

a. **Specific to UMU**

- i. Inns are permitted as long as the building frontage standards are met, and parking is provided either on site or via managed remote surface lot parking or structured parking.
- ii. Inns with 6-24 rooms are permitted in mixed use buildings.

b. **Specific to USU-A:** This use is allowed on premises as remote Guest accommodations in association with off-site full service Hotel facilities and/or remote OSE management services. Such Guest accommodation is not open to the public and may be reserved for invited VIP, Athletes registered for events, appearances, training or on-site activities within the PUD.

3. **General Retail/Service**

a. **Specific to UMU within the US 27 Overlay:** The additional types of general retail/service uses permitted are prepared food, artisan-oriented and trail-related uses. The following conditions apply:

- i. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
- ii. No outside amplified music is permitted.
- iii. No package alcohol sales are permitted.
- iv. New construction and exterior changes to proposed or existing bridge structures to accommodate such uses shall be subject to Article 4 Building Design and Infill Standards.
- v. Specific to trail-related uses:
 - a. The floor area of each tenant space is limited to 2,500 square feet.
 - b. On-site parking shall be provided at the rate of 1 space per 300 square feet.
 - c. The hours of operation shall be limited to between 5:00 a.m. and 8:00 p.m. EST.
 - d. Any use that includes outdoor seating including roof or bridge level shall have a trash container available for disposal of goods consumed on the premises.

4. **Self-Service Storage-Ancillary to on site uses in OSD/ HSD/ UMU/ USU**

- a. **Screening:** Self-service storage may be constructed within basement or partial basement & parking structures for the use of the property owner or tenant, it must be screened from public rights-of-way with fencing and/or vegetation or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot landscape. A habitable office component of the building may be used to screen the storage area from the right-of-way.
- b. **Specific to UMU:** This use is permitted in upper floor habitable space, loft, or mezzanine for existing buildings tenants only.
- c. **Specific to USU / HSD:** Such use shall be setback a minimum of 100' feet from the public right-of-way, external to the PUD, with the following exceptions:
 - i. **Multi-Story:** Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all of the design standards in Section 4.

- ii. **Liner Building:** If a Liner Building exists between the storage area and the right-of-way, these uses may be located less than 100' from the public right-of-way.
- d. **Operation**
 - i. The only uses allowed on-site shall be the rental of storage bays to adjacent tenants, the pickup and deposit of goods or property in dead storage, Daily vehicle, cart or bile rental may also be permitted as an accessory use.
 - ii. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities, garage sales or retail sales of any kind, or any other commercial or industrial activity on the site.
 - iii. Individual storage bays or private boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.
 - iv. No security or caretaker quarters may be developed on the site.
 - v. All property stored on the site shall be contained entirely within enclosed buildings, or wall enclosed zones meeting PUD & City Codes.
- e. **Building Appearance**
 - i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets.
- f. **Fencing**
 - i. Fences shall be between 6 and 10 feet tall.
 - ii. Chain link fencing and entry gates within the PUD or along public rights-of-way is prohibited.
 - iii. Razor wire that is visible from public rights-of-way is prohibited.
 - iv. Wooden entry gates without structural support are prohibited.

3.8: INDUSTRIAL USE CATEGORIES

3.8.1 OVERVIEW OF INDUSTRIAL USE CATEGORIES

- A. **Light Industrial Service – Accessory to Principal Use.**
 - 1. **Characteristics:** Light Industrial Service activities are engaged in the repair or servicing of on-site facilities, principal customer business operations maintenance, or consumer machinery, equipment, and products or by-products. Specialty Contractors and building maintenance services and similar uses perform services on-site. Few customers, especially the general public, come to the site other than associated with the principal use.
 - 2. **Accessory Uses:** Accessory activities may include offices, parking, and storage.
- B. **Data Center / Production / Broadcast**
 - 1. **Characteristics:** Enclosed building housing computer servers, broadcast studio, editing & post production equipment. Outdoor equipment for electronic data transfer.
 - 2. **Accessory Uses:** Accessory activities & features include UPS battery & generators, satellite uplink & large dish reception, redundant power connections, closed-loop solvent or water-based cooling pumps, heat exchange equipment, mobile broadcast van or truck.

C. Waste-Related Service

1. **Characteristics:** Waste-Related Services are characterized by uses that receive solid or liquid wastes from within the PUD boundary for temporary storage and assemblage for disposal off the site or for transfer to another off site storage location, uses that collect sanitary wastes, medical waste, or uses that manufacture or produce goods or fertilizer from the composting of organic material.
2. **Accessory Uses:** Accessory uses may include recycling bins of materials, offices, and repackaging and transshipment of sorted by-products.
3. **Examples:** Examples include waste transfer or composting and recycling centers.
4. **Exceptions:** Disposal of dirt, concrete, asphalt, and similar non-decomposable materials is considered “fill” or construction debris.

3.8.2 ADDITIONAL STANDARDS FOR INDUSTRIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2 as Conditional (C), Special Exception (SE), or Athlete (A). In addition, any Building Design standards, as set forth in City Codes apply.

A. Light Industrial Services, Specific to OSD: Rear setback is increased to 25 feet minimum.

B. Data Center / Production / Broadcast, Specific to OSD District:

1. The rear setback is increased to 25 feet minimum. Buffer planting, is required. If a rear lane is present within the 25-foot setback, buffer plantings shall be installed to the maximum extent possible, while still permitting the rear access to function.
2. The operation of the facility shall not become a nuisance to surrounding property owners per City Code.

3.9: TRANSPORTATION, COMMUNICATION, & INFRASTRUCTURE USES

3.9.1 OVERVIEW OF TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USE CATEGORIES

A. Telecommunications Facilities

1. **Characteristics:** Telecommunications facilities include all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, or mounted on poles, other structures, light posts, power poles, or buildings. Facilities also include intertie and interconnection translators, connections from over-the-air to cable, fiber optic, or other landline transmission system.
2. **Accessory Uses:** Accessory use include transmitter facility buildings, co-location huts, risers & dedicated utility rooms in buildings that may serve more than one building.
3. **Examples:** Examples include broadcast towers, communication towers and point-to-point microwave towers, satellite uplink or reception dish, fixed or mobile.
4. **Exceptions**
 - a. Receive-only antennas are not included in this category.
 - b. Radio and television studios are classified in the Data Center/Broadcast category.
 - c. Radio and television broadcast facilities that are also public safety facilities are classified as Basic Utilities.

B. Infrastructure/Utilities (Major and Minor)

1. **Characteristics:** Major utilities are infrastructure services providing PUD-wide or regional service in association with authorized utility services providers.
Minor utilities are infrastructure services that need to be located in or near the area where the service is provided.
2. **Accessory Uses:** Accessory uses include public utility accessways, parking and control, monitoring, and data or transmission equipment. Services may be publicly or privately provided.
3. **Examples**
 - a. Examples of major utilities include above-ground public re-pump or pressure stations, above ground utility connections, public utility plants, water towers, waste collection, and telephone exchange co-location huts.
 - b. Examples of minor utilities include underground public utility lines, utility risers, public utility lift stations, transformers, water and sewage pump stations, electrical junction boxes, and block- or neighborhood-scale stormwater management facilities. Minor utility uses generally do not regularly have employees or visitors at the site.
4. **Exceptions**
 - a. Maintenance yards and related buildings are classified as Industrial Services.
 - b. Utility offices are classified as Offices.

3.9.2 ADDITIONAL STANDARDS FOR TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in City Codes, apply. Site location & construction of permanent fixed telecommunications equipment towers shall follow the City of Clermont Code. Mobile temporary telecommunications equipment shall be reviewed by the City Site Plan Review Committee prior to installation.

A. Minor Infrastructure/Utility

1. **Location:** Above-ground structures shall be located on interior properties, rather than on properties aligned with other lots that have continuous street frontage. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 2. **Screening and Buffer:** Structures greater than 3 feet in height that cannot adhere to the scale, volume, spacing, setback, and typology of existing buildings along fronting streets, shall be designed so they do not have an adverse effect on the streetscape. Treatments may include a wall, landscaping, or architectural design solutions as approved by the OSE ARB Administrator.
 3. **Accessory Uses:** No office, commercial operation, storage of vehicles, or equipment shall be allowed on the premises.
 4. **Signage:** No commercial or branding signage is permitted.
 5. **Specific to Public Utility Substations**
 - a. **Screening:** Public utility substations shall be enclosed by a wall or fence at least 6 feet in height above finished grade.
 - b. **Location:** Public utility substations shall not be located where visible from a primary public right-of-way. They shall be located internally on a property and screened from the right-of-way with buildings, site structures, or terraced walls. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 - c. **Design:** Building design shall comply with the standards of the specific district as outlined.
 - d. **Buffer:** A landscaped strip not less than 5 feet in width shall be planted and maintained around the facility, where room exists, and relocation is not possible.
 - e. **Accessory Uses:** No office, commercial operations, or storage of vehicles or equipment shall be allowed on the premises.
- C. **Waste Related Services, Buffer:** An additional 10 feet of landscape buffer or an 8 foot wall, landscaped with 1 overstory tree per 50 feet, is required around the designated property. If the adjacent property is zoned RSD, both the wall and an additional 25 feet of landscape buffer shall be included.
- D. **Wireless Communications Facility**
1. **Collocation:**
 - a. **Due Diligence:** All applications where wireless communication facilities are not being provided through collocation shall include a collocation study that

demonstrates there is not a suitable collocation site that can serve the needs of the user. Placement on existing towers, water towers or other tall structures shall be fully considered prior to making an application for a new tower.

- b. **Proximity:** When a new tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers are not available for use. The proposed tower, if approved, shall be either camouflaged or stealth in design.
 - c. **Speculation Towers:** Speculation towers are prohibited.
 - d. **Expansion:** The design of ground structures for new towers shall be such that modular expansion to accommodate collocation is feasible.
2. **Freestanding Towers:** The following conditions shall be met before a freestanding telecommunication tower is approved:
- a. **Maximum Height:**
 - i. 125 feet for towers with provisions for two or three co-locations
 - ii. 180 feet for towers for provisions for four or more co-locations
 - b. **Setbacks Requirements:**
 - i. **Collapse Zone (syn. Fall Zone):** A collapse zone shall be designed so that tower collapse will occur only within the property owned or leased by the tower company, or controlled by an easement held by the tower company.
 - ii. **Residential Setback:** The tower must be set back a distance of its height plus 50 feet from any residential structure, unless the owner of the structure waives this requirement by a notarized affidavit.
 - c. **Buffer Requirements:** A buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). For camouflage and stealth towers, the City Site review Committee may approve a modification of this requirement based on site design.
 - d. **Lighting Requirements:** All towers 150 feet or taller shall be lighted. Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K (and all future updates) and FAA Advisory Circular AC150/5345-43E (and all future updates) and shall be red strobe lights (L-864) at night and medium-intensity flashing white lights (L-865) during daylight and twilight use, unless otherwise required by the FAA. No general illumination shall be permitted. All commercial communication towers approved by the City prior to the adoption of this PUD and operating in conformance with those approvals shall be deemed to be a lawful, nonconforming use and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use of structure under this section shall terminate upon expiration or revocation of a commercial communication tower's permit, or upon any modification to the height of the tower.
 - e. **Color:** The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings and shall be approved by the OSE Architectural Design Review Board.
 - f. **Perimeter Security:** The tower shall be appropriately secured by means of a wall, at least 7 feet high; however, razor wire shall not be permitted directly adjacent to a public right-of-way. Fencing shall be solid masonry wall w/ stucco finish painted. The immediate perimeter of the fence or wall surrounding the tower and associated structure shall be planted with evergreen shrubs capable of obtaining a height of 12 feet, with a maximum spacing of 10 feet. These plants shall be at least three-gallon container plants or 24 inches tall at the time of planting.

- g. **Signage:** A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.
 - h. **Application Disputes:** If disputed evidence occurs in the review of the application, the City may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.
 - i. **Abandonment:** All towers, antennae, accessory structures, or equipment that is not used for communication purposes for more than 180 days shall be considered abandoned and shall be removed by the owner within 60 days. Removal costs shall be the responsibility of the communications tower owner. The OSE CDD or City reserves the right to dismantle any abandoned communications structure and associated equipment that has not been removed within the allotted time period. In that event, the City may retain any and all materials, and dispose, use, or sell said materials unless reimbursed by the communications tower owner within 30 days of being sent an invoice.
3. **Roof-Mounted Telecommunication Towers :** The following conditions apply to roof-mounted telecommunication towers:
- a. No tower may be located on any residential structure.
 - b. A proposed roof-mounted tower shall not extend more than 20 feet above the highest part of the structure.
4. **Special Height Review:** The City may approve towers up to 250 feet in height in the OSE PUD after a public hearing and findings of fact based on the following criteria:
- a. All application requirements and all conditions outlined in City Codes are met.
 - b. The applicant has demonstrated that additional height is necessary for service to occupants of the immediate area within the City. The City has the authority to establish setback requirements and such additional conditions as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 - c. Existing, in-service cellular service towers are scheduled for removal or relocation that would create a diminishment of service volume in the area.

3.9.3 VEHICULAR PARKING, MANAGED PARKING & SHARED PARKING

The PUD and PUD Site Plan shall utilize two forms of vehicular parking generation and tabulation of required parking:

- Single Land Use with rate defined parking provided within the building, lot, or parcel containing the single land use.
- Mixed-use and Specialty Land Uses employing managed parking facilities and shared parking as the basis for tabulating required parking.

The developer or CDD shall provide a tabulation of parking demand and hours of peak utilization for the entire development program to be updated annually with the monitoring report. The parking allocation tabulation shall be updated and submitted with project site plan approval prior to issuance of building permits. Shared parking is not permitted by right. In order to utilize shared parking, it must be justified by the built development program and resulting shared parking opportunity based on that built program, and not any assumed percentage reduction in the TIS methodology.

Hotel & related hospitality rooms, food service, & pool shall provide 1 vehicular on-site parking space per room located within the Hotel parcel or a designated surface lot or garage. Drop-off & Valet services located on Hotel sites are

not eligible to offset on-site parking requirements. On-site Hotel Parking is not subject to shared parking reduction, although the minimum required on-site Hotel parking provided can serve to establish internal capture, mode split, and peak time parking reductions for other land use within the PUD. Employee parking spaces may occur within or beyond the limits of the Hotel parcel or designated guest parking.

Residential & related amenity spaces, pools, & pavilions shall provide 1 vehicular space per single bedroom dwelling and 1.5 spaces per dwelling with more than 1 bedroom. The required parking shall be provided within buildings, ancillary structures, surface lots and circulation areas within the Residential parcel and shall collectively be considered on-site parking. This parking requirement shall not be subject to shared parking reduction, may be designated as private or access controlled. The cumulative on-site parking provided by Residential designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

Medical Services & Office shall provide 1 vehicular space per 300 square feet net leasable area (NLA). The required parking shall be provided within buildings, ancillary garage structures, surface lots and circulation areas within the land use parcel and shall collectively be considered on-site parking. This parking base-line requirement shall not be subject to shared parking reduction; however it may not be designated as private or access controlled between the hours of 5:00 pm and 6:00 am. The on-site parking facilities, space availability and duration may be managed to support employee parking, visitor parking, patient or client parking, loading, and related customer and public use.

The cumulative on-site parking provided by Medical Services & Office designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

Mixed-use and Specialty Use buildings and facilities shall utilize shared parking reduction factors to determine the required vehicular parking, as well as the provisions for managed parking within the PUD. The required parking shall be provided by a combination of on-site, off-site, on-street, and managed parking facilities and vehicles operating under a managed transportation service. Employee parking spaces may occur within or beyond the limits of the Mixed-use or Specialty-Use parcel.

Shared Parking Methodology: The required parking for each eligible land use, building, mixed-use building occupant or pad site utilizing shared parking shall first utilize the ITE Parking Generation Rates 4th Generation table of base-line parking generation, as established from ITE, or alternatively an average parking generation between ITE and ULI parking rate standards based on case study examples. The required parking base-line for weekday, weekend and peak period shall be calculated for the proposed mix of uses. An active Excel spread sheet for this purpose will be provided to the City and will be maintained by the City & Applicant as Phased development occurs and refined as better Parking Generation data is collected and published.

If a specific PUD land use is determined to fall outside of the base-line parking generation table, a specific ITE or ULI parking generation rate can be utilized if the rate is considered to be more representative of the PUD land use or more recent or comprehensive. If a PUD Land Use is subject to conflicting parking generation rates as a base-line condition, the Applicant may employ a parking generation study utilizing independent land planning & engineering professionals to determine the peak parking demand and range of parking utilization over normal hours of operations.

Base-line parking generation associated with the PUD building, facility or pad site based on established methods provided above shall be subject to reduction as a result of the Olympus Site context allowing for a single parking duration to provide for more than one destination, and provisions for mode-split within the PUD and non-vehicular connectivity or transit outside of the PUD. All base-line parking generation for shared use eligible land uses shall be consistent with the approved TIS methodology when measured at the final cumulative construction phase. This reduction factor shall be adjusted +/- based upon linkage supported by the TIS methodology, mode split and internal capture percentage for the overall project.

The adjusted parking requirement provided by the formula of (base-line parking value) x (.63 or TIS adjustment) shall be met by the tabulation of available vehicular parking spaces within the specified pedestrian shed radius of the parcel limits of the Specialty land use or building pad limits or the Mixed-Use facility. Available spaces shall include, on-site, off-site,

on-street, service area, managed parking spaces available due to parking controls or off-peak availability of contributing un-managed parking facilities. Parking time-management of structured parking facilities and on-street parking may be utilized to ensure turn-over.

Employee parking demand may be met by assignment, agreement, cross access easement in locations that may exceed the 650' pedestrian shed requirement for Mixed-use sites and 1250' for Specialty-Use sites.

Sporting, Entertainment & Performance Events shall utilize time-based capacity management and assignable reservation of parking facilities to accommodate the peak parking demand associated with the primary event. Shoulder period sub-events designed to encourage early arrival and delayed departure may also serve to avoid serial performance parking overlap and traffic patterns that block parking availability. More remote structured or surface lot parking areas may be utilized to distribute circulation patterns and to program activities between parking and primary event destinations. The acceptable pedestrian shed for event facilities shall be 1250'. Additional temporary event parking requirements may be met by parking facilities located beyond the 1250' radius via the use of shuttle service, trams, drop-off zones, VIP lots, Valet and other forms of supporting trip end mobility. Shared parking reduction provisions shall also be applied.

3.10: FORESTRY, AGRICULTURE AND HORTICULTURE

3.10.1 OVERVIEW OF FORESTRY, AGRICULTURE AND HORTICULTURE USE CATEGORIES

- A. **Characteristics:** Agriculture includes activities that primarily involve producing crops either for personal or community consumption within the PUD boundary or for sale within the PUD allowed services & restaurants but not for general distribution.
Forestry includes the existing citrus trees and related activities that may be maintained within zones of the PUD that are scheduled for future development as a grandfathered use and for maintenance of greenbelt tax status. Additional tree planting may occur where such planting is normal grove management.
Horticulture includes the establishment of ornamental vegetation, annuals & perennials, that are utilized outside of growing areas within the PUD, either for common area display or usage & sales within Retail & Service establishments located within the PUD, but not for general distribution.
- B. **Accessory Uses:** Accessory uses include roof gardens, green walls, irrigation equipment, green house, overhead shade elements, potting sheds, equipment sheds, loading shelter.
- C. **Examples:** Examples include neighborhood common agricultural gardens and horticulture nurseries, tree farms, field to table restaurant provisioning & truck gardening.
- D. **Exceptions**
 - 1. Processing of animal or plant products that requires commercial trucking for distribution is classified as Manufacturing and Production.
 - 2. Plant nurseries that are oriented to general retail sales are classified as Retail Sales and Service.

3.10.2 ADDITIONAL STANDARDS FOR FORESTRY, AGRICULTURE AND HORTICULTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2. In addition, any Building Design standards, as set forth in City codes, apply.

- A. **Specific to Uses**
 - 1. **Acreage**
 - a. **Specific to UMU** – Usage within Parcels can be a maximum of the building roof area less 15 % for roof equipment.
 - b. **All other zones – defined usage** Parcel area can be a maximum of the available roof area, net parcel ground area less vehicular use area & required paved circulation zones.
- B. **Specific to Agriculture, Horticulture:** This use shall be permitted according to the defined development zoning Districts as well as the defined COS District.

3.11: ACCESSORY USES AND STRUCTURES

3.11.1 PURPOSE

This Section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses. The intent in adopting this section is to allow a broad range of accessory uses. Such uses shall be located on the same site as the principal use and shall comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

A. Accessory Dwelling Unit (ADU)

1. For free standing ADUs, see Section 2.4
2. For attached ADUs, all standards apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.

B. Private Garage, Carport or Workshop Standards

1. **Quantity:** One garage, carport or workshop is permitted per lot or per dwelling unit on a multi-unit parcel.
2. **Footprint**
 - a. A garage or carport shall not exceed 50% of the footprint of the dwelling; however, in no case shall the footprint of the structure exceed 600 square feet.
 - b. A workshop shall not exceed 320 square feet.
3. **Services**
 - a. A garage or carport may be provided with electricity, a sink, and a commode.
 - b. A workshop may be provided with electricity and a sink, but shall not be used as an accessory dwelling unit.

C. Shed or Storage Building

1. One shed or storage building, up to 120 square feet, is permitted. Steel cargo storage containers or modified versions thereof are not permitted. Sheds shall not be located in front of the front line of the dwelling. Sheds may be provided with electricity and a sink.
2. Sheds shall be located a minimum of 15 feet from the primary structure, unless approved to be closer by the Fire Marshal if materials are sufficiently fire resistant.

D. Swimming Pool

1. One private swimming pool, which may have a bath house or cabana up to 200 square feet in size and 25 feet in height, measured from average adjacent grade, is permitted. Swimming Pools shall abide by the requirements for Accessory Building Placement in 2.4.1.C.
2. Barriers shall be required per Florida Building Code, or City Code equivalent as updated.

E. Covered, Open-Air Structures: Gazebos and trellises up to 200 square feet are permitted.

F. Outdoor Living and Recreation: Playhouses, picnic tables, dog houses, basketball goal, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or movable platform). If a any structure under roof (e.g., playhouse, doghouse,) is permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.

3.11.3 USES CUSTOMARILY ACCESSORY TO RETAIL BUSINESS, OFFICE USES AND RECREATIONAL FACILITIES

- A. **Accessway loading Zone:** Off-street loading area or a temporary storage area for customers, clients, or employee-owned vehicles is considered an accessory use. Such zones may exist in addition to permanent off-street loading zones, or temporal on-street loading zones.
- B. **Storage for Merchandise:** A completely enclosed building for the storage of supplies, stock, or merchandise is permitted. Steel cargo storage containers, or modified versions thereof, are not permitted.
- C. **Storage for Equipment-Enclosed:** Sheds or tool rooms attached to the principal building perimeter wall for the storage of equipment used in operations or maintenance are permitted subject to City Conceptual Site Plan review. Steel cargo storage containers, or modified versions thereof, are not permitted.
- D. **Specific to the USU:** Open yard use for the storage of materials or equipment is subject to City Review of Conceptual Site Plan Submittal and the following conditions:
 - 1. Such uses shall be separated from adjoining properties by an opaque screen, fence, or wall at least 8 feet in height above finished grade. If adjacent to a public right-of-way, the screening fence shall be placed at or behind the building setback line.
 - 2. Junk or other salvage is not permitted as part of an open storage yard.
- E. **Light Assembly and Repair:** A light assembly and/or repair facility, incidental to the principal use is permitted, provided that it is not a nuisance, as defined by City Code, to adjacent parcels, and provided such operation is not otherwise specifically prohibited in the District in which the principal use is located.

3.11.4 USES CUSTOMARILY ACCESSORY TO PUBLIC USES, BUILDINGS OR ACTIVITIES

There shall be no limitations regarding accessory uses to any use, building, or activity operated within the publicly owned property or land, except that such uses, buildings, or activities must be directly related and subordinate to the principal public use.

3.11.5 SATELLITE DISHES

- A. **General Requirements:** No form of advertising shall be allowed on the dish or framework, other than the manufacturer's small identification plate.
- B. **Within UMU / OSD based Districts:** Satellite dishes shall be placed on the roof. Dishes shall not be visible from any adjacent front yard, or in a location that is visible from the public right-of-way, unless a company licensed to install satellite dishes in the city certifies that it is the only place for the dish to be operational. Satellite dishes shall be screened from the street, and to the degree feasible, from adjoining properties. Such screening can be accomplished through fencing, Parapet wall height, landscaping, or placement of the dish between or behind architectural features of the building.
- C. **Within USU District:** The preferred location for all dishes is in the rear or side service area or on the roof. Dishes are encouraged to be screened from the street and to the degree feasible, from adjoining properties. Screening can be accomplished through fencing, landscaping, or placement of the dish between/behind architectural features of the building. Dishes greater than 2 meters in diameter must be located in the side or rear service yard, or on the roof, and must be screened from the street, and to the degree feasible, from adjoining properties.

3.11.6 Accessory Use Structures - Urban Districts

A. Special Requirements Specific to Urban Districts:

1. **Disposition:** Parking structures shall meet the required building setbacks except where Liner Buildings are required. In that case, parking structures should be set back from the property lines of the adjacent PUD Primary Street(s) a minimum of 25 feet to reserve room for Liner Buildings between parking structures and the lot frontage unless the garage ground level is designed to receive commercial or office space internal to the garage facade for at least 70% of the garage frontage.
2. **Frontage Types:** Shopfront/Awning, Gallery/Colonnade, Arcade — Balconies may be used if there is true habitable space on the upper floor(s).
3. **Liner Buildings**
 - a. Liner Buildings are required in the Urban Districts along Primary PUD street frontage(s). Where parking structures face more than 1 street, requirements for Liner Buildings at secondary frontages are at the discretion of the OSE Design Review Body. They may be used in other districts to fulfill the requirements of the OSE Standards, such as height and parking location.
 - b. Exceptions to this requirement may be granted when lot width or depth is less than 140 feet.
 - c. Liner Buildings may be constructed concurrently with the parking garage, or space may be reserved for their construction in the future.

3.12: TEMPORARY USES

3.12.1 PERMITS REQUIRED

Unless otherwise provided, all permitted temporary uses listed below shall require a Temporary Use Permit that shall be reviewed and issued by the City Manager, subject to the procedures outlined in the City Codes & OSE PUD.

3.12.2 PERMITTED TEMPORARY USE

- A. Outdoor Sporting Events, Trade Show, Trail System competition, competitive swim, kayak, and similar events, for a period not to exceed the City Permit Term for the type and location of the event as determined by the City Manager. In the USU Districts, sporting & related events that occur within the confined stadium & event grounds designed for the events shall not be considered a Temporary Use or require City Permits.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the UMU, Public Open Space Districts for a period not to exceed 30 days.
- C. Temporary real estate sales offices, in conjunction with an approved parcel of construction or building development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the parcel or structure has an active Project Permit.
- D. For new construction, a contractor's mobilized office and equipment sheds, including steel cargo storage containers, in any Districts, for a period of 6 months, or the duration of active construction, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant. Site placement subject to City Site Review Committee.
- E. **Temporary classroom facilities** shall not be located at any school, religious institution, or other teaching or training use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 18 months — has been approved by the City & OSE administrator. Such plan shall include a review of the placement of the temporary classrooms and may require screening and buffering in order to comply with the OSE Standards. Extensions of up to 1-year may be permitted by the OSE administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.
- F. **Food Trucks/Concession:** Are allowable in association with programmed & scheduled events. City Permits & Vendor License requirements shall apply.
- G. **Portable steel storage containers** are permitted in any USU District for purposes of event preparations, loading or unloading, for a period not to exceed 14 days with placement subject to City Site Review Committee & Event Permit if required.
- H. **Cargo or freight storage containers**, or modified versions thereof, are permitted to be used as temporary storage facilities in the USU Districts for up to 2 consecutive months in any 12-month period, on the condition that the containers are not visible from the street, and the storage function is related to event turnover, temporary seating, event security equipment or re-purpose of flooring & seating configuration of interior venues.

4: BUILDING DESIGN & INFILL STANDARDS

4.1.1 PURPOSE

The purpose of this section is to:

- A. protect and enhance Clermont's unique aesthetic character
- B. support high quality streets and public spaces
- C. encourage architecture that blends harmoniously with the natural sloped surroundings and neighboring development
- D. safeguard property values and long-term economic assets
- E. carefully establish the character of the Olympus Clermont PUD, Community Development brand while permitting appropriate growth.

4.1.2 INTENT

The use of Architectural standards and guidelines are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and future incremental infill development meets the purposes described above. Future Building Design will be reviewed based on the "City of Clermont – Architectural Standards" dated October 23, 2007. These minimum City Standards as well as "Architectural Style Guidance" for the OSE Administrator & OSE ARB shall serve collectively to form review process and building design conventions within the OSE PUD. The Building Design & Infill Standards & "Architectural Style Guidance" documents will address design & character details not regulated by the PUD but required via property ownership declarations & procedures. Where conflicts may exist or be created by building typologies not anticipated by the City of Clermont Architectural Standards, the OSE project specific standards shall prevail.

5: LANDSCAPING, PARKING & LIGHTING

5.1 PURPOSE

The purpose of this article is to

- A. recognize the importance of trees and other landscaping and their contribution to health, welfare, beauty, safety, history and general well-being in all areas within the jurisdiction of the city.
- B. establish reasonable minimum standards governing the preservation, planting, protection and maintenance of trees and other landscaping.
- C. protect and enhance property values.
- D. maintain the aesthetic quality of the OSE community & surroundings as a whole.
- E. moderate climate and reduce energy costs,
- F. mitigate the negative impact of noise, glare, air and water pollution, and soil erosion.

5.2: PARKING

5.2.1 PURPOSE

The purpose of this section is to regulate and ensure the provision of adequate parking and access for bicycles, NEV's and motor vehicles. The section also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the community.

5.2.2 APPLICABILITY

The parking standards of this section shall apply to new parcel developments and when a structural alteration in an existing building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity.

5.2.3 BICYCLE PARKING

- A. **Applicability:** Dedicated or ride-share Bicycle parking is required in all Districts, the OSE Administrator has the authority to waive the bicycle parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** Bicycle parking shall be placed in a usable and accessible location. The rack(s) shall be placed so that neither the rack nor the bike within it blocks pedestrian or vehicular access ways and shall always be maintained and kept clean and in proper working order .
- C. **Size:** Parcel or Building Pad Developments shall provide either racks for 25% of the number of required vehicular parking spaces or contribute the equivalent bicycle inventory, to a ride-share program, or combination. whichever is equal.

5.2.4 NEIGHBORHOOD ELECTRIC VEHICLE (NEV)

- A. **Applicability:** User Dedicated, General or ride-share NEV parking is required in all Districts, the OSE Administrator has the authority to waive the NEV parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** NEV parking shall be placed in a usable and accessible locations, underground or service level storage areas, structured garages, surface lots, edge of travel lanes. Charging facilities if provided shall be placed so that neither the charging station, cords nor the NEV blocks pedestrian or vehicular access ways

and shall always be maintained and kept clean and in proper working order. NEV parking shall be shown on Site Plan submittals to the City Site Review Committee.

- C. Size: Parcel or Building Pad Developments shall provide either space for 15% of the number of required vehicular parking spaces or contribute the equivalent NEV inventory, to a ride-share program, or combination, whichever is equal. Operations of Tram based transportation can offset the NEV parking requirements based on the ratio of 1 NEV space per 4 passenger seats.

5.2.5 PARKING SPACE REQUIREMENTS

- A. Minimum Number of Parking Spaces: The number of permanent on-site motor vehicle parking spaces required shall be determined by the methodology defined in the PUD written narrative.
- B. Credits for On-Street Parking
 - 1. On-street parking spaces along the lot frontage may count toward the minimum number of required parking spaces if needed.
 - 2. For multi-family dwellings over 3 units, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed.
- C. Maximum Number of Parking Spaces: The maximum number of off-street parking spaces shall be as follows:
 - 1. For buildings with a footprint less than or equal to 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.
 - 2. For buildings with a footprint greater than 60,000 gross square feet, no more than 110% of the required minimum number of parking spaces are permitted.
 - 3. Exceptions:
 - a. Group Housing or Multi-Family buildings built specifically to accommodate athlete or student housing are permitted a maximum of 1 parking space per bedroom

5.2.6 PARKING EXCEPTIONS

- A. In the UMUDistrict, all nonresidential uses, except for motels/hotels/extended stay guest accommodations, shall be exempt from the off-street parking requirements of this section. Where such uses elect to provide off-street parking, it shall meet the design requirements of this section.

5.2.7 SHARED PARKING AND PARKING REDUCTIONS

- A. Parking Reductions
 - 1. The City Manager may grant a reduction in the parking requirements set forth in this section in the following cases:
 - a. Where uses in the same or adjoining development parcel, having different peak hour demand, seek to share parking, the applicant must submit to the administrator an analysis and substantiated projections of peak parking demand — based on historic data from other locations or a similar use — for the entire development to justify the shared use of parking spaces for separate uses.
 - b. Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking.
 - c. Where fewer parking spaces are needed due to location and use — e.g., if there is a high concentration of residential units adjacent to a neighborhood-serving use, a parking reduction may be warranted.

2. The City Manager shall consider the following in determining whether a reduction is warranted:
 - a. The likelihood that the reduced number of parking spaces can satisfy demand
 - b. The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow
 - c. The impact of periodic overflows upon the public streets and other parking facilities
 - d. The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern
3. In all cases, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the OSE applicant.

5.2.8 PARKING LOT DESIGN

A. General Design Standards

1. Design: Off-street parking stalls shall be located in areas that will not require backing into access driveways or streets, except where allowed for residences, or when no other practical alternative exists, as determined by the City Manager.
 - a. **Parking Stall Dimensions:** Off-street parking spaces shall be at least 9 feet wide by 18 feet long, exclusive of access or maneuvering.
 - b. **Travel Lane Dimensions:** Travel lanes without 90 degree opposed parking shall not exceed 20 feet wide for 2-way traffic, except in specific areas that may require additional room for drop-off or truck loading access. A minimum of 24 feet clear travel lane between 90 degree parking spaces shall be provided for 2-way traffic. One-way accessway may be permitted to have travel lane width reduced to 10 feet if approved by the fire marshal.
2. Parking Space Marking: The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing grass, or other vegetative surfacing, or plazas & motor courts that are used for valet or temporary VIP parking. Removable cones, colored pavers or planters may be used for temporary marking.

B. Pedestrian Corridors in Parking Lots: Parking lots with 40 spaces or greater shall be designed to separate pedestrian travel from vehicles. They shall include designated pedestrian walkways to provide safe access to building entries for pedestrians and are subject to City Site Review Committee review.

1. Perimeter sidewalks — typically located on public rights-of-way— and/or interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.
2. Pedestrian pathways (if provided) shall be a minimum 5 feet in width where no adjacent perpendicular parking space exists or a minimum of 8 feet in width where vehicular overhang from parking bays may encroach on the sidewalk.
3. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway shall be provided, following the shortest practical route across the parking lot between at least 1 such entrance on each side of the building facing a public street.
4. Pedestrian pathways shall be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping or other similar methods.

C. Connectivity

1. Parking lots shall provide for internal connectivity to adjoining parking lots (except those serving residential buildings of less than 4 units) unless determined not-feasible, or not required by the City Site Review Committee and shall be interconnected or designed to interconnect in the future.
2. Where a parking lot inter-connection is provided, an easement for ingress and egress to adjacent lots shall be recorded by the property owners with the City of Clermont or County Clerk.

D. Materials

1. Parking spaces and driveways shall be paved with a material that supports the anticipated load and context. Pervious or semi-pervious paving materials are encouraged. Where possible, such materials shall be used in combination with on-site stormwater control devices.
2. Parking provided above the minimum required parking spaces shall be with a pervious material.

E. Accessible Parking: All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

F. Tandem Parking in Residential Driveways is allowed.

5.2.9 STRUCTURED PARKING

Parking Structures shall be designed to accommodate structural support elements, life-safety, ventilation & site access limitations. Structured Garage Parking space size & circulation configuration may adjust typical surface lot parking dimensions & geometry.

5.2.10 PARKING OF SPECIFIC VEHICLES

A. Parking, Storage or Use of Campers, RV's or Other Major Recreation Equipment:

1. No major recreational equipment shall be parked or stored in any RSD or UMU District in a manner which poses a nuisance, or constitutes a hazard. When parked in a permanent garaged location, such equipment shall observe all setbacks, yard, and other requirements set forth within the Districts in which they are located.
2. Parking or storage of recreational equipment shall not be permitted in any District between the street and the building face. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in any location not approved for such uses.

5.3: LIGHTING

5.3.1 PURPOSE

The standards set forth in this section are designed to:

- A. ensure that all site lighting is designed and installed to maintain adequate lighting levels on-site,
- B. prevent excessive light spillage and glare directed at adjacent properties, neighboring areas, and motorists, and
- C. provide security for people and land.

5.3.2 ILLUMINATION OF OUTDOOR SPORTS FIELDS AND PERFORMANCE AREAS

Lighting of outdoor sports fields and performance areas shall comply with the following standards:

- A. Glare Control Package: All lighting fixtures shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.
- B. Hours of Illumination: The hours of operation for the lighting system for any game or event shall not continue more than 1.5 hours after the end of the game or event.

5.3.3 PROHIBITED LIGHTING TYPES

- A. Laser Source Light: The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited unless approved by the OSE Administrator in association with scheduled events or activities in advance.
- B. Searchlights: The operation of searchlights for advertising purposes is prohibited.
- C. Flashing Lights: With the exception of motion-activated security lighting, lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation are prohibited.
- D. Awning and Canopy Back-Lighting: Awnings and canopies used for building accents over doors, windows, etc. shall not be up-lit. Lighting that illuminates the sidewalk, or downlights onto the architectural features of a building, may be installed under canopies.

6: SIGNS

6.1.1 PURPOSE

The purpose of this section is to regulate the time, place and manner in which signs shall be permitted. In furtherance of these purposes, standards are provided that are designed to protect and promote the public health, safety, and welfare, and to enhance the physical appearance while providing way-finding for visitors and provide significant OSE information.

It is the desire of the OSE PUD to allow business owners the opportunity to post adequate signage that contributes to the public realm, while preventing distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, removing obstructions to light, air and open space, and reducing the accumulation of clutter. The OSE PUD shall conform to the City Code as a minimum with additional signage design and controls defined within the OSE ARB and OSE Administration.

6.2: ADMINISTRATION AND MASTER SIGN PLANS

6.2.1 APPLICABILITY

A. Applicability: The regulations of this article shall apply to all OSE PUD Districts.

6.2.2 MASTER SIGN PLANS

- A. Applicability: Master Sign Plans are required for the following development types:
1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
 2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.
- B. Approval Required: No City permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel or lot has been reviewed and approved by the appropriate OSE body.
- C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.
- D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the OSE Standards then in effect.
- E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or OSE ARB may reasonably determine.
- F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.

6.3: OTHER SIGNS THAT REQUIRE A PERMIT

6.3.1 CHANGEABLE COPY SIGNS

A. Permitted Location: Changeable copy signs are permitted for performance businesses, sports or institutions that require sign messages to change on a regular basis. These include, but are not limited to, restaurants, theaters, stadiums, arenas, schools, non-profit organizations with multi-purpose assembly space.

B. Maximum Area

1. Restaurants: establishments, the changeable copy area shall not be more than 40% of the sign face of any freestanding sign.
2. Schools and Theaters: The changeable copy area may be up to 12 square feet in addition to the identification & site signage permitted by the City.
3. Digital Signs: Changeable copy is not permitted to be digital with the following exceptions:
 - a. variable messaging signs in the USU Districts are permitted to be digital. The changeable copy area shall not be more than 25% of the maximum freestanding signage allowed. Animated or flashing digital content is prohibited.

7: Land Development

7.1 PURPOSE

- A. Land subdivision & Commercial site development shall conform to the City Codes & Ordinances as a minimum standard as conditioned, adjusted or waived by the Clermont City Council & OSE PUD.
- B. Gated Streets: New gated streets, driveways or drive isles are not encouraged. However, they may be permitted, at the discretion of the City & OSE Administrator in RSD Districts or other PUD Districts where public connection to the existing street grid is not practicable due to topography or existing surrounding conditions. They may be permitted by the applicable OSE Design Review Authority when the access proposed to be gated is an alley, parking lot connection or rear lane and is not the primary building frontage.

7.2 OTHER VEHICULAR CIRCULATION WITHOUT ROW

Drive Isles or driveways within and connecting parking areas may form connecting accessways for vehicular circulation network without ROW by the use of access easements between parcels with different ownerships. All of these potential circulation segments not marked as “streets” in the Regulating Plan or defined by Typical Cross Section will provide a minimum 20’ two-way paved travel lanes or 10’ one-way travel lanes. The location & configuration will be determined by careful design during the Parcel Site Plan submittal process to address unique site-specific considerations. As such, these accessways are specifically tailored to a unique development context and deviate from the standards enumerated in the typical street ROW sections. In most cases, sidewalks or street trees will not be necessary since the specific accessway section may apply only to a portion of a vehicular driveway within or connecting parking isles. Conceptual Site Plan submittal to the City Site Review Committee shall delineate accessways.

7.3 OVERHEAD UTILITIES

Overhead Electric or overhead Tele-communications utilities are not allowed within the Olympus PUD. Some individual overhead utilities components may be placed within the ROW or Building Envelope to provide Solar collection for small scale electronics, WIFI repeaters, 5G cellular, Photo-cells, Security Cameras, ITS Cameras where necessary.

7.4 TREE PLANTING STANDARDS

The following standards shall be used in conjunction with the appropriate street sections.

- A. **Minimum Quantities:** Street trees shall be installed according to PUD Exhibit-4 Typical street sections. In addition, external street ROW may be utilized for street tree planting where the ROW is adjacent to the PUD Boundary & the street tree planting is acceptable to the owner of the ROW. OSE may enter into maintenance agreements with the adjoining ROW ownership for the long term support of street trees and understory landscape & turf. Utilization of enhanced adjacent ROW Landscape may be utilized to meet PUD perimeter landscape requirements.
- B. **Minimum Spacing:** Arrangement of and distance between hardwood trees should correspond to the expected mature spread of the trees and shall in no instance be less than
 1. 44 feet between overstory trees along the street edge & 60’ within medians
 2. 25 feet between overstory trees and understory trees
 3. 15 feet between understory trees and palms if used.

- C. **Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than
 - 1. 15 feet to overstory trees
 - 2. 8 feet to understory trees
- D. **Tree Wells**
 - 1. In commercial areas where there is no verge planting strip, trees shall be provided with grates, hard surface tree wells, perimeter low rail or other approved methods of tree root protection.
 - 2. Tree wells for overstory trees shall be as specified per street section. The ideal tree well size is 5 feet by 10 feet; however, tree wells may be reduced to 5 feet by 5 feet if structural soils or silva cells are provided. Root barrier fabric is required.

8.1: COMMUNITY GREEN SPACE AND OPEN SPACE

8.1.1 PURPOSE AND INTENT

- A. Intent: Community Green Space and Open Space (COS) is intended for the use and enjoyment of the OSE development's residents, employees, & visitors. These spaces serve to preserve natural areas, ensure access to open areas and recreation, reduce the heat island effect, enhance stormwater quality, and provide community health benefits. Community Green Space and Open Spaces are not, by definition, required to be deeded or to be granted via easement to any public entity or municipality. The OSE Administrator may elect to form an ownership entity, transfer the land to a CDD or dedicate the land to an existing entity with deed restrictions for conservation & maintenance as Open Space.
- B. Purpose: The purpose of this section is to provide a set of Community Green Space and Open Space associated standards to use within all PUD Districts with frontage on COS. Community Green Space and Open Space in this section are distinct from those areas that are environmentally sensitive and must be otherwise protected as regulated through Environmental Protection.

8.1.2 COMMUNITY GREEN SPACE AND OPEN SPACE REQUIREMENT

- A. Minimum Requirements: Development in all PUD Districts shall not encroach into the Community Green Space and Open Space, other than to provide for connectivity to circulation and to terrace grades for maximizing open space utilization.
- B. Areas to be Included in Community Green Space and Open Space Calculations: The features and areas identified in (COS) PUD Exhibit-1 shall be credited towards the PUD open space requirements for the purposes of complying with the City Standards.
- C. Areas not to be Included in Community Green Space and Open Space Calculations: The following areas shall not be counted toward open space requirements:
 - 1. Private yards which are not subject to an open space or conservation easement
 - 2. Public road rights-of-way or private street easements, including sidewalks & medians located within those rights-of-way or easements
 - 3. Open stabilized grassed parking areas and driveways
 - 4. Land covered by structures or restricted sports field & not designated for active public recreational uses
 - 5. Designated outdoor VUA or storage areas

- D. **Playgrounds and Community Gardens:** These may be incorporated into the COS or any of the other Districts or may stand alone.
- E. **Waterfront:** When Community Green Space and Open Space exists, adjacent developments that contain waterfront access should include some type of common access to at least 25% of the waterfront.
- F. **Accessory Structure Standards:** All accessory structures within parks and open spaces — including, but not limited to, restrooms, open-air pavilions, gazebos, monuments, picnic shelters, and outdoor theaters — shall not be subject to the physical requirements of the District building form or siting standards. They shall be designed to be consistent with the character of the open space in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition, and character similar to adjacent development as determined by the OSE Administrator.

8.2 OWNERSHIP AND MAINTENANCE OF COMMUNITY GREEN SPACE AND OPEN SPACE SPACE

- A. Provision must be made by the OSE Administrator to ensure preservation and long term maintenance and management of Community Green Space and Open Spaces through one of the following mechanisms:
 - 1. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes
 - 2. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purpose
 - 3. Dedication of the land to the City or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes
- B. All methods utilizing private ownership shall require deed restrictions, covenants, or other legal instruments that ensure continued use of the land and facilities for their intended uses, and provide for the continued and effective management, operation, and maintenance of the land and facilities.
- C. Failure to maintain Community Green Space and Open Space areas or other community facilities shall be a violation of the OSE Standards & City Code subject to remedies and penalties.
- D. If the owner of the Community Green Space and Open Space fails to maintain it in reasonable condition, and in accordance with approved plans, and fails to correct deficiencies cited by the City, the City shall have the authority to correct the deficiencies per the City's Code of Ordinances.

9: CONSTRUCTION PHASE FLEXIBILITY

Individual parcel development may shift between phases as long as the projected limits of utility flows and trip generation assignable to the parcel shift delta does not exceed the total trip generation and utility flow projected for the cumulative Phase.

Parcel phase shift may be further restricted if the Shared Parking Tabulation indicates that parking demand would not be met due to peak time-share, pedestrian shed distance or internal capture limits created as a result of the proposed parcel development phase shift.

If shared parking limitations are the single limiting factor for acceptable parcel phase shift, the Olympus Master Developer can construct temporary parking facilities within the pedestrian shed and maintain availability and assignability of sufficient numbers to support the shared parking demand until the programmed, phase shifted parcel development occurs with permanent parking.

If the only limiting factor supporting a parcel phase shift is exceeding projected cumulative utility flows, the City may allow the proposed parcel phase shift if the capacity exists within the City treatment and delivery system. Determination of City System capacity is exclusively reserved by the City Utility Department.

If the only limiting factor supporting parcel phase shift is the projected cumulative trip generation, based upon the developer provided annual monitoring report documenting constructed, committed, or reserved trips by phase, the proposed parcel shift may not be approved if the total increase in cumulative phase trip generation exceeds the maximum assignment per phase.

10: DEFINITIONS OF SPECIALIZED TERMS

Abutting Parcel. Any parcel that shares a lot line with another parcel.

Accessory Dwelling Unit. An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.

1. **Single Family Detached Dwelling Unit.** A structure containing one primary dwelling unit on a single lot.
2. **Two Single Family Attached Unit./Duplex.** A structure containing two dwelling units on a single lot.
3. **Three Single Family Attached Unit./Tri-plex.** A structure containing three dwelling units on a single lot.
4. **Multi-Family/Unit.** A structure containing four or more dwelling units on a single lot.
5. **Multi-Family Development.** One parcel that contains multiple buildings containing housing units, either as apartments, or condominium. Each building may have multiple dwelling units.

City “Manager” as defined herein shall be defined as any person or persons designated by the City of Clermont to fulfill the duties herein.

OSE “Administrator” as defined herein shall be defined as any person or persons designated by the Olympus Sports & Entertainment Entity or Olympus Clermont CDD to fulfill the duties herein.

ACI (Aggregate Caliper Inch). A measure of the total combined number of inches of existing and proposed trees used to meet landscaping requirements. Caliper inch sizes for individual proposed trees are measured as indicated in the American Standard for Nursery Stock (ANSI 260.1-2004). Caliper inch sizes for existing trees are measured in diameter at breast height (DBH).

Approved Phase. A phase of development that has been approved through the PUD, subdivision or commercial site plan approval process, or a phase thereof approved by the City Manager prior to a request for an inspection for a certificate of compliance.

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank or in another location. Does not include drive-up ATM's.

Bar/ Tavern/Night Club.

1. **Bar, Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro brewery (“brew-pub”), and other beverage tasting facilities.
2. **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult-oriented businesses.

Basement. Any area of the building having its floor subgrade (below ground level) on all sides. A raised basement is a basement story with a floor level that is subgrade and ceiling level that is above grade.

Brew Pub. A pub or restaurant that also contains a microbrewery (see definition).

Buildable Area. The area of a lot that remains after removing the required front, side and rear yards for individual lots, as set forth for the particular District.

Building Type / Typology A structure defined by its combination of configuration, disposition and function.

Build-to Line (BTL). A line parallel to a property line or right-of-way where a building facade must be placed. The BTL may appear graphically on the regulating plan, sections or be stated as a dimension from the property line or right-of-way. Minor deviations from the BTL are allowed for architectural features, recessed entries, and recessed balconies and do not count against the calculations of % of BTL Defined by a building or Building at the BTL.

Bungalow Court. See (Building Type Standards).

Caliper. A horticultural method of measuring the diameter of a tree trunk for the purposes of determining the tree's size. The caliper of the trunk is measured six inches above the ground for trees with a diameter of four inches or less, twelve inches above the ground for trees with diameters more than four and less than ten inches, and at breast height (4½ feet) for trees with diameters of ten inches or greater.

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Ceiling Height, Upper Floor(s). Height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Civic Institution. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, and transportation.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses. Civic Buildings may include the following:

1. **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.
2. **Theater (Cinema or Performing Arts).** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, facilities for "live" theater and concerts, and movie theaters.
3. **Public Service Buildings.** These are municipal buildings which include City Hall, Courthouse, Police Stations, and Fire Stations. May also be considered "Community/Public Safety Facilities."
4. **Religious Institutions, Club House, Meeting Facilities**

Civic Space. An outdoor area, dedicated for community activities. These areas may be reserved for use by a specific neighborhood or community or group, or open for public use.

Colleges and Universities. A dedicated facility or branch location for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. Includes professional schools (e.g. law, medicine, etc.) and technical colleges.

Commercial. A term defining workplace, office and retail uses collectively.

Common Courtyard. An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Community Garden. A site used for growing plants for food, fiber, herbs, and flowers and

shared and maintained by community residents.

Community Based Farmer's Market. The temporary use of a site for the outdoor sales of food and farm produce items.

Community Care Facilities. Facilities that provide living, sleeping, and sanitation accommodations for institutional purposes in coordination with the provision of social services, or team training. The facilities may include facilities for eating and cooking. This category does not include Group Homes, or Community Residences

Emergency Shelter. A facility that provides temporary housing on a first-come, first-served basis where the facility design can accommodate safe shelter during a period of emergency or evacuation due to natural disaster. Facilities that provide temporary shelter during extremely cold weather (such as churches) are also included.

Short Term Housing. A facility that provides housing for individuals or families (not to exceed 6 months) within a continued identified bed space. The facility would also provide personal assistance to students, patients, clients, or performers who do not utilize daily Hotel accommodations or utilize long term rental of dwelling units. Such personal assistance may include food service, training or re-habitation activities, and in addition may include other needed and necessary supportive services tailored to the individual.

Community/Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site. May also be considered "Civic Facilities".

Day Care, Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours per day for any client. Each individual receiving care is considered one "client". These facilities include the following, all of which are classified and required to be licensed by the Department of Health & Department of Social Services.

1. **Family Day Care Home.** A licensed facility in a private home where an occupant of the residence provides family day care for up to 6 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include but are not limited to: infant centers, nursery schools, preschool, after-school or extended day care, and school age child care centers. See "Home Occupation - Minor."
2. **Group Care Home.** A licensed day care facility that provides non-medical care and supervision to 7-12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers.
3. **Commercial Care Center.** A licensed day care facility licensed that provides non-medical care and supervision to more than 12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers. Conditional Use. These uses that require Administrator approval for conditional uses allowed within a zone.

DBH (Diameter at Breast Height). A standard measure of tree size for existing trees. The tree trunk diameter is measured, in inches, at a height of four and one-half (4.5) feet above the ground. If a tree splits into multiple trunks below four and one-half (4.5) feet, but adjacencies of trunks clearly show sharing of a singular rootball, then diameters of trunks below four and one-half feet to be totaled as a single number indicating DBH.

Depth, Ground-Floor Commercial Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to a commercial tenant.

District. A defined zone suitable for development patterns associated with permitted uses according to the PUD regulating plan.

Drive-Through Facility. Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services which are separately defined under “Vehicle Sales and Services.”

Dwelling /Dwelling Unit/Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

Facade. The vertical surface of a building.

Facade Zone. The area between the minimum and maximum setback lines.

Fenestration. The arrangement of windows and doors on the exterior of a building.

Finish Level, Ground Floor. Height difference between the ground floor finished floor of residential or commercial space, excluding lobbies and common-use areas, and the adjacent public walk.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

Formalized On-Street Parking. see “Parking, On-Street”

Formally Disposed. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Front. The primary frontage(s) of a lot, determined as follows:

- For lots with frontages along multiple thoroughfares, the Primary Frontage is determined by the Street address. All other frontages may be considered side street frontages.
- For lots with frontages along a thoroughfare and a civic space, the Front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as Fronts, with the following exception: the frontage along certain Civic Spaces may be required to be a Front, as per the standards
- For lots with a single frontage along a thoroughfare or a Civic Space, but not both, that frontage is the Front.
- Frontages along alleys, service drives, and parking drives may never be a front.

Frontage. A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

Frontage, Primary. The elevation(s) of a structure that fronts a Primary Street. See also “Primary Street.”

Frontage, Private. The area between the edge of the public right-of-way and the front or side façade

Frontage, Public. The area between the curb of the vehicular lanes and the frontage line.

Frontage Line. The property line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

General Retail. Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services, variety stores; including rental stores. May include sales of materials or artisanal elements produced on the premises.

General Services. Professional, commercial and public activities conducted in offices and storefronts, without outdoor storage needs, including but not limited to business and financial services, advanced technology uses that are compatible in terms of noise/ vibration impacts and hazards with adjoining buildings, minor repair services, health services, social services, legal services, educational services and cultural services. Does not include industrial or medical services.

1. **Bank/Financial Services.** Financial institutions, including, but not limited to: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. Includes ATM facilities (see "ATM").
2. **Business Services.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which is separately defined.
3. **Business Support Service.** An establishment within a building that provides services to other businesses. Examples of these services include, but are not limited to: Computer-related services (rental, repair) (see also "Maintenance Service - Client Site Services"), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mailbox services.
4. **Personal Services.** Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, body piercing facilities, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons, tattoo parlors. These uses may also include accessory retail sales of products related to the services provided.
5. **Professional, Administrative Services.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: Accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers' and artists' offices.

Ground Cover. Low-growing plants that grow in a spreading fashion to form a more or less solid mat of vegetation, generally planted to provide decorative landscaping or permeable cover for bare earth that prevents soil erosion.

Group Dwelling. A residential facility for unrelated persons providing living facilities, sleeping rooms, and meals. This category does not include homes for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.

1. **8 or Fewer Residents, in a Home or Dwelling.** Residential facility for eight or fewer unrelated persons providing living facilities, sleeping rooms, and meals. The resident number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This category does not include a home for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.
2. **More than 8 Residents, in a Community Residence.**
 - a. **Dormitories.** A building or portion thereof which contains living quarters for nine or more students, staff, or members of a team, college, university, primary or secondary boarding school, theological school, or other athletic comparable organization, provided that such building is either owned or managed by such organization. Single family and two-family dwellings are defined separately. See "Rooming and Boarding Facilities."
 - b. **Convent or Monastery.** The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.
 - c. **Congregate Care Facility.** A facility for long-term residence exclusively by persons 62 years of age or older, and which may include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities.
 - d. **Nursing Home.** A health care institution other than a hospital or sheltered care home which provides inpatient or resident beds and is licensed by the Department of Health as a skilled nursing facility for two or more unrelated persons. A nursing home provides services to those who need continuous care but do not require hospital care or direct daily care from a physician.

Hedge. A group of shrubs planted in line or in groups that forms a compact, dense, living barrier that demarcates an area from on-site or off-site views.

Height, Overall. Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.

Home Occupation - Major. Residential premises used for the transaction of business, the supply of professional services, and the limited supply of retail by the resident thereof. Major Home Occupations may include agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, family daycare home, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. Such use shall not simultaneously employ more than 1 person in addition to the residents of the dwelling. The Home Occupation use shall not disrupt the general character of the neighborhood.

Home Occupation - Minor. Residential premises used for the transaction of business or the supply of professional services. Home Offices shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. The Home Office use shall not disrupt the generally residential character of the neighborhood.

Household. A group or family living in a single Dwelling Unit. A single household may include up to 5 unrelated people.

Eave/Parapet. Building height to eave/parapet shall be measured from the eave or top of parapet to natural grade or finished grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.

Impervious Surface Coverage/Ratio (ISR) The percent of a defined lot or property that is covered with non-infiltrating material. This includes all structures, slabs and paving material. Individual lots may have variable ISR standards that are collectively accounted & regulated by drainage sub-basin design criteria.

Infill. The development of vacant land that is currently largely surrounded by developed land. It is typically served by existing infrastructure, particularly roads, and may include properties which were previously developed or used for non-building or temporary functions.

Infrastructure and Utilities. Installations or facilities or means for furnishing to the public, electricity, gas, steam, chilled water, communications, Potable or reclaimed water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards; however, it does not include Maintenance Yards (see "Maintenance Yard") or utility offices (see "General Service and Office").

Intensive Level Survey. A survey that will be based on a systematic approach to the entire tract, usually at 100-foot intervals, that are differentiated between having high or low potential for containing archaeological and historic resources. Topography and soil types are also taken into consideration to help determine the areas of high and low potential. In addition, subsurface activity, such as shovel tests, are done, unless surface exposure is evident, and the materials are sifted. All of the findings, as well as a determination of eligible sites, will be compiled into a final report.

Landscape Strip, Perimeter. Vegetative material associated with the perimeter landscaping required for a parking lot area or property perimeter.

Liner Building. An occupiable structure specifically designed to mask a separate interior use from a frontage.

Live/ Work Unit. An integrated housing unit and working space, that accommodates both residential occupancy and work or commercial activity. Typically the commercial space is below or in front of the residential space.

Lodging. (syn. Overnight Guest Accommodation)

1. **Bed & Breakfast Inn (B&B).** (10 or Fewer Rooms) The use of a single structure for commercial lodging purposes, with up to ten bedrooms used for the purpose of the lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests.
2. **Hostel.** A facility for residence of under twenty-nine (29) days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.
3. **Hotel/Motel (25 or more rooms).** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.
4. **Inn (6 to 24 rooms).** A building or group of buildings used as a lodging establishment having six to 24 guest rooms

providing overnight accommodations and breakfast to transient guests.

5. **Resort Hotel.** Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, pools, tennis, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.
6. **Rooming and Boarding Facility.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities, and sororities.
7. **Short-Term Rental.** A single-family dwelling, individual two-family or three-family dwelling, multifamily dwelling, or any portion thereof, that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 6 months. When a portion of a dwelling unit is being rented, only one rental party may rent space at one time. If separate parties are renting rooms simultaneously, the use is considered a Bed and Breakfast.

Lot Area. Lot area refers to the horizontal land area within lot lines, excluding any wetlands.

Lot Width. Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and located the minimum front setback distance from the front lot line.

Manufacturing, Processing, Packaging: Light. A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing/assembly uses include:

1. **Artisan/Craft Product Manufacturing.** An establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, where any retail sales are incidental to the manufacturing activity.
2. **Clothing and Fabric Product Manufacturing.** An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers and not located on the site of a clothing store (see "Personal Services"). Does not include the production of textile fabrics and related materials.
3. **Furniture and Fixtures Manufacturing, Cabinet Shop.** A business that showcases and orders wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery without on-site manufacturing. hardware, window blinds and shades. Includes furniture re-upholstering businesses, and wood and cabinet shops, but not sawmills or planing mills.
4. **Handicraft Industries, Small-Scale Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. Also includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.
5. **Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications media production.

Manufacturing and Processing, Heavy. A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products,

machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community.

Marine Industrial. A place of business serving marine-related needs including but not limited to: the loading and unloading of boats, boat storage (dry stack or boatyard), major boat repairs and servicing (engine, painting, body work, overhaul), commercial boat manufacturing, commercial fishing, the shipping of goods and containers, and other activities whose primary purpose is to facilitate the commercial maritime industry.

Medical Services: Clinic, Urgent Care; Doctor Office; and Extended Care.

1. **Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."
2. **Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite.
A facility with five or more licensed practitioners is instead classified under "Medical Services – Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Office – Professional, Administrative."
3. **Extended Care.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

Maximum Lot Coverage. The percentage of a lot that is covered by roofs of the primary structure, and any accessory structures.

Medical Services: Hospital. A major institution where people receive medical, surgical, or psychiatric treatment and nursing care.

Meeting Facility, Public or Private. A facility for public or private meetings, including: Community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include: Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined and regulated.

Microbrewery. (syn. Craft Brewery) A brewery that produces a small amount of beer (up to 10,000 barrels per year) for sale and consumption on or off premises. These establishments may be part of a brew pub (see definition).

Mining /Resource Extraction. Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted. Mass parcel grading & relocation of soil & terracing is not considered mining, where the activity is related to an approved phase of development.

Mixed-Use. Multiple functions & land use within the same building or the same general area through superimposition or within the same area through vertical or horizontal adjacency.

Mixed-Use Project. A development that combines both commercial and residential or other uses on the same site, typically with the commercial uses occupying the ground floor street frontage and the residential uses above.

Museum. See “Community Oriented Civic Facility.”

Naturally Disposed. A preservation of the existing natural condition or a composition of elements arranged as they would appear in a nature, with irregular shapes and asymmetry.

Neighborhood Market. A neighborhood serving retail store, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Office. See “General Services, Business Services, and Professional, Administrative Services.”

Open Air Retail. A retail sales establishment operated substantially in the open air including, but not limited to: kiosk display & sales, clothing, or event related merchandise, water based or trail recreation services and rental, and the like. Does not include community farmer’s markets (see “Community Farmer’s Market”), Vehicle Sales and Rental (see “Vehicle Sales and Rental”), Services”), home or garden supplies and equipment, or plant nurseries.

Outdoor Storage. Open yard area used for storage of materials or equipment associated with a primary use, excluding junk or other salvage. This is an accessory of primary use.

Outparcel. A small lot at the outer edge of a shopping center or commercial parcel typically with frontage along a highway. This is distinct from a Pad Site.

Pad Site. A small individual building site or lot that may occur internal to a multi-building parcel and is designed to integrate a new building into the adjacent buildings and site circulation without significant alteration.

Parking Facility, Public or Commercial, Surface or Structure. Parking lots or structures operated by the jurisdiction or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Parking, On-Street. On-street parking is parking constructed parallel or diagonal to the street right-of-way, defined by a ribbon or vertical curb, utilizing a durable surface material such as asphalt, concrete, pavers, with appropriate stormwater controls.

Passive Recreation. Recreation requiring little or no physical exertion focusing on the enjoyment of one’s natural surroundings.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas and define acceptable proximity between parking and building occupancy.

Personal Storage Facility, Indoor-Ancillary Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the building tenancy or employees as individual storage spaces and characterized by low parking demand. Premises may include retail, recreational, spa or restaurant sales not related to personal storage functions.

Perimeter Buffer. The required installation of landscaping and screening materials between specified Districts.

Planting Strip. Areas intended for the placement of vegetation within the interior of parking lot areas or along street right-of-way edges, typically between the back of the curb and the inside edge of the sidewalk.

Primary Facade. The elevation(s) of a structure fronting a street. When located on a corner, this may be the elevation fronting only the Primary Street

Primary Street. The most significant street that a building fronts. When a structure only fronts one street, that street is considered the Primary Street.

Public Right-of-Way. The entire area between property boundaries which is owned by a governmental agency dedicated to public use, or impressed with an easement for public use; which is primarily used for pedestrian or vehicular travel; and which is publicly maintained, in whole or in part, for such use, and includes without limitations the street, curb, shoulder, sidewalk, parking or parking strip, planting strip, and any public way.

Public Right-of-Way Line. The line where the property meets the public right-of-way at a public street or public waterway, provided that this definition shall not include unimproved alleys, easements or other similar dedicated uses.

Public Way. Any street, accessway, path or right-of-way, whether privately or publicly owned, which is designed, or used for vehicular or pedestrian traffic or access.

Recreation Facility, Commercial or Institutional.

1. **Indoor.** An establishment providing indoor amusement and entertainment services for a fee or admission charge. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered a commercial recreation facility; three or fewer machines or devices are not considered a use separate from the primary recreation use of the site. Does not include adult-oriented businesses.
2. **Club.** This land use consists of meeting & service space and accessory facilities and uses including: clubhouses with bar and restaurant; locker and shower facilities; “pro shops” for on-site sales of equipment and clothing; and cart storage and rental facilities.
3. **Health/Fitness Facility.** A fitness center, gymnasium, or health and athletic club, which may include any of the following: Exercise machines, weight facilities, group exercise rooms, sauna, spa, hot tub, or swimming facilities, indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult-oriented businesses.
4. **Outdoor.** A facility for outdoor recreational activities where a fee may be charged for use. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, concessions, ticketing offices, will-call, facility maintenance storage & equipment.

Recreational Vehicle Parking. Land area dedicated to the short term or overnight parking of recreational vehicles.

Redevelopment Area. For purposes of the OSE Standards, there is no defined redevelopment area, however development patterns once established in any District can become eligible for redevelopment activities designed to re-purpose or refresh building and site components. Forms of redevelopment can include demolition & reconstruction, retrofit of new uses into established building and site areas, and renovation.

Reserved Strip. A piece of land in a subdivision that is reserved, held or controlled for the purpose of prohibiting access to streets and roads.

Residential. Premises used primarily for human habitation.

Restaurant, Cafe, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Root Flare. (syn. Trunk Flare). The outwardly curving base of a tree where it joins the roots.

School, Private or Public. Includes the following facilities:

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.
2. **Does not include pre-schools and child day care facilities (see “Day Care, Child or Adult”).** See also the definition of “Studio - Specialized Education/Training” for smaller-scale facilities offering specialized instruction.

Setback. The mandatory clear distance between a property line and a structure.

Sexually Oriented Business. Defined by the City of Clermont Code of Ordinances, Ch. 95

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Sharrows. A marking on the road delineating travel lanes to be shared by bikes and cars.

Signage - Entrance Monument. A structure or related structures, together with landscape and project logo and or logo type, colors & materials that are associated with the overall OSE project boundary location and do not advertise any specific internal establishment.

Special Event Sign. A sign which carries message regarding a special event or function which is of general interest to the community.

Sports Complex. See Division 2.5 (Civic and Open Space Types).

Square. See Division 2.5 (Civic and Open Space Types).

Storage, Outdoor. See “Outdoor Storage.”

Storefront. The portion of a frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane, that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail uses.

Story. An above-grade habitable floor level within a building.

Studio - Specialized Education/ Training, etc. Small & medium scale facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, such as:

1. **The arts.** Production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.
2. **Vocational and Professional Schools.** Business, secretarial, and vocational school, computers and electronics school, driver education school, establishments providing courses by mail, language school, professional school (e.g. law, medicine, etc.), religious ministry training facilities.

Structure. Anything constructed or erected, the use of which requires attachment to the ground,

attachment to something located on the ground, or placement on the ground. The term “structure” shall include: Buildings; Walls or fences; Signs; Light fixtures; or anything else constructed or erected, the use of which requires a permanent or semi-permanent location on the ground or which is attached to something having a permanent or semi-permanent location on the ground.

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Temporary Parking Lots. Parking lots that are not permanent, are only intended to fulfill a short-term need, and ultimately will be replaced by a permanent building or structure. Temporary Parking lots are not subject to the parking location regulations and liner requirements for above grade parking in the building form standards, but must comply with all landscaping standards.

Thoroughfare. A road, street, or path providing a connection between two places.

Traffic Impact Analysis (TIA). A study performed by professional engineers with expertise in traffic engineering principles and practice, which reviews development of a specific property and analyzes how it integrates into the existing and proposed city street network and ongoing traffic study. The analysis utilizes data and conclusions developed in previous studies, and identifies improvements needed to mitigate the impact of traffic generated by a development on the street network system.

Transit Station. A lot or structure used for the purpose of parking, loading and unloading passengers from tram, or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses or other transit providers stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transitional/Supportive Housing. A state licensed residential dwelling occupied with a 24-hour per day resident attendant directly employed for the temporary care, assistance and supervision of not more than eight (8) adults, with or without children, who require transitional housing accommodations made necessary due to conflict or threat of personal harm arising from the person's former living arrangement.

Transportation Terminal. Facilities for the embarkation and departure of surface transit facilities, including but not limited to: bus, tram, taxi transit.

Vehicle and Boat Sales and Rental. A retail establishment selling and/or renting electric motorized vehicles, cycles, boats, and/or scooters. May also include ancillary repair and the sales of parts and accessories incidental to the use. Does not include businesses dealing exclusively in automobile used parts, auto wrecking and/or salvage; the sale of auto parts/accessories, but may include automobile rental services.

Waterfront Lot. Any lot that is bound on one or more sides by a significant and naturally occurring body of water. This includes wetlands, & lakes. This does not include retention or detention ponds, ditches, or pools.

Water/Marine Oriented Facilities. A non-for-profit or for-profit enterprise for on-water storage, servicing, charging, berthing, securing, loading and unloading of canoes, kayak, boats, and other marine related activities including: recreational and fishing, watercraft rentals, and marine-related retail supplies, etc.)

EXHIBIT 4

Olympus Sports & Entertainment PUD - Final Draft 12/27/18 (added notes with residential limitations)

Exhibit 4

Equivalency-Trip Conversion Matrix

Table 1 - Summary of Land Use & PM Peak Hour Net New External Trips

Land Use Type	Includes	Density/Intensity		PM Pk. Net New External Trips (Trip Generation)	
		Total	Enter	Exit	
General Office (Sq. Ft.)	Main gate, welcome/zales center, leased offices, some buildings mixed use (primary office)	384,659	58	312	
Medical Office (Sq. Ft.)	Sports Medicine, professional medical offices, wellness programs	382,637	321	850	
Shopping Center-Retail (Sq. Ft.)	retail-shopping centers, mixed use buildings (primary retail with restaurants) and/or office	225,154	208	174	
Restaurants (Sq. Ft.)	Stand alone sit-down/high-turnover	44,500	86	25	
Multi-family Housing (DU)	Villas, townhomes, apartments	1,088	117	81	
Public Park (Acres)	Ball park, beach volleyball, skateboard park	17.47	10	8	
Soccer Complex (Fields)	Soccer, track and field	5	54	27	
Recreational Community Center (Sq. Ft.)	Tennis, aerial (special events), ice sports, aquatics, multi-sport training, health & fitness center, EPC Center	379,748	247	266	
Live Theatre (Seats)	Outdoor stage	1500	23	11	
Hotel (Rooms)	Auxiliary Restaurants, retail, office	621	309	312	
		1312	3422	2066	
		TOTAL:			

Table 2 - Land Use Conversion Table

FROM:	TO:	Units	General Office	Medical Office	Shopping Center Retail	Restaurant	Multi-family Housing *	Public Park	Soccer, Track and Field Complex	Recreational Community Center	Live Theater	Hotel	Institutional (University/College)/ ITE SSB	Day Care/ ITE SSS	Single Family/ ITE 210 *
		Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	DU	Acres	Fields	Sq. Ft.	Seats	Rooms	Sq. Ft.	Sq. Ft.	DU
General Office/ITE 710			0.1798		0.146	0.0395	0.00068	0.004	0.0002	0.3149	0.00316	0.0033	0.4835	0.0337 (855,000 SF max.)	0.000258 (250,000 SF max.)
Medical Office/ITE 720			5.563		0.874	0.2253	0.00389	0.02 (min. 400 SF)	0.00062	1.8013	0.0033	0.0033	1.675 (9,000 SF min.)	0.1921	0.0015
Shopping Center - Retail/ITE 820			6.88 (50,000 SF max.)	1.15 (300,000 SF max.)	3.51 (limit 35,000 SF max.)	0.285	0.065 (max. 700)	0.0142	0.0003	2.225	0.12	0.00435 (max. 500)	0.2396 (120,000 SF max.)	0.2396 (120,000 SF max.)	0.00095 (130,000 SF max.)
Restaurant/ITE 922			25.47 (15,000 SF max.)	4.481	203.88 (limit 500 DU max.)	57.1	0.0175 (25,000 SF max.)	0.0417	0.0003	7.09 (50,000 SF max.)	0.12	0.01478 (1800 SF min.)	3.41 (2500 SF min., 9000 SF max.)	0.50 (10,000 SF max.)	0.0068 (10,000 SF max.)
Multi-family Housing/ITE 220 *			1473.6	257.0 (1400 DU max.)	70.6 (17.47 ac. max.)	26.54	0.40	2.65 (min. 5 DU)	0.03344	406.5	17.21	0.658	197.44 (50 min. DU max.)	27.22 (470 DU max.)	0.4246 (500 DU max.)
Public Park/ITE 411			255 (min. 4 ac.)	55 (min. 4 ac.)	70.6 (17.47 ac. max.)	26.54	0.40	199.3 (limit 5 fields max.)	0.0052 (limit 17.52 ac. max.)	100 (4 ac. min.)	4.3 (limit 17.47 ac. max.)	0.23			
Soccer, Track and Field Complex/ITE 488			4965.4 (5 field max.)	1691.4	3503.9	1575	29.95			34,225.4	534.3	16.45			
Recreational Community Center/ITE 495			3.182 (110,000 SF max.)	0.5552	300,000 SF max.)	0.1416	0.00248 (100,000 SF max.)	0.01	0.009703		0.0796	0.00221 (limit 100,000 sq ft)	0.904 (10,000 SF min.)	0.1212	0.00093 (up to 250KSF, 0.00115 (>250KSF)
Live Theatre/ITE 441			49.11 (400 seats min.)	7.48	8.6 (1500 max.)	3.196	0.058	0.24	0.0019	17.68	30.63 (min. 5 rooms)	0.0355			
Hotel/ITE 310			1612.5	284.96	229.93 (111,500 SF max.)	67.75 (75 rooms max.)	1.777 (450 DU max.)	5.58 (min. 2 rooms)	0.0008	518.25 (150 rooms max.)			358.49		0.4527 (500 room max.)

TABLE 2 LAND USE CONVERSION TABLE NOTES:

General: The conversion limit of the table is straightforward. The shopping center-retail land use in square feet or Gross Leasable Area (GLA) could be converted to hotel, multi-family, general office or other land uses within this table by applying the appropriate multiplier. For example, Table 2 to convert from hotel rooms to medical office, one would look across the "Hotel" line to the column headed "Medical Office" and find that one hotel room is equal to 284.96 square feet. If 150 hotel rooms were to be converted to shopping center-retail, then 34,490 square feet (150 rooms x 229.93 sq. ft.) would be allowed. If 40,000 SF of medical office were to be converted to multi-family units, the results would be 155.6 or 156 multi-family units (40,000 x 0.00389) and still maintain the same impacts. Single and combinations of conversions have also been verified; however, limitations are noted in Table 2.

General: (1) For any land use conversion not shown in Table 2 or limited as noted, a detailed trip generation must be provided.

(2) The land uses within the ITS and Conversion Matrix are based on ITE classifications for trip generation purposes and do not represent additional land use assignments for the Olympus Sports & Entertainment PUD.

* Residential Limitations: Multi-family increase limited to 225 dwelling units (D.U.). Single family addition limited to 100 D.U. with Affordable Housing units (if added) considered as Multi or Single family based on construction type.

EXHIBIT 5

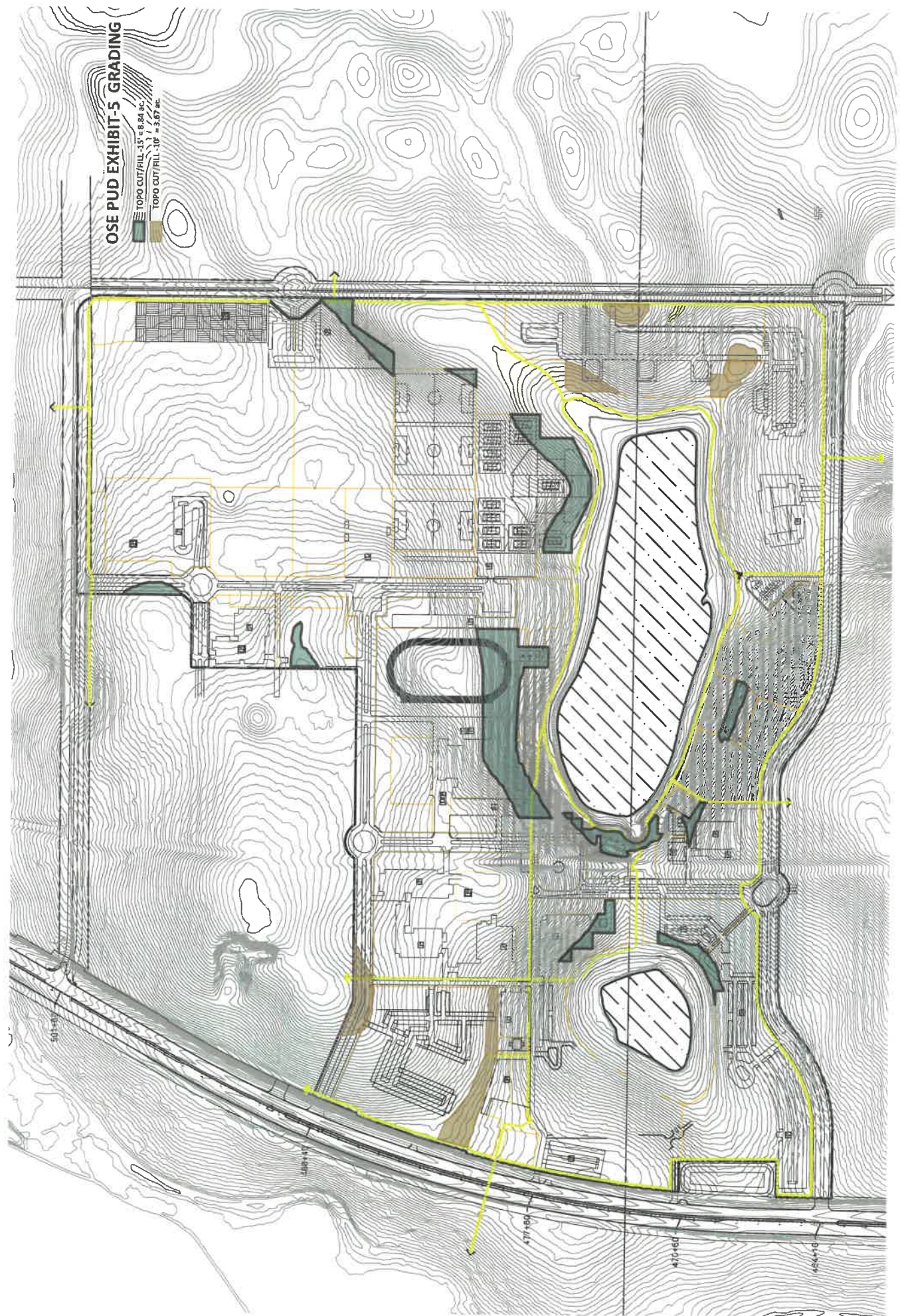
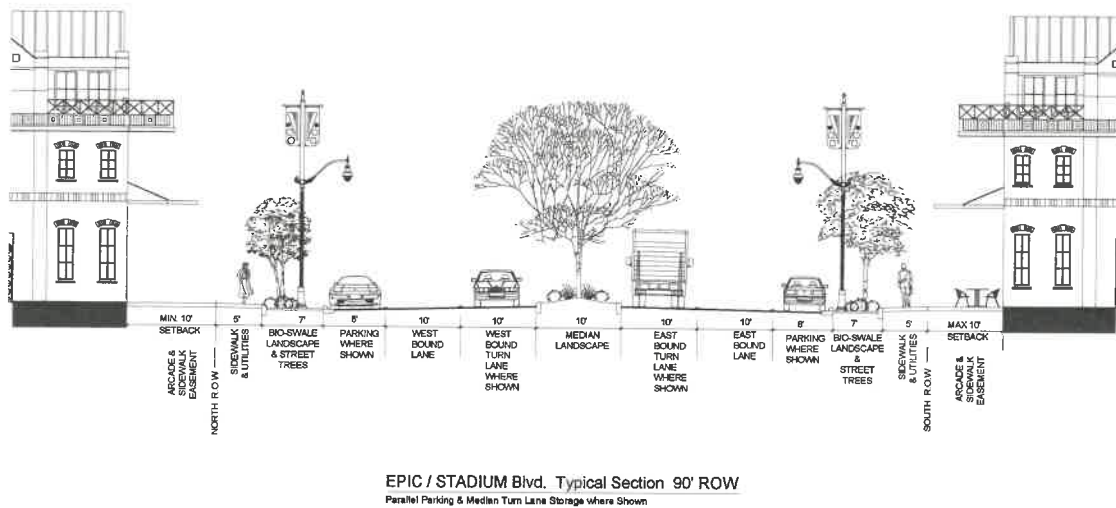
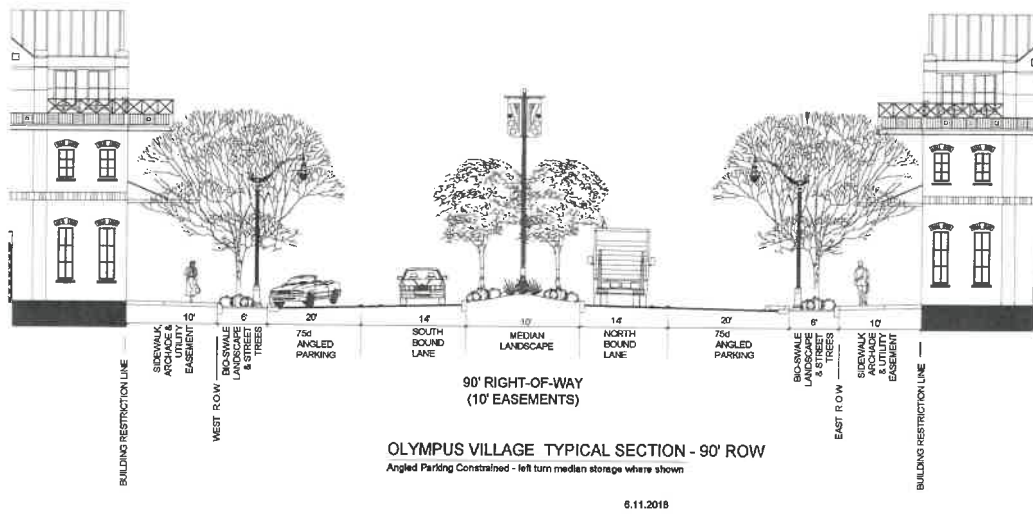
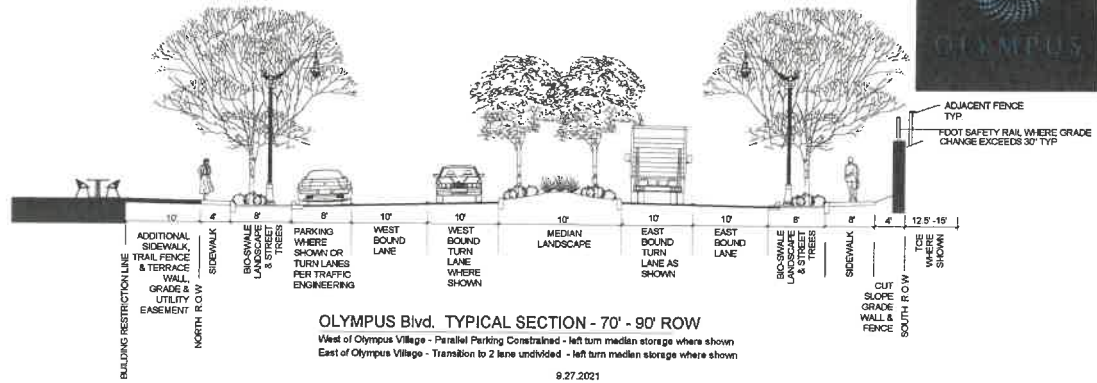
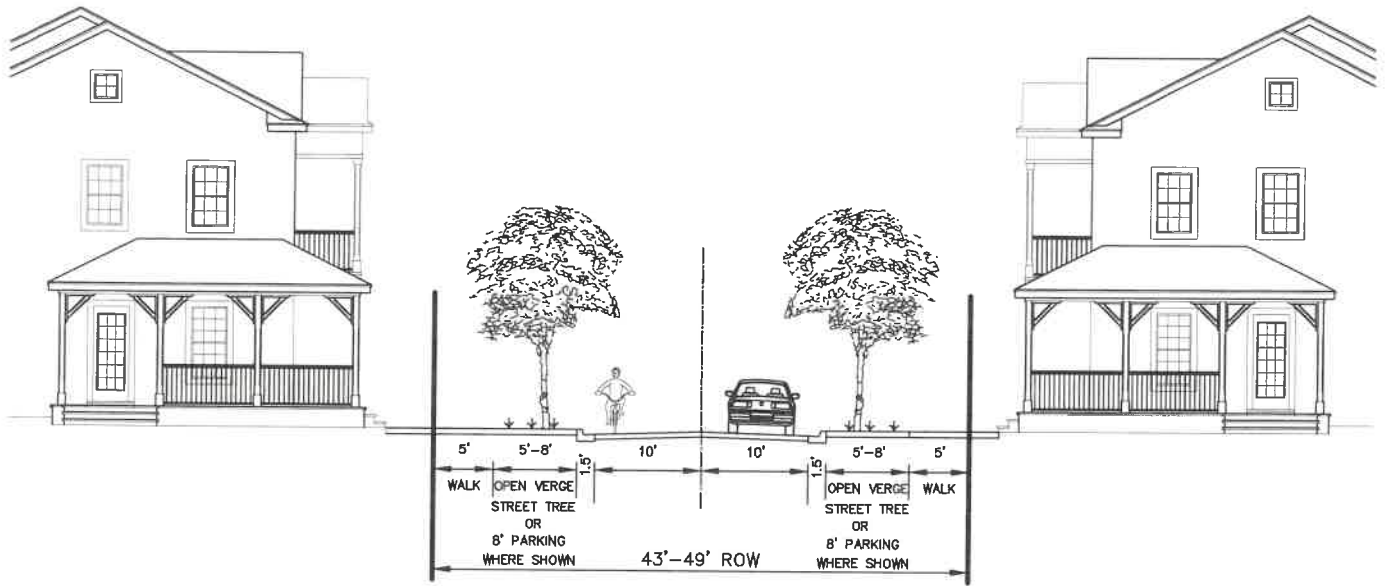


EXHIBIT 6

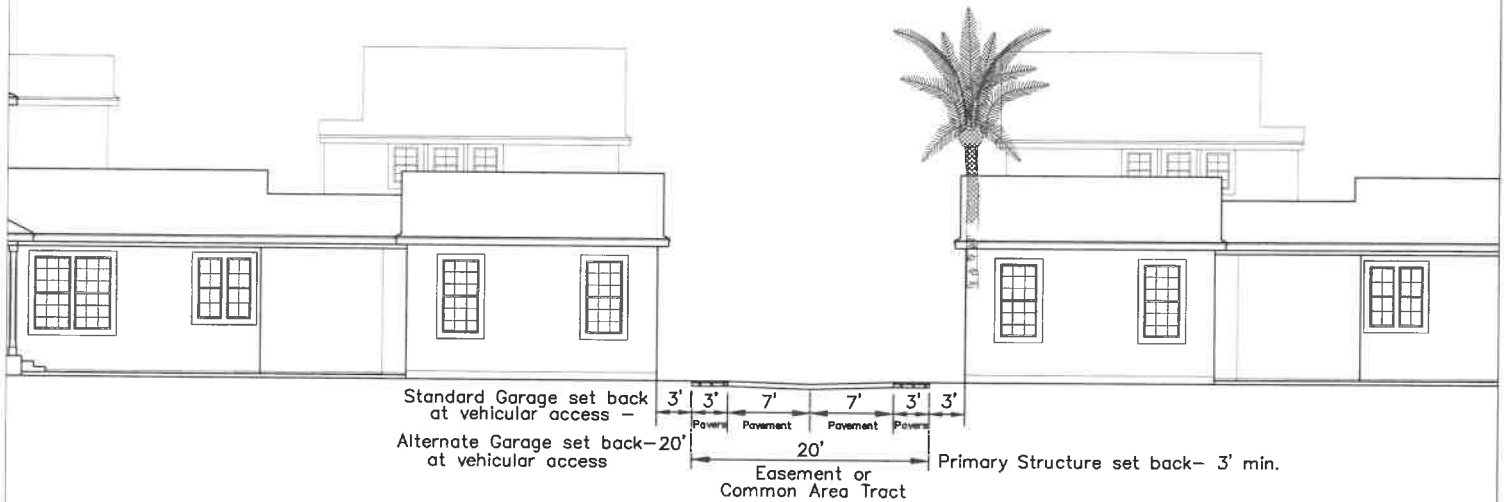


EXHIBIT 7





RSD/UMU
LOCAL STREET



LANE
SECTION

Depths at Finished Grade Locations:
 Electric: 42"
 Reclaim Water/Gas/FM/Water/Sewer: 36"
 CATV/Telephone: 18" - 24" Min.
 Sewer Service From R/W: 30" - 60" Deep



PUD EXHIBIT 4A TYPICAL SECTIONS

EXHIBIT 8

08/07/21

**OSE PUD SITE PLAN Exhibit-2
MULTI USE PUBLIC TRAIL SYSTEM E-7**

This drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review

ARB COORDINATION

- ☐ Site Plan
- ☐ Landscape
- ☐ Site Coverage
- ☐ Architecture
- ☐ Drainage
- ☐ Other

0 200 400



OLYMPUS

MULTI USE PUBLIC TRAIL SYSTEM

Future Wellness Way

Out Parcel

Out Parcel

Out Parcel

501+60

488+40

477+60

470+60

464+10

EXHIBIT 9

Lake County Costs, 1/24/19

Const. Cost Per CEMEX Agreement

New 2L Urban - future 4L	\$3,675,000
New 2L Undiv. Rural 4' Sh	\$1,624,350
Widen 2L inside 4L div. U	\$1,250,000

General FDOT 2018 Costs (No Specific D-5 Available)

Note: Divide cost by 2, 1/2 road improvement per direction

<u>Section</u>	<u>Cost/Mile</u>	<u>Description</u>
New:		
Urban 2LU	\$ 4,981,800	with 4' bike lanes
Rural 2L	\$ 2,202,091	5' paved shoulders
Rural 4LD	\$ 4,312,785	(2' paved shoulders inside, 5' outside)
Urban 4L	\$ 7,448,544	22' median and 4' bike lanes
Widen:		
2L to 4LDU	\$ 2,862,158	2L ex. Add 2L 5' paved shoulders
4LR add turn lane	\$ 170,510	ADD LEFT TURN lane
4LR add turn lane	\$ 164,627	ADD RIGHT TURN lane
6LD to 8LD (rural)	\$ 2,879,092	Add outside lanes
6LD to 8LD (urban)	\$ 5,366,049	Add outside lanes has B/L
Turn Lane Ext Rural	\$ 226,065	Ext. 300' left turn D3 Cost
Turn Lane Ext Rural	\$ 220,883	Ext. 300' right turn D3 Cost
Turn Lane Ext Urban	\$ 307,636	Ext. 300' left turn D3 Cost
Turn Lane Ext Urban	\$ 277,180	Ext. 300' right turn D3 Cost
2LU to 4LD	\$ 5,456,415	22' median and 4' bike lanes

1.22 10% contingency in above FDOT Costs, Use Design 12% and CEI 10% @ 22%

Contingency 10%, Design 12%, CEI 10%

1.32

OLYMPUS

MASTER SIGN PLAN + WAYFINDING

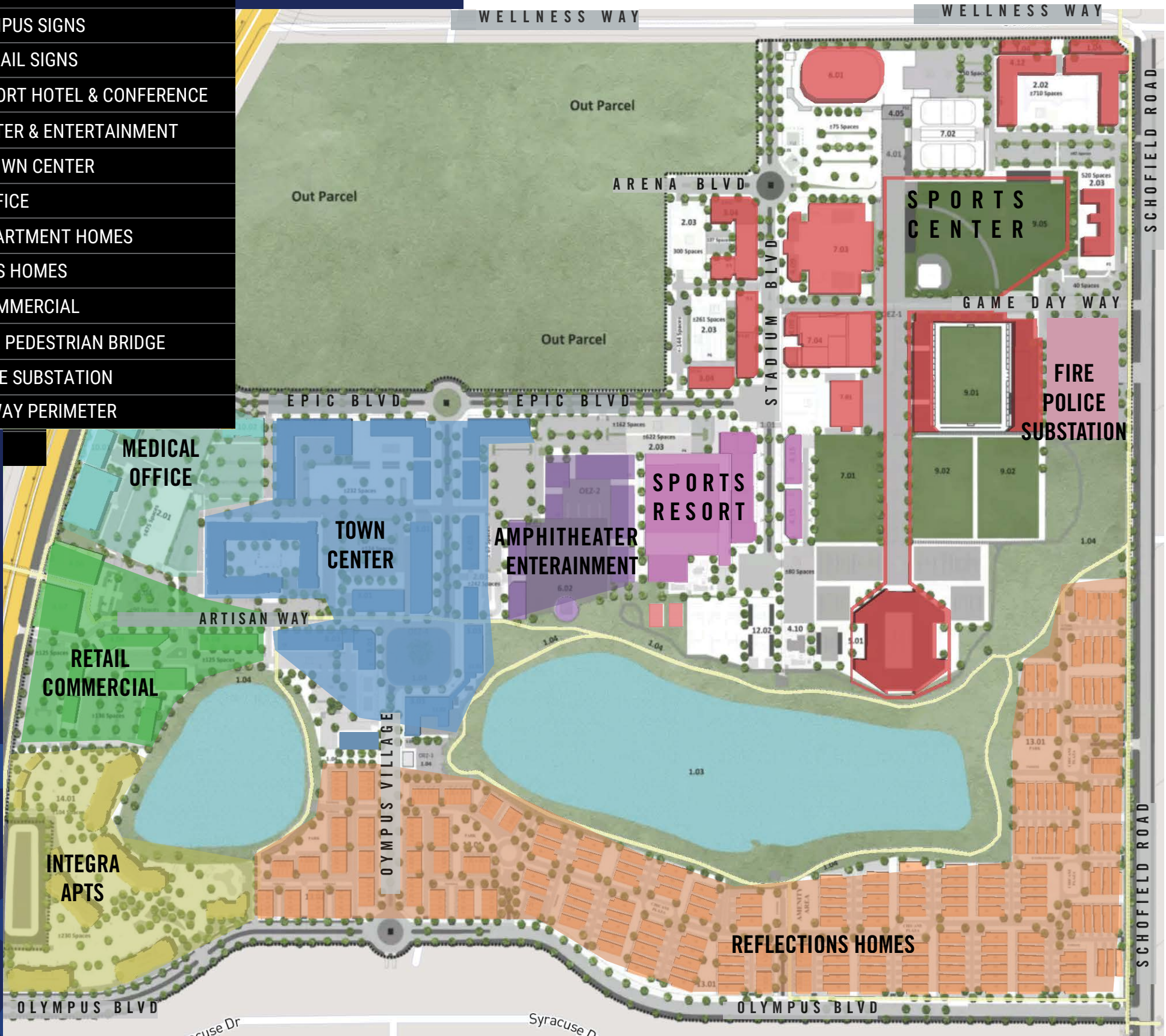
DATE: 1.11.24

OLYMPUS CDD USAGE STANDARDS



CREATIVE SIGN DESIGNS | 12801 COMMODITY PLACE, TAMPA, FLORIDA 33626 | 800.804.4809 | WWW.CREATIVESIGNDESIGNS.COM

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



PS

WELLNESS WAY
PERIMETER SIGNAGE



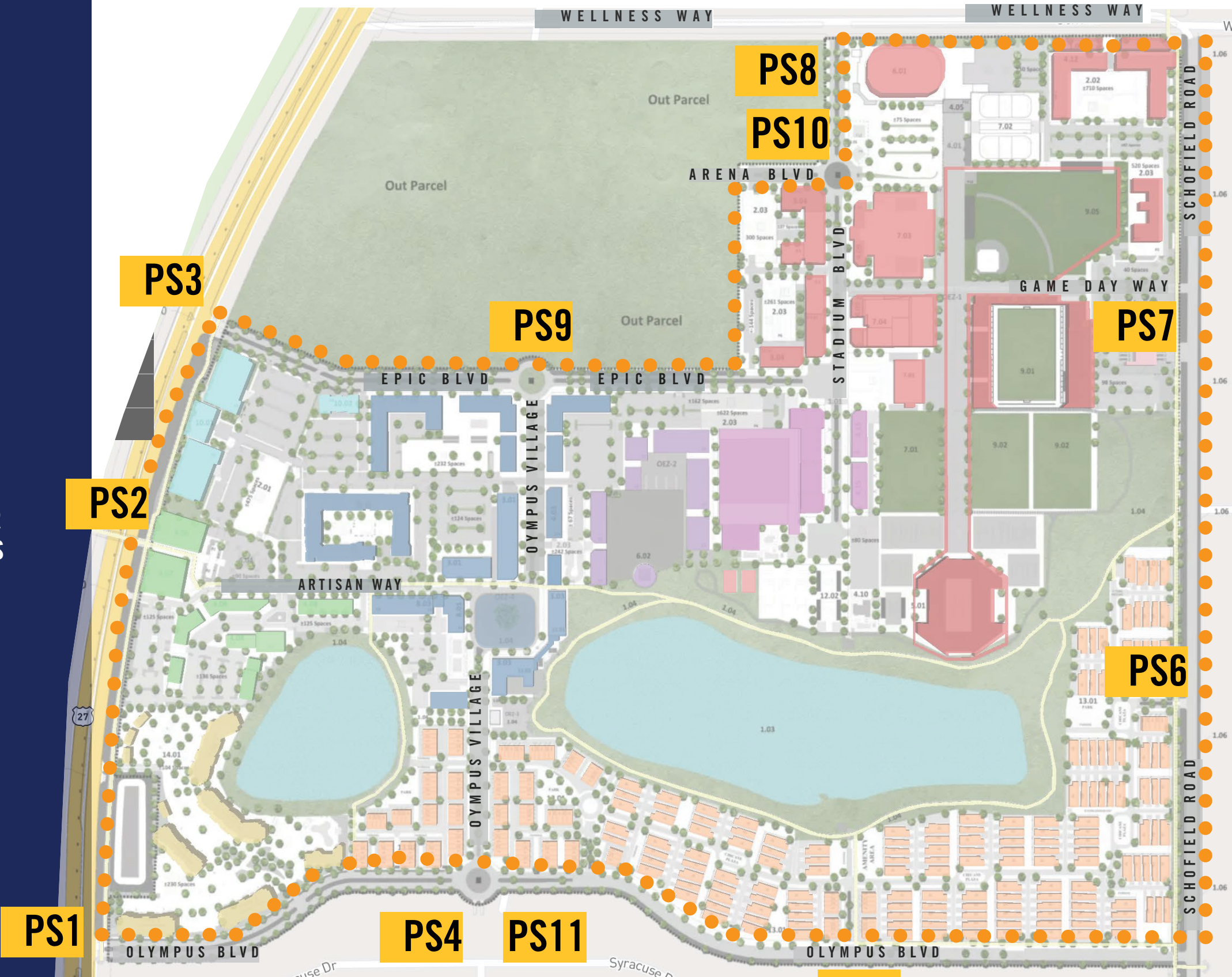
PS PERIMETER AREA PROJECT BOUNDARY

ALL SIGNS IN THE WELLNESS WAY PERIMETER ZONE MUST INCLUDE THE WELLNESS WAY LOGO SHOWN TO RIGHT.

WELLNESS WAY BRANDING



WELLNESS WAY PERIMETER SHOWN WITH ORANGE DOTS



PS PERIMETER SIGN SPECIFICATION TABLE

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	WELLNESS WAY LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
PS - ID	PERIMETER IDENTITY	PERIMETER SIGN					PER SIGN FACE						
PS - 01	PERIMETER IDENTITY	PERIMETER ID SIGN OLYMPUS	ALONG US-27 AT OLYMPUS BLVD ENTRY	2	1	17'	85	4'0" X 9'9"	REQUIRED	OLYMPUS	INTERNAL	PERIMETER	YELLOW
PS - 02	PERIMETER IDENTITY	PERIMETER ID SIGN OLYMPUS	ALONG ARTISAN WAY ENTRY	2	1	17'	85	4'0" X 9'9"	REQUIRED	OLYMPUS	INTERNAL	PERIMETER	YELLOW
PS - 03	PERIMETER IDENTITY	PERIMETER ID SIGN OLYMPUS MAYBE A HORIZONTAL WALL SIGN	AT US-27 AND NORTH CORNER OF EPIC BLVD SIGN -FINAL SIGN LOCATION AND SIGNTYPE TO BE BASED FINAL SITE CONDITIONS AND BASED ON FINAL SITE PLAN	2	1	17'	85	4'0" X 9'9"	REQUIRED	OLYMPUS	INTERNAL	PERIMETER	YELLOW
PS - 04	PERIMETER IDENTITY REFLECTIONS SIGNS	PERIMETER ID SIGN OLYMPUS	ROUNDAABOUT ON OLYMPUS BLVD AT OLYMPUS VILLAGE DRIVE - EAST & WEST SIDE OF ROUNDAABOUT	2	2	9	225	LOGO 3'10"X3'4" COPY 3'9" X 16'7"	REQUIRED	REFLECTIONS AT OLYMPUS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW

PS PERIMETER SIGN SPECIFICATION TABLE

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	WELLNESS WAY LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
PS - 05	PERIMETER IDENTITY	PERIMETER SIGN ENTRY MARKER	ALONG OLYMPUS VILLAGE EAST SIDE OF ENTRANCE	2	2 AT EACH	8'	64	3'0" X 2'8" MAXIMUM LOGO AREA	REQUIRED	REFLECTIONS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW
PS - 06	PERIMETER IDENTITY	PERIMETER SIGN ENTRY MARKER	SOUTHSIDE OF SCHOEFIELD ROAD & CHICANE PLAZA	2	2 AT EACH	8'	64	3'0" X 2'8" MAXIMUM LOGO AREA	REQUIRED	REFLECTIONS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW
PS - 07	PERIMETER IDENTITY PARCEL ID	PERIMETER ID SIGN OLYMPUS	SCHOEFIELD WAY AND GAME DAY WAY	2	1	17'	85	4'0" X 9'9"	REQUIRED	OLYMPUS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW
PS - 08	PERIMETER IDENTITY PARCEL ID	PERIMETER ID SIGN OLYMPUS	WELLNESS WAY AT STADIUM BLVD	2	1	17'	85	4'0" X 9'9"	REQUIRED	OLYMPUS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW
PS - 09	ROUNDAABOUT SIGNAGE	PERIMETER ID SIGN OLYMPUS	CENTER OF ROUND-ABOUT ON EPIC BLVD AT OLYMPUS VILLAGE DRIVE	4	4 1 per Street intersection	11'	27 SQ ft	Olympus - 13.5 SQFT Directional 11.5 SQFT	ALLOWED	OLYMPUS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW
PS - 10	ROUNDAABOUT SIGNAGE	PERIMETER ID SIGN OLYMPUS	CENTER OF ROUNDAABOUT ON ARENA BLVD AT OLYMPUS VILLAGE DRIVE	4	4 1 per Street intersection	11'	27 SQ ft	27 Olympus - 13.5 SQFT Directional 11.5 SQFT	ALLOWED	OLYMPUS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW
PS - 11	ROUNDAABOUT SIGNAGE	PERIMETER ID SIGN OLYMPUS	CENTER OF ROUNDAABOUT ON ARENA BLVD AT OLYMPUS VILLAGE DRIVE	4	4 1 per Street intersection	11'	27 SQ ft	Olympus - 13.5 SQFT Directional 11.5 SQFT	ALLOWED	OLYMPUS	INTERNAL OR EXTERNAL	PERIMETER	YELLOW

PS1 PERIMETER 1 OLYMPUS BLVD ENTRY

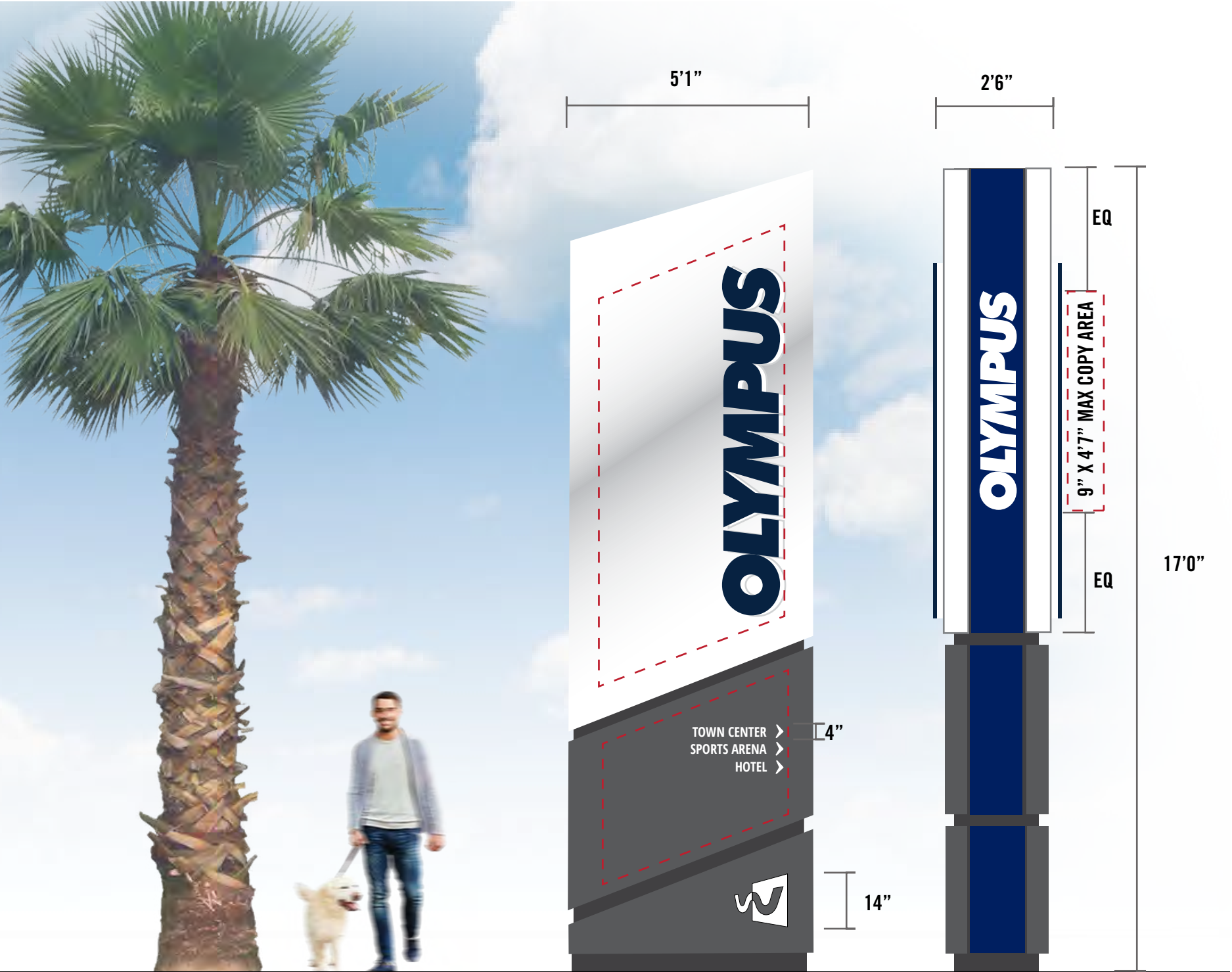
KEY MAP



Sign Location:
1) Along US-27 at Olympus Blvd Entry



ENLARGED VIEW



FRONT ELEVATION
SCALE: 3/8" = 1'0"
85 SQFT SIGN AREA
INCLUDES WELLNESS WAY
LOGO

PARCEL ID SIGN
TOP AREA:
MAXIMUM COPY AREA
4'0" X 9'9"
12" MINIMUM LETTER SIZE
BOTTOM AREA:
4" TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14" WELLNESS WAY LOGO

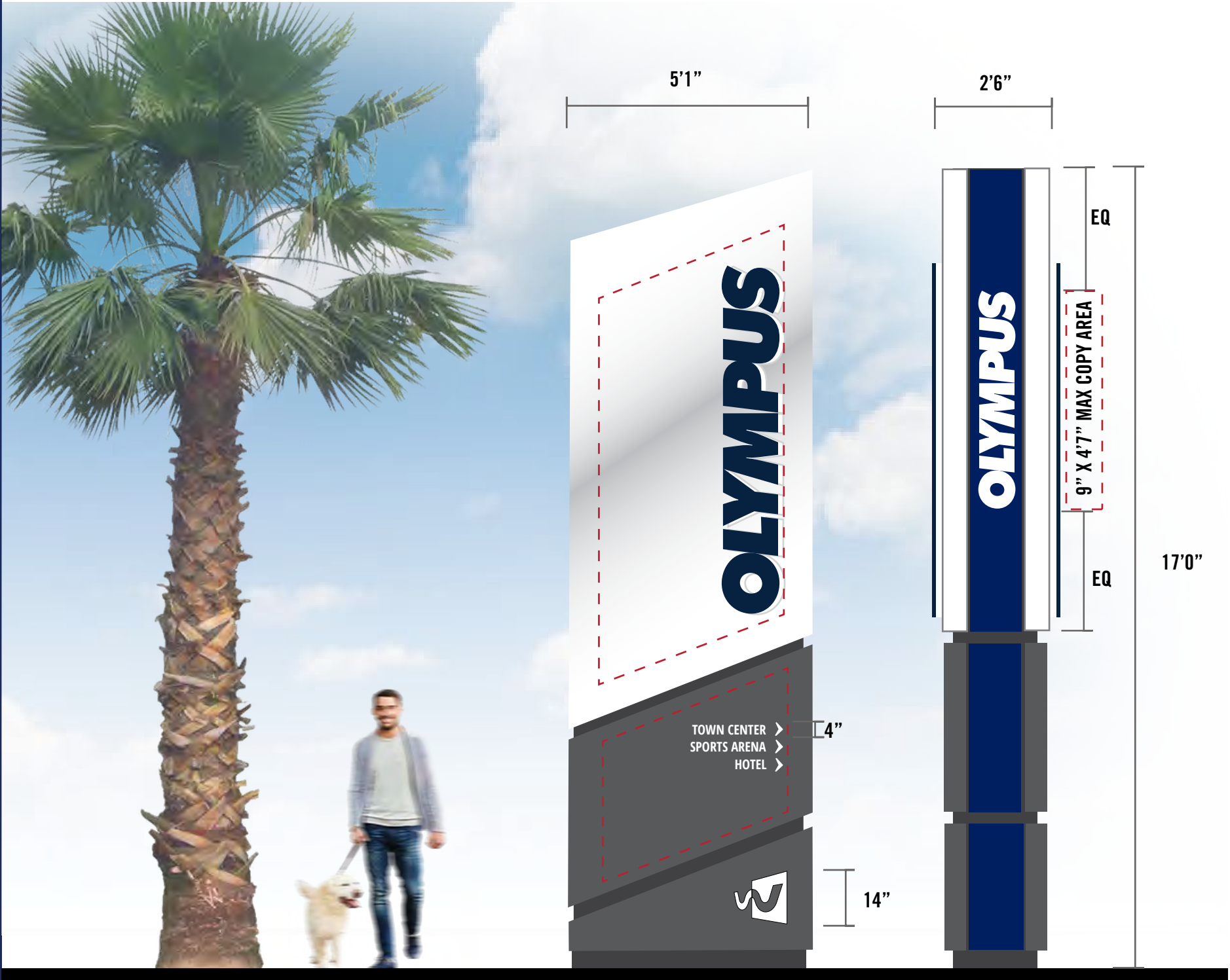
SIDE VIEW

PS1
QTY 1

PS2 PERIMETER 2 ARTISAN ENTRY RETAIL ENTRY



Sign Location:
1) Along Artisan Way Entry



PS2
QTY 1

FRONT ELEVATION
SCALE: 3/8" = 1'0"
85 SQFT SIGN AREA
INCLUDES WELLNESS WAY
LOGO

PARCEL ID SIGN
TOP AREA:
MAXIMUM COPY AREA
4'0" X 9'9"
12" MINIMUM LETTER SIZE
BOTTOM AREA:
4" TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14" WELLNESS WAY LOGO

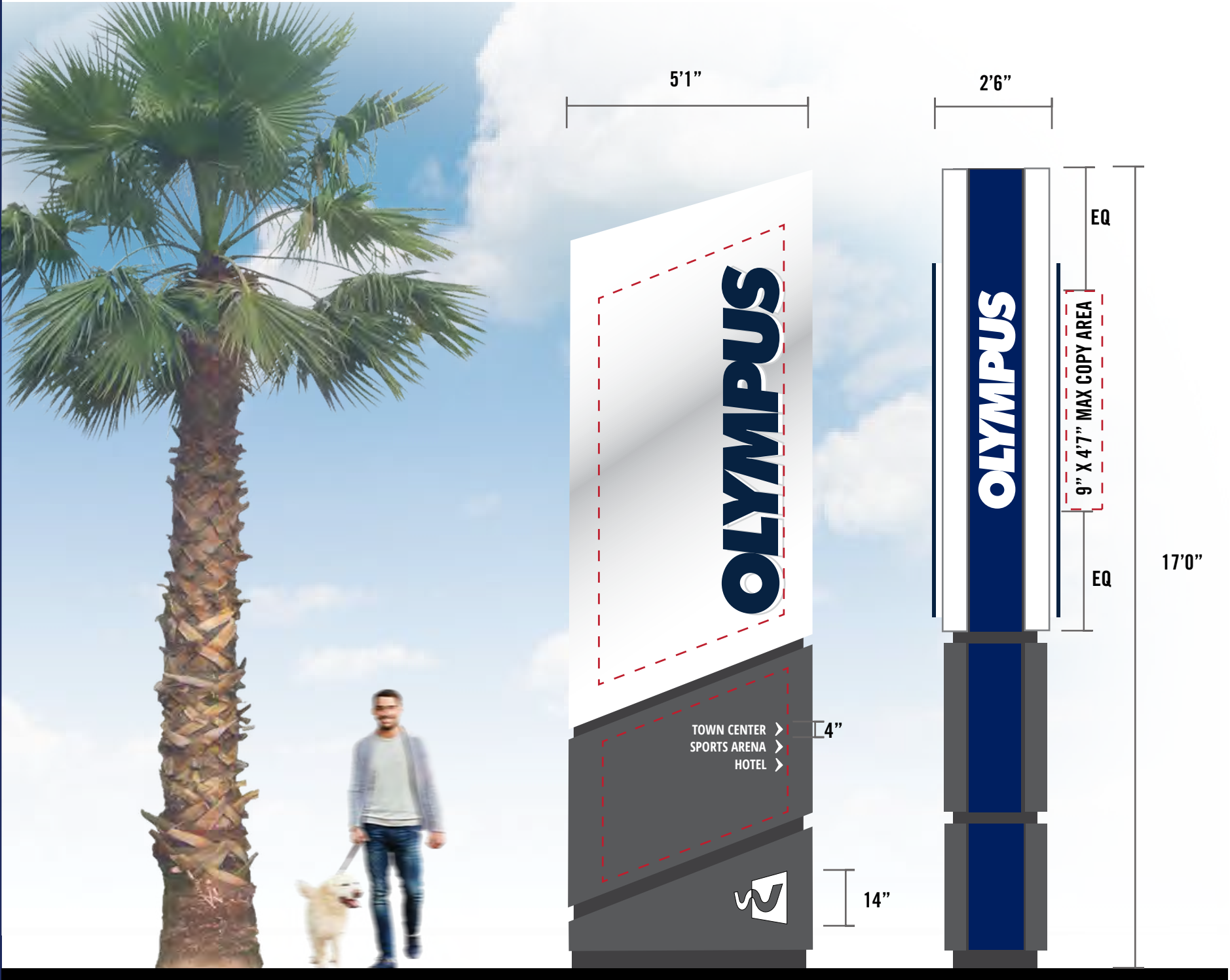
SIDE VIEW

1.11.24
OLYMPUS | CLERMONT, FLORIDA

PS3 PERIMETER 3 EPIC BLVD ENTRY



Sign Locations:
1) At US-27 and North Corner of Epic Blvd Sign maybe a Horizontal Wall sign. -Final sign location and signtype to be based final site conditions and based on final site plan



FRONT ELEVATION
SCALE: 3/8" = 1'0"
85 SQFT SIGN AREA
INCLUDES WELLNESS WAY
LOGO

PARCEL ID SIGN
TOP AREA:
MAXIMUM COPY AREA
4'0" X 9'9"
12" MINIMUM LETTER SIZE
BOTTOM AREA: 85 SQ FT
4" TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14" WELLNESS WAY LOGO

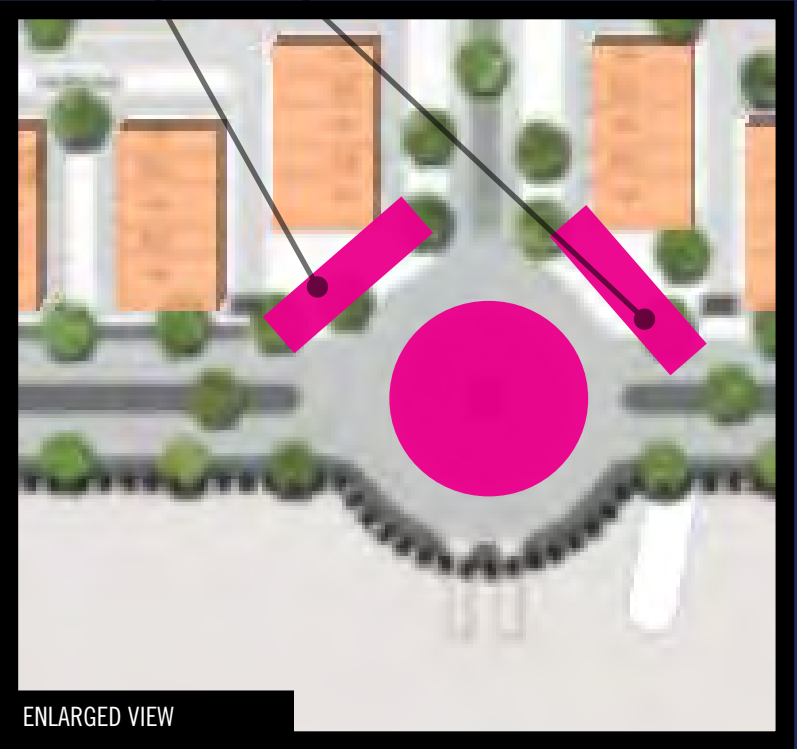
SIDE VIEW

PS3
QTY 1

PS4 PERIMETER 4 OLYMPUS BLVD ROUNDABOUT ENTRY



Sign Location:
1) Roundabout on Olympus Blvd at Olympus Village Drive
- East & West Side of Roundabout



Enlarged View Following Page

PS4
QTY 2

ENLARGED VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



PS4
QTY 2

1.11.24
OLYMPUS | CLERMONT, FLORIDA

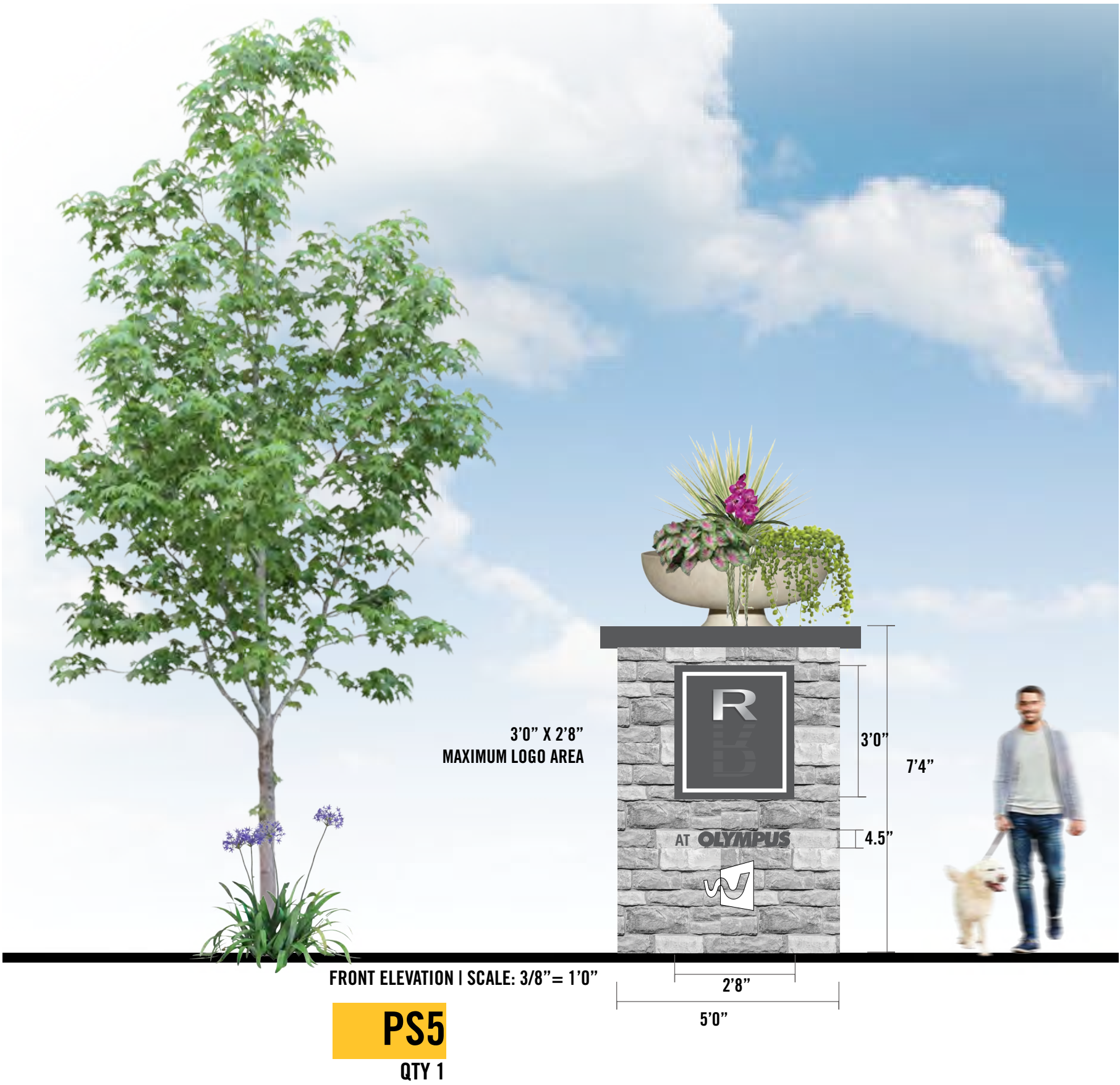
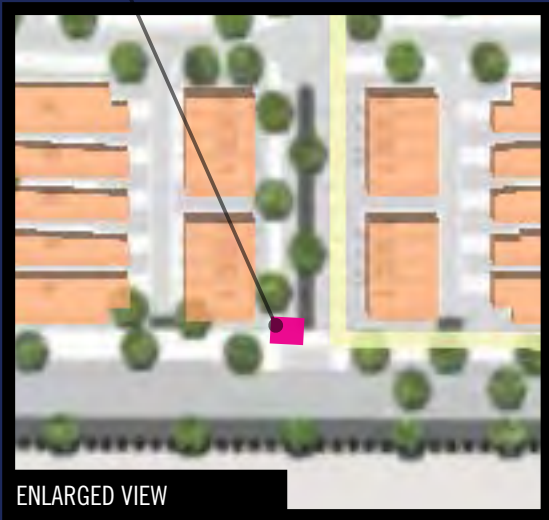
CREATIVE
SIGN DESIGNS

Enlarged View

PS5 PERIMETER 5 2ND OLYMPUS BLVD ROUNDABOUT ENTRY



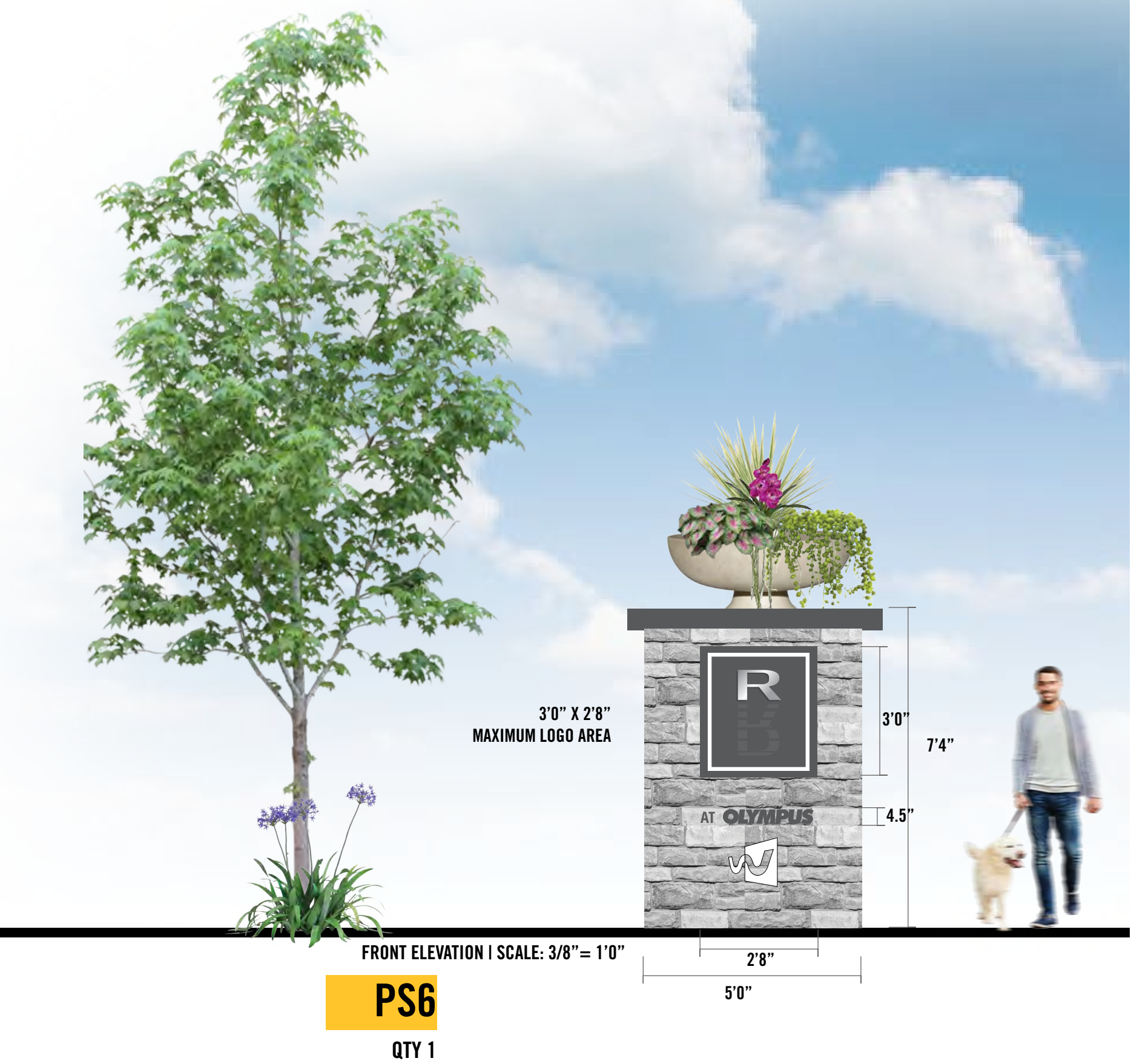
Sign Location 1:
1) Along Olympus Village East side of Entrance



PS6 PERIMETER 6 SCHOEFIELD ROAD AT CHICANE PLAZA



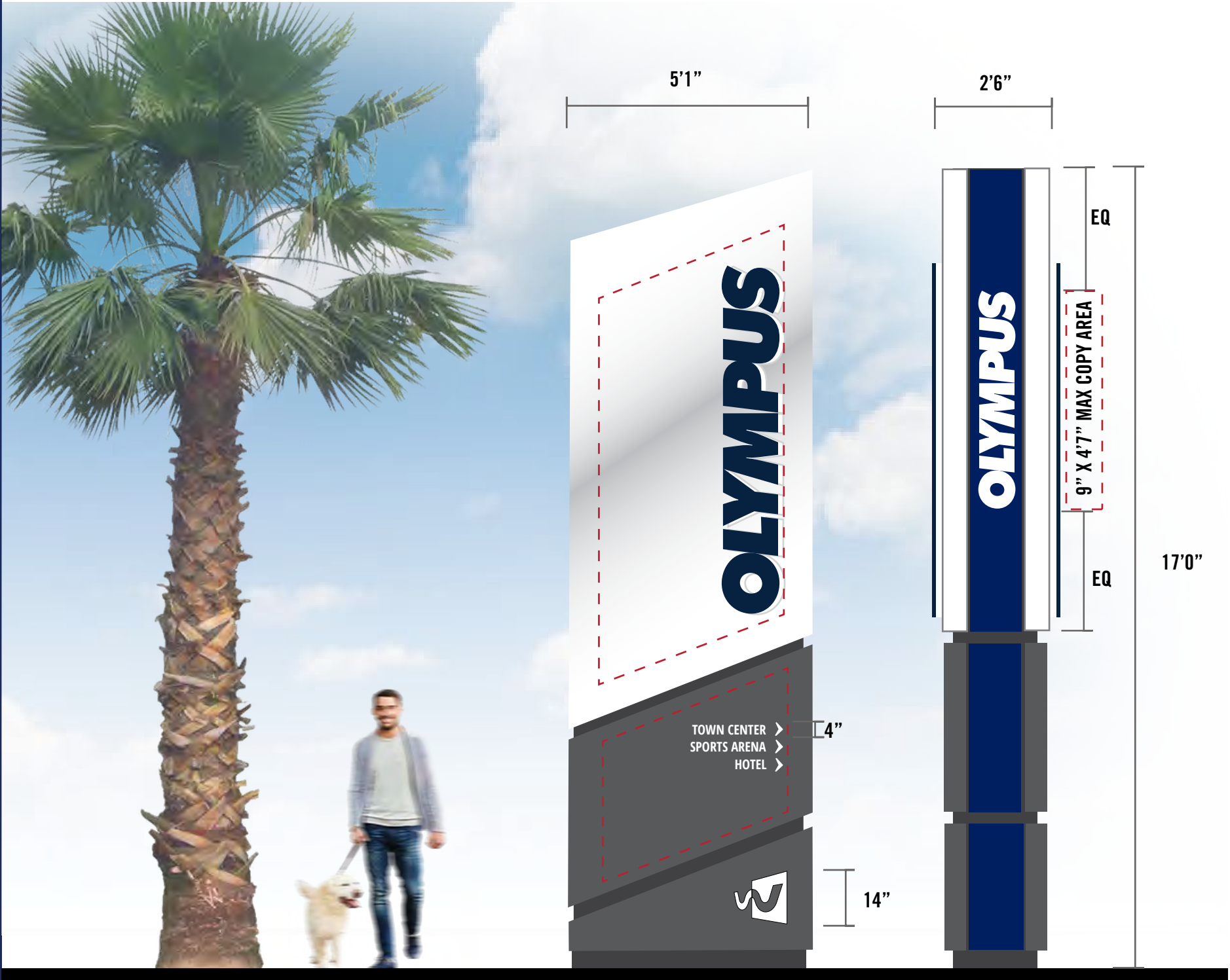
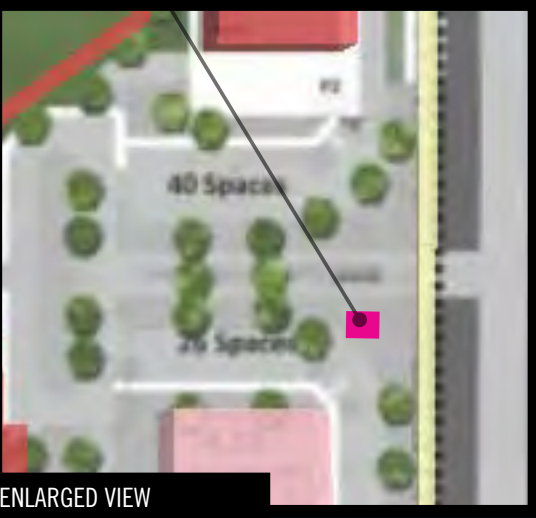
Sign Location 2:
2) Southside of Schoefield Road & Chicane Plaza



PS7 PERIMETER 7 SCHOEFIELD WAY AND GAME DAY WAY



Sign Location:
1) West side of Schoefield Road



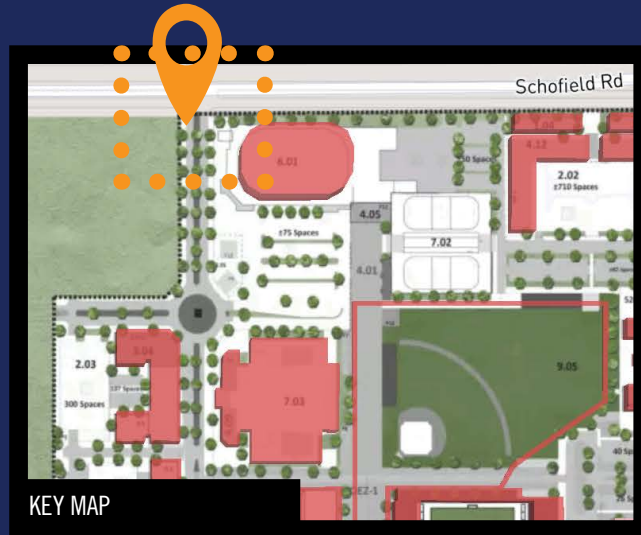
FRONT ELEVATION
SCALE: 3/8" = 1'0"
85 SQFT SIGN AREA
INCLUDES WELLNESS WAY
LOGO

PARCEL ID SIGN
TOP AREA:
MAXIMUM COPY AREA
4'0" X 9'9"
12" MINIMUM LETTER SIZE
BOTTOM AREA:
4" TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14" WELLNESS WAY LOGO

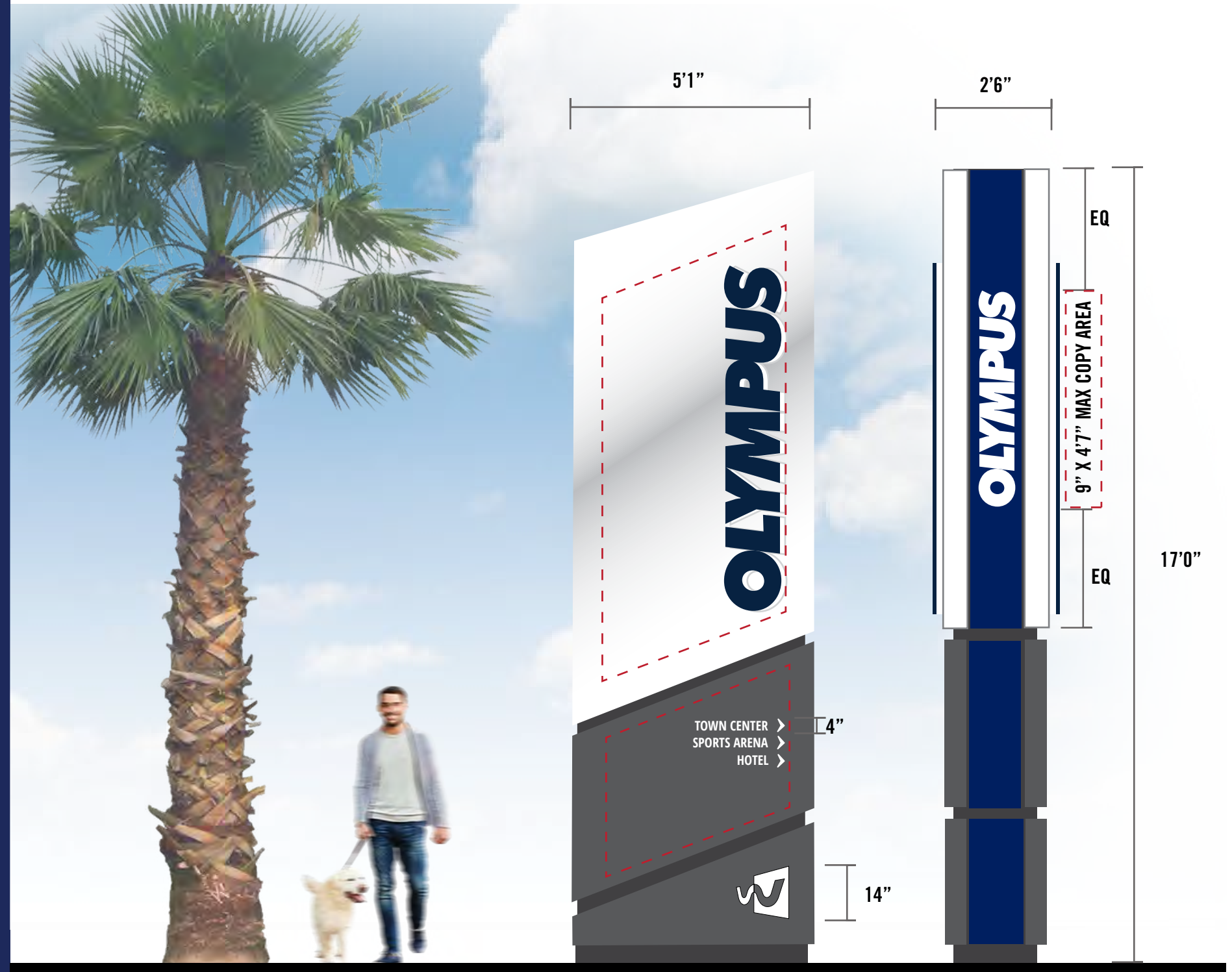
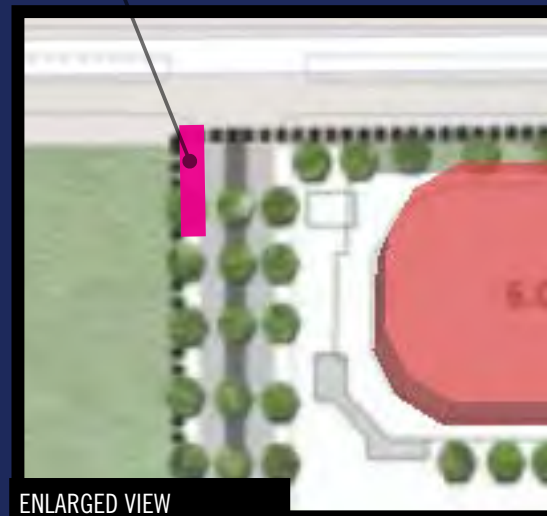
SIDE VIEW

PS7
QTY 1

PERIMETER 8 WELLNESS WAY AT STADIUM BLVD



Sign Location:
Wellness Way At Stadium Blvd



PS8
QTY 1

FRONT ELEVATION
SCALE: 3/8" = 1'0"
85 SQFT SIGN AREA
INCLUDES WELLNESS WAY
LOGO

PARCEL ID SIGN

TOP AREA:
MAXIMUM COPY AREA
4'0" X 9'9"
12" MINIMUM LETTER SIZE
BOTTOM AREA:
4" TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14" WELLNESS WAY LOGO

SIDE VIEW

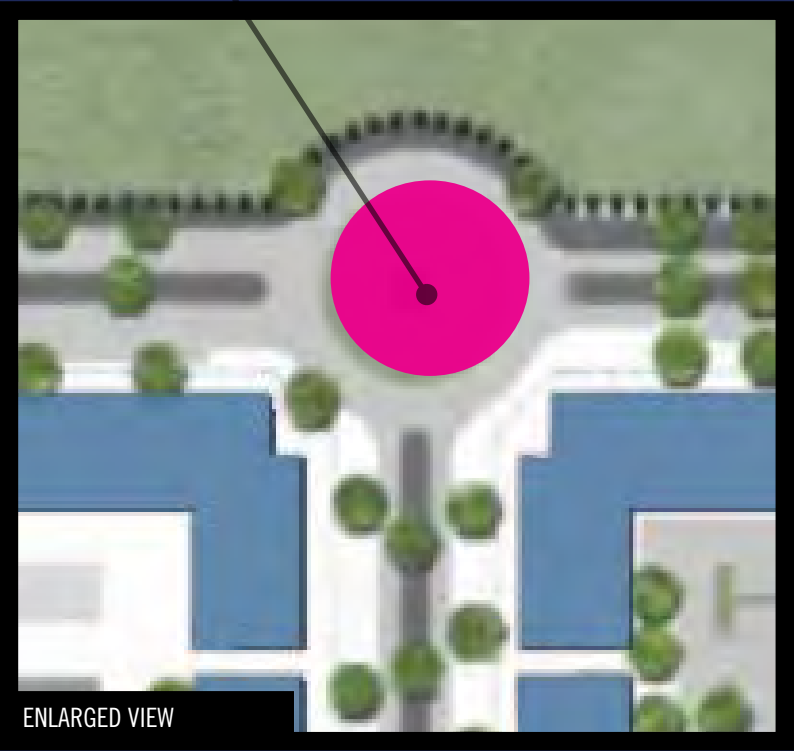
1.11.24
OLYMPUS | CLERMONT, FLORIDA



PS9 PERIMETER 9 EPIC BLVD ROUNDABOUT CENTER



Sign Location:
1) Center of Roundabout on Epic Blvd at Olympus Village Drive

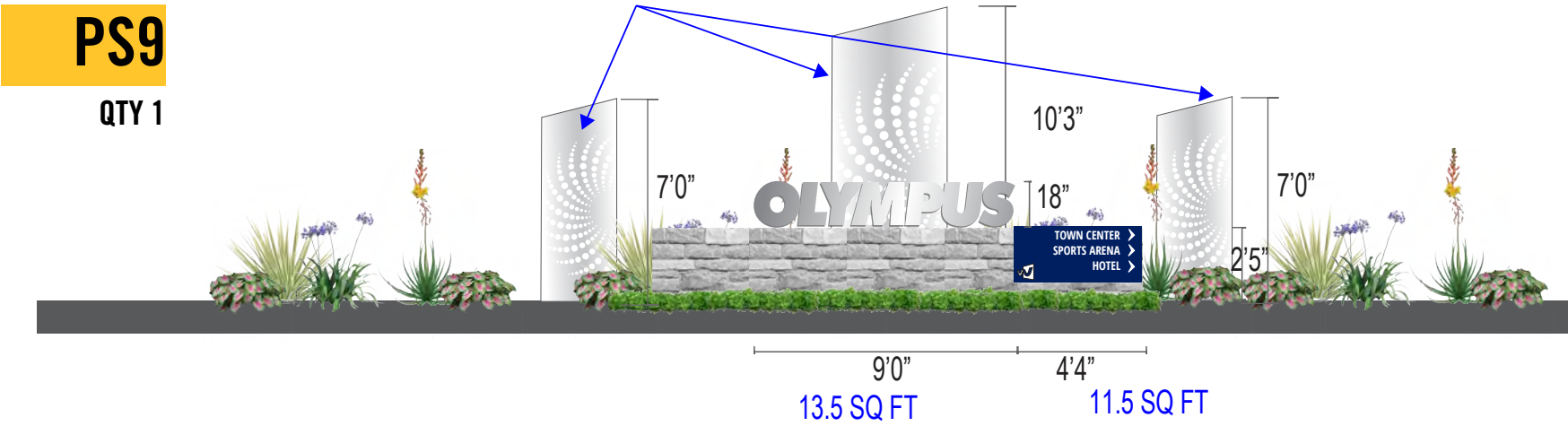


NOTE: WAYFINDING TO APPEAR ON WALLS OR COLUMNS AS NEEDED



NOTE: DECORATIVE OR ILLUMINATED COLUMNS NOT CONSIDERED SIGNAGE

DECORATIVE LANDSCAPE ELEMENTS

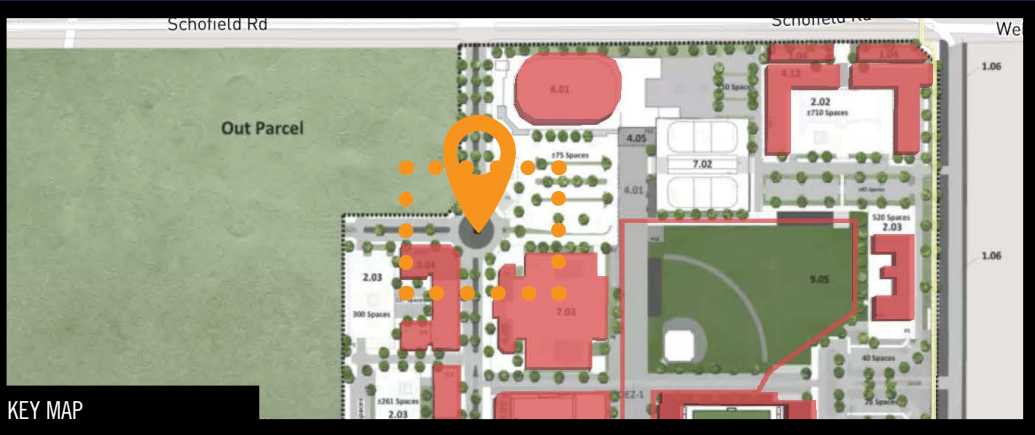


1.11.24
OLYMPUS | CLERMONT, FLORIDA

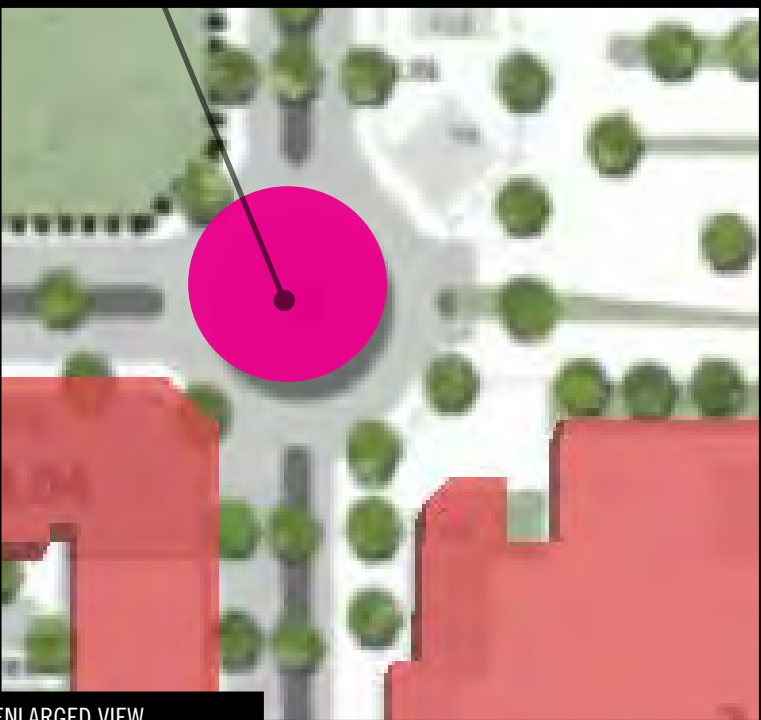


ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

PS10 PERIMETER 10 ARENA BLVD ROUNDABOUT CENTER



Sign Location:
1) Center of Roundabout on Arena Blvd at Olympus Village Drive

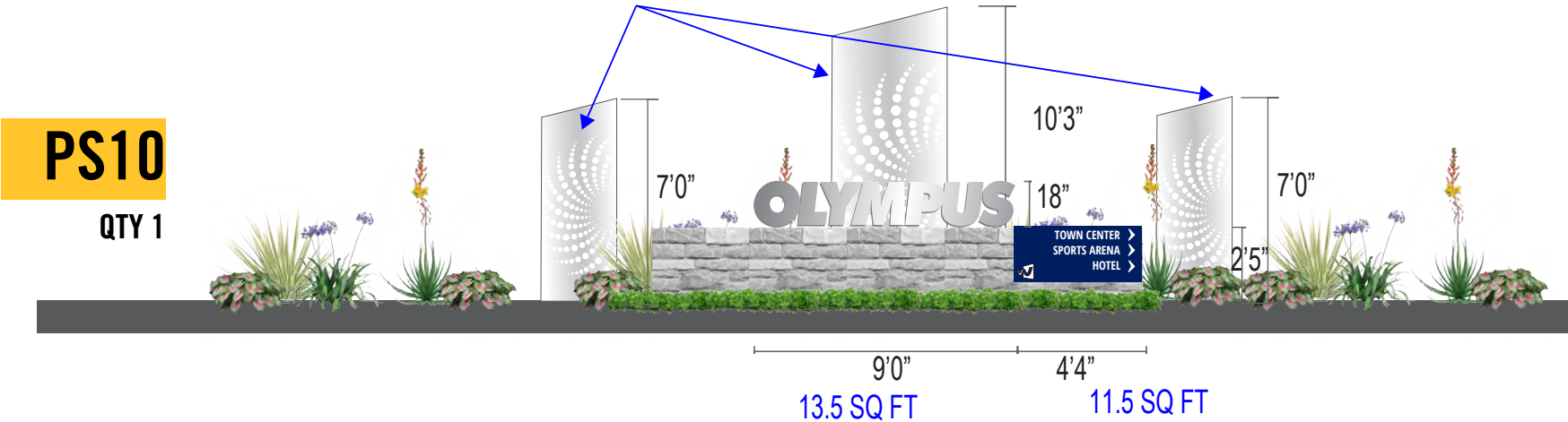


NOTE: WAYFINDING TO APPEAR ON WALLS OR COLUMNS AS NEEDED



NOTE: DECORATIVE OR ILLUMINATED COLUMNS NOT CONSIDERED SIGNAGE

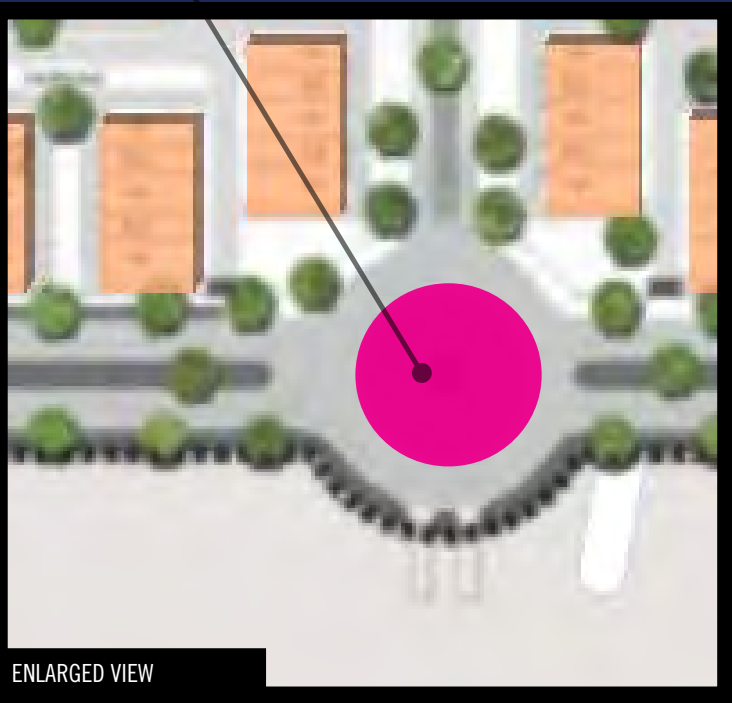
DECORATIVE LANDSCAPE ELEMENTS



PS11 PERIMETER 11 OLYMPUS BLVD ROUNDABOUT CENTER



Sign Location:
1) Center of Roundabout on Olympus Blvd at Olympus Village Drive

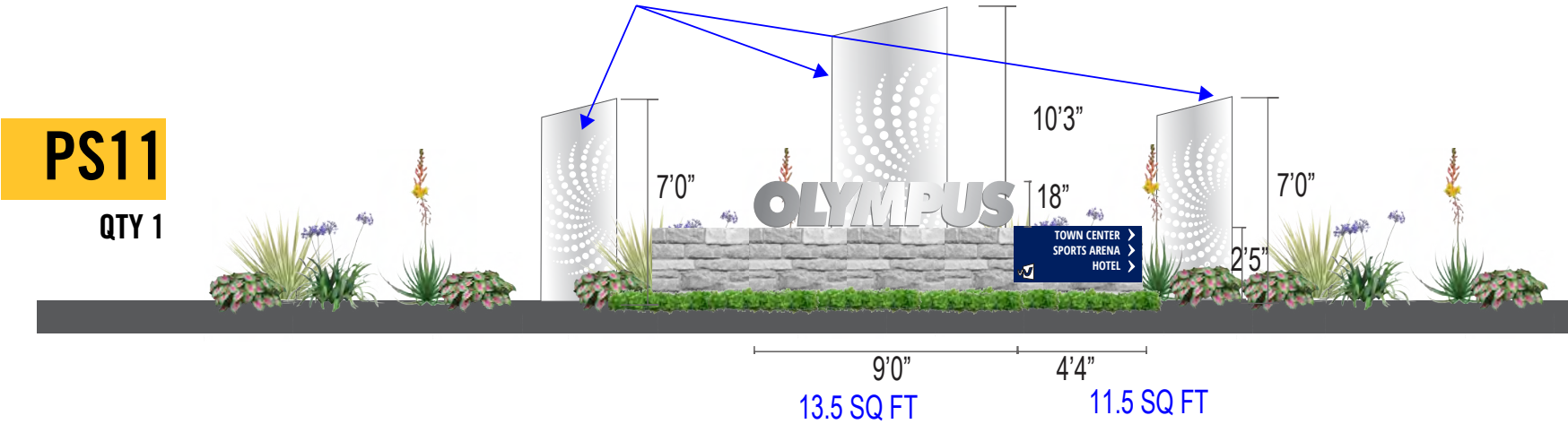


NOTE: WAYFINDING TO APPEAR ON WALLS OR COLUMNS AS NEEDED



NOTE: DECORATIVE OR ILLUMINATED COLUMNS NOT CONSIDERED SIGNAGE

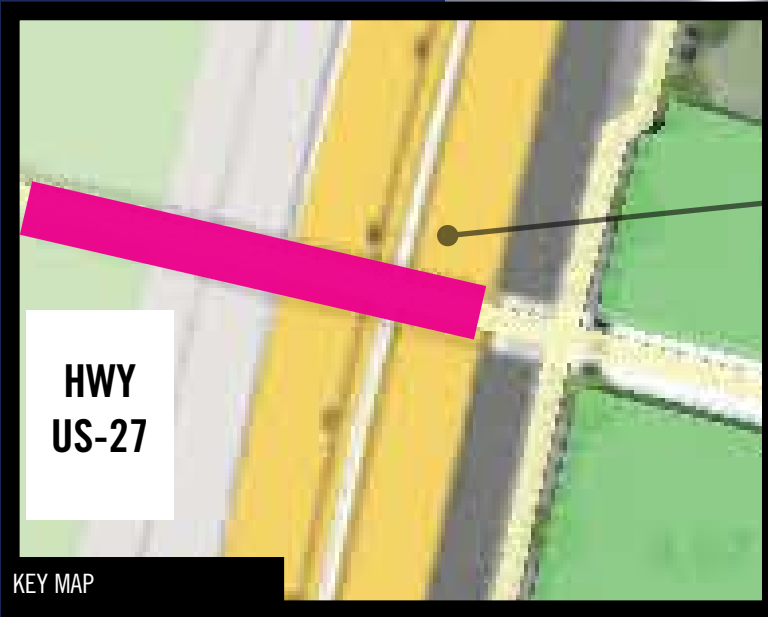
DECORATIVE LANDSCAPE ELEMENTS



PS11
QTY 1



SCALE:1/4"=1'0"



HIGHWAY OVERPASS BRIDGE IDENTITY TO BE LOCATED ON PEDESTRIAN
FOOTBRIDGE TO BE LOCATED OVER HWY 1-27
NOTE: PEDESTRIAN BRIDGE AND SIGNAGE SUBJECT TO LOCAL GOVERNMENTAL
APPROVAL, GRANT PARTICIPATION, FDOT & FHA APPROVALS & REGULATIONS
LOCATION TO BE DETERMINED
MAXIMUM TEXT COPY AREA IS 4'0" X 42'0"

NOTE: PEDESTRIAN BRIDGE AND SIGNAGE SUBJECT TO
LOCAL GOVERNMENTAL APPROVAL, GRANT PARTICIPA-
TION, FDOT & FHA APPROVALS & REGULATIONS

LL1

QTY 1

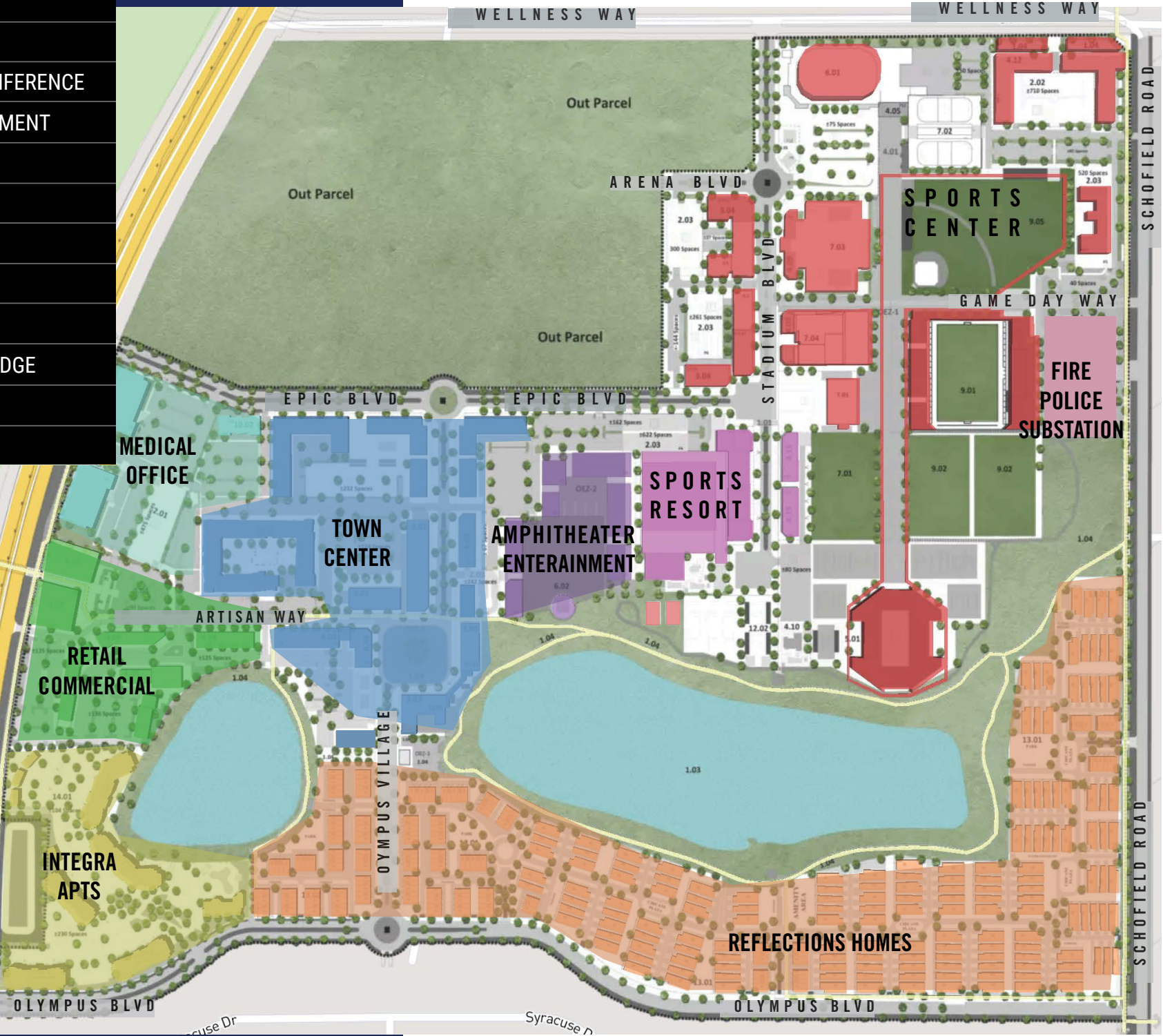
1.11.24
OLYMPUS | CLERMONT, FLORIDA

 CREATIVE
SIGN DESIGNS

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SC SPORTS CAMPUS SITE PLAN

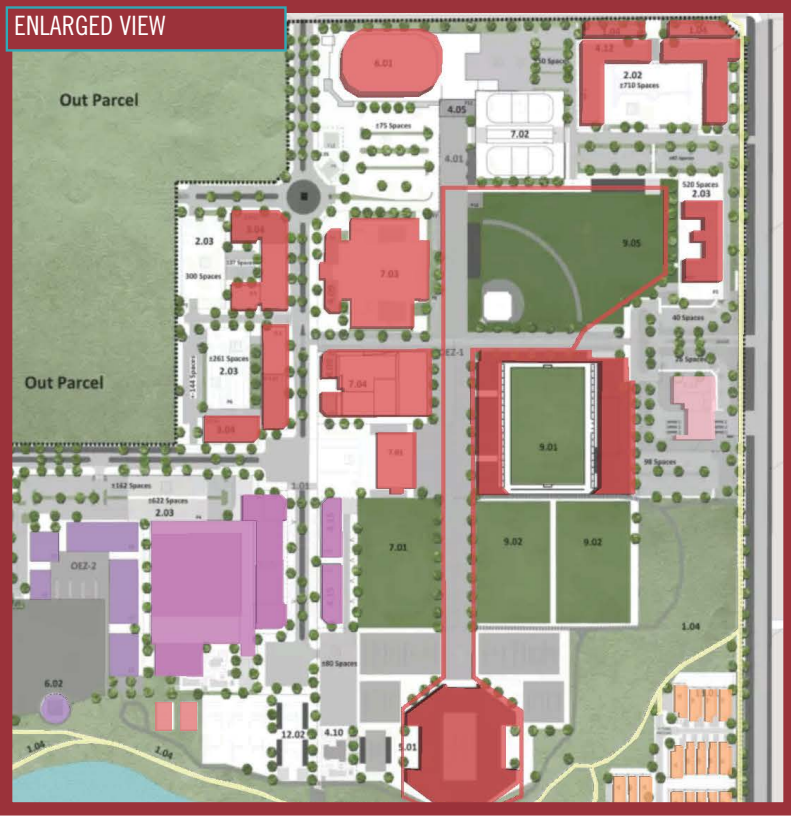
SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



Internal Signage



SPORTS CAMPUS SIGNS



SC SPORTS CAMPUS SIGN SPECIFICATION TABLE

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	WELLNESS WAY LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
SC - ID	SIGN TYPE												
SC - PI.01	PARCEL IDENTITY TENANT NAME	PARCEL IDENTITY	SCHOEFIELD WAY AND GAME DAY WAY	2	1	17'	85	MAXIMUM COPY AREA 4'0" X 9'6" 12" MIN. LETTER SIZE 2 LINES OF COPY MAX	PERMITTED	OLYMPUS	INTERNAL OR EXTERNAL	SPORTS CAMP	RED CLAY
SC - BI.01	TENANT NAME	BUILDING IDENTITY	SCHOEFIELD WAY AND GAME DAY WAY	2	1	13'8"	85	MAXIMUM COPY AREA 3'2" X 7'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	PERMITTED	OLYMPUS	INTERNAL OR EXTERNAL	SPORTS CAMP	RED CLAY
SC - ZI.01	SPORT CAMPUS	ZONE IDENTITY	WELLNESS WAY AT STADIUM BLVD	2	1	15	85	MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX	PERMITTED	OLYMPUS	INTERNAL OR EXTERNAL	SPORTS CAMP	RED CLAY
SC-ZD.01	SPORTS ICON ARROW(S)	ZONE DIRECTIONAL	WELLNESS WAY AT STADIUM BLVD	2	1	6'7"	14	ARROWS OPTIONAL 13" MAX ICON	PERMITTED	Y	INTERNAL OR EXTERNAL	SPORTS CAMP	RED CLAY
SC - TID1.01	OLYMPUS 4-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 1	WEST OR EAST BUILDING FACADE STADIUM BLVD	2	2	15'	79.5	TENANT PANEL 9.25" X 4'10"	PERMITTED	Y	Y	SPORTS CAMP	RED CLAY

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SC SPORTS CAMPUS SIGN SPECIFICATION TABLE

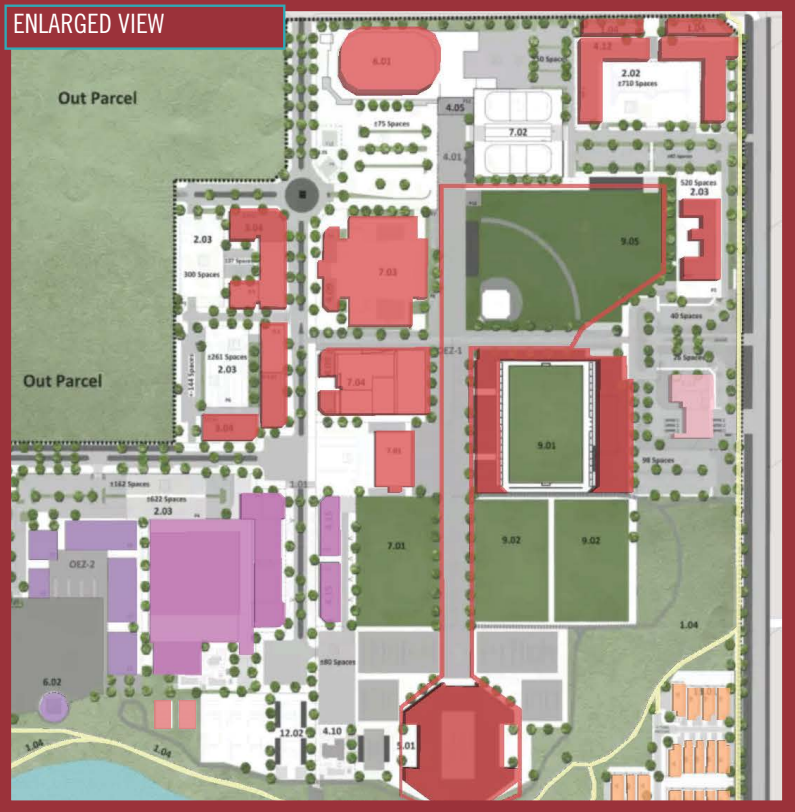
SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	WELLNESS WAY LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
SC - TID2.01	OLYMPUS 7-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 2	EAST BUILDING FACADE AT SCHOFIELD ROAD	2	2	15'	150	TENANT PANEL 14"X 86"	ALLOWED	Y	Y	SPORTS CAMP	RED CLAY
SC - TO.01	TENANT NAME ICON OR LOGO	TENANT TOWER	TBD	2	2	15'	42	MAXIMUM COPY AREA 13" X 11'9" 12" MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL	ALLOWED	Y	Y	SPORTS CAMP	RED CLAY

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

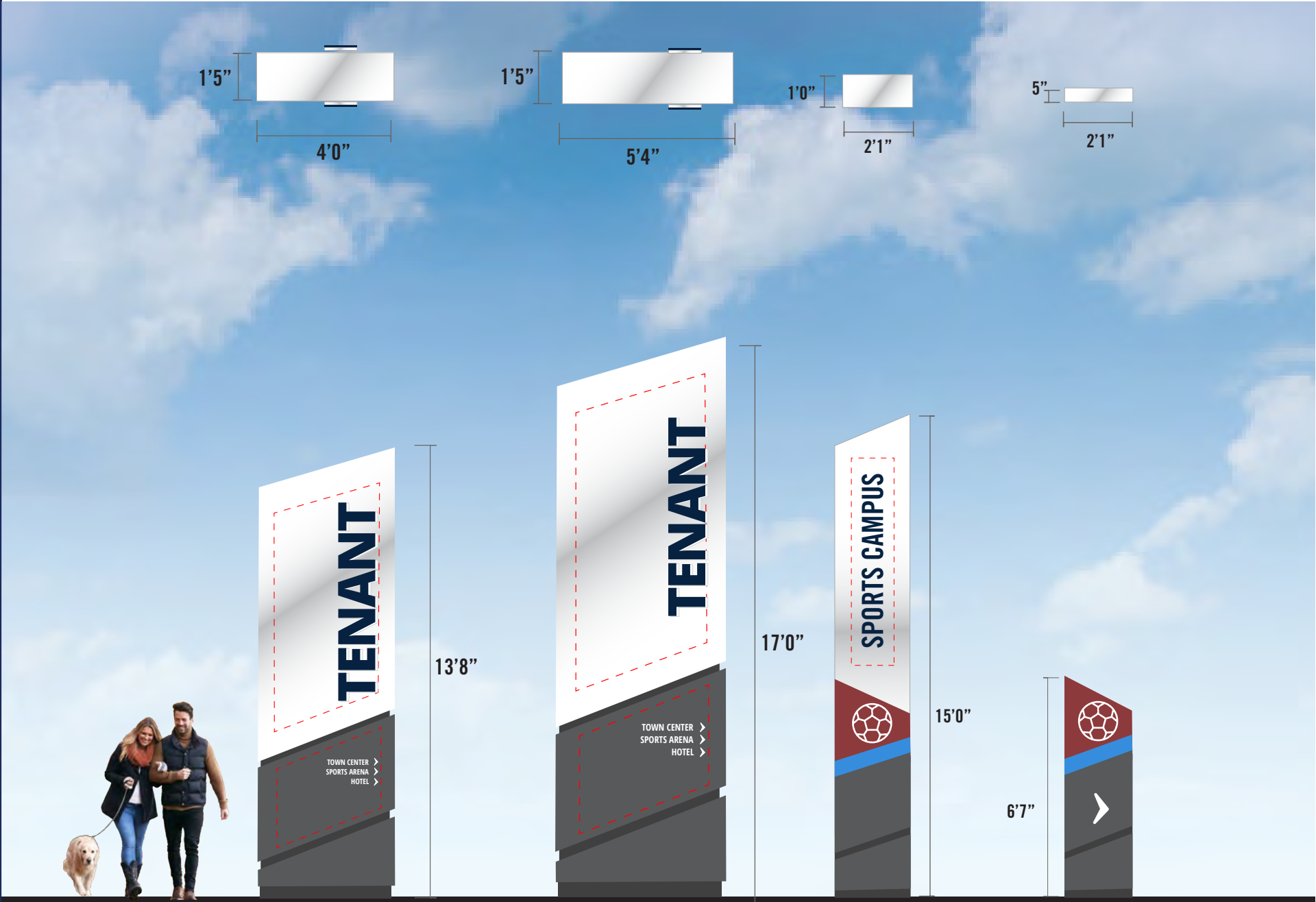
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN
ZONE DIRECTIONAL



-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION
SCALE: 1/4"= 1'0"

BUILDING ID SIGN
MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

SC-BI.1

PARCEL ID SIGN
MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

SC-PI.1

ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

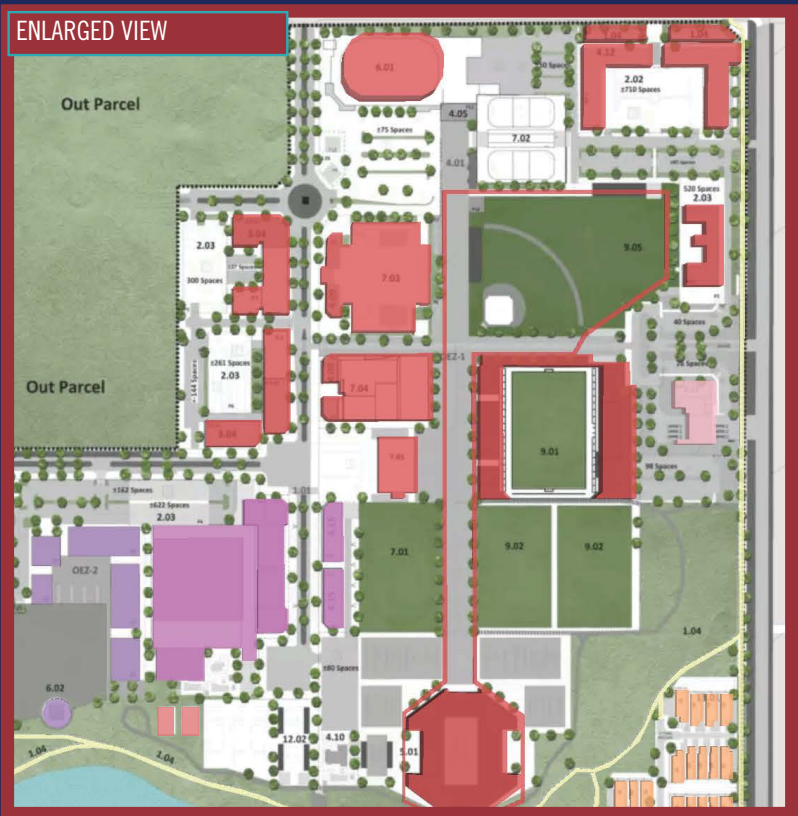
SC-ZI.1

ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

SC-ZD.1



-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION
SCALE: 1/4" = 1'0"

MULTI-TENANT ID SIGN TYPE 1
MAXIMUM COPY AREA
9.25" X 4'10"
3" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
ICON USE OPTIONAL
79.5 SQ ft



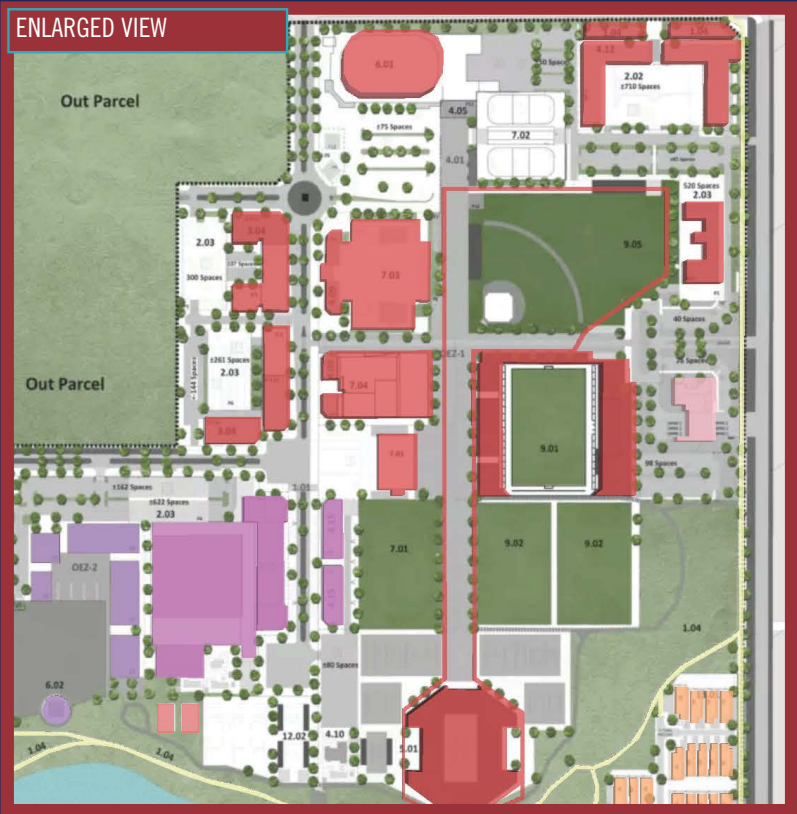
SC-TID1.1

MULTI-TENANT ID SIGN TYPE 2
MAXIMUM COPY AREA
14" X 86"
5" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
ICON USE OPTIONAL
150 SQ ft



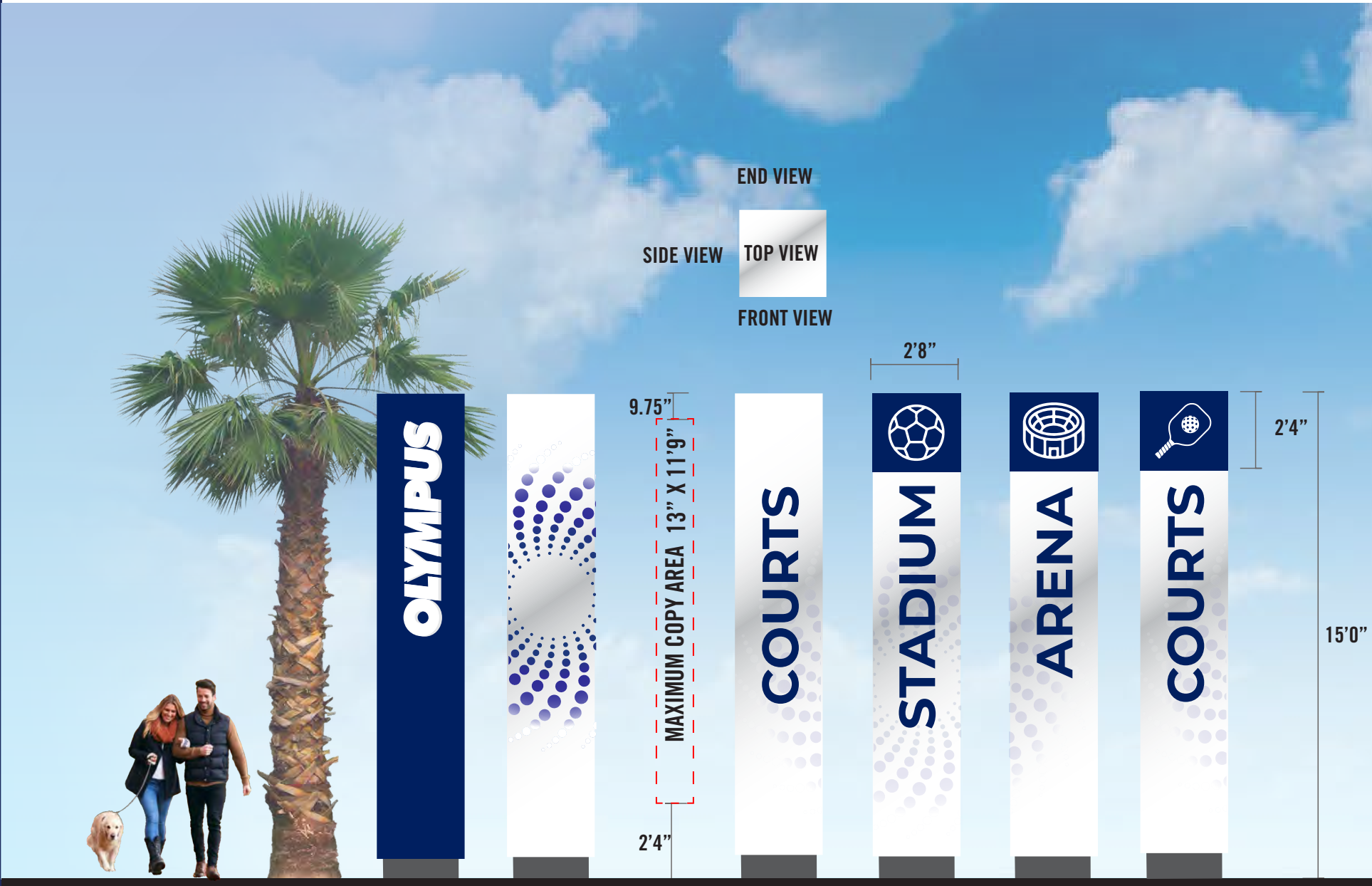
SC-TID2.1

2'3"
SIDE VIEW



-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION
SCALE: 1/4" = 1'0"

END VIEW

SIDE VIEW

FRONT VIEW

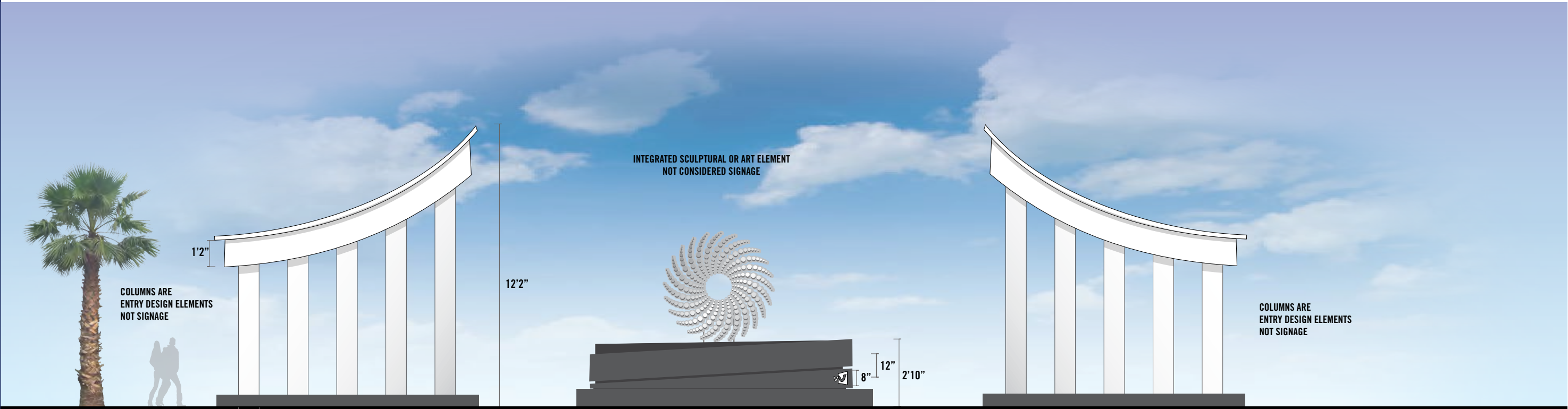
ONE SIGN TYPE JUST SHOWING 3 SIDES

SPORTS ZONE TOWER
MAXIMUM COPY AREA
13" X 11'9"
12" MINIMUM LETTER SIZE
1 LINES OF COPY MAX
ICON USE OPTIONAL
42 SQFT

SC-T0.1



FRONT ELEVATION | SCALE: 1/4" = 1'0"



FRONT ELEVATION | SCALE: 1/4" = 1'0"



LARGE DIGITAL SCREEN MAX 1600 SQ FT

SPONSOR OR ARENA NAME - 4' -8' CHANNEL LETTERS
FOR BUILDING SIGNS & TENANT SIGNS REFER TO PAGE 72 & 83 OR TENANT SIGN GUIDELINES SECTION

SC-BU.1

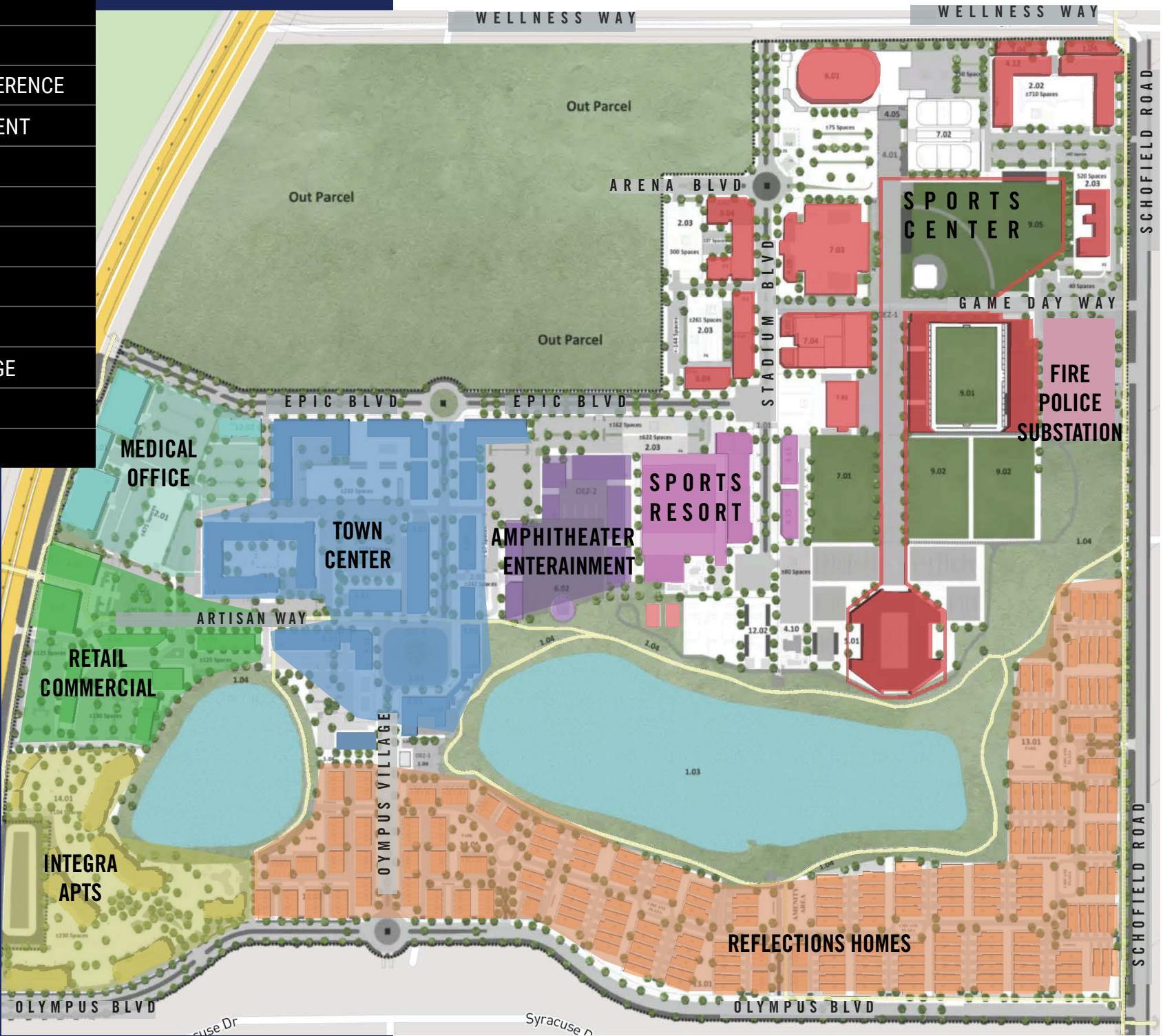
-Final sign locations and signtypes to be based on DRB and ARB Approval
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

1.11.24
OLYMPUS | CLERMONT, FLORIDA

CREATIVE
SIGN DESIGNS

SIGN TYPE LEGEND

SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



MO

MEDICAL OFFICE
BUILDING AREA



MO

MEDICAL OFFICE | HEALTH CAMPUS

SIGN SPECIFICATION TABLE

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	WELLNESS WAY LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
SC - ID	SIGN TYPE												
MO - PI.01	PARCEL IDENTITY TENANT NAME	PARCEL IDENTITY	SCHOEFIELD WAY AND GAME DAY WAY	2	1	17'	85	MAXIMUM COPY AREA 4'0" X 9'6" 12" MIN. LETTER SIZE 2 LINES OF COPY MAX	PERMITTED	OLYMPUS	INTERNAL OR EXTERNAL	MEDICAL HEALTH CAMPUS	LT BLUE
	TENANT NAME	BUILDING IDENTITY	SCHOEFIELD WAY AND GAME DAY WAY	2	1	13'8"	85	MAXIMUM COPY AREA 3'2" X 7'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	PERMITTED	OLYMPUS	INTERNAL OR EXTERNAL	MEDICAL HEALTH CAMPUS	LT BLUE
	SPORT CAMPUS	ZONE IDENTITY	WELLNESS WAY AT STADIUM BLVD	2	1	15'	85	MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX	PERMITTED	OLYMPUS	INTERNAL OR EXTERNAL	MEDICAL HEALTH CAMPUS	LT BLUE
	SPORTS ICON ARROW(S)	ZONE DIRECTIONAL	WELLNESS WAY AT STADIUM BLVD	2	1	6'7"	14	ARROWS OPTIONAL 13" MAX ICON	PERMITTED	SPORTS ICON	INTERNAL OR EXTERNAL	MEDICAL HEALTH CAMPUS	LT BLUE

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

MO MEDICAL OFFICE

INTERIOR PROJECT SIGNS

PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN



FRONT ELEVATION | SCALE: NTS

PS3

M0-ZD.1

M0-BI.1

M0-ZI.1

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

1.11.24
OLYMPUS | CLERMONT, FLORIDA



MEDICAL OFFICE

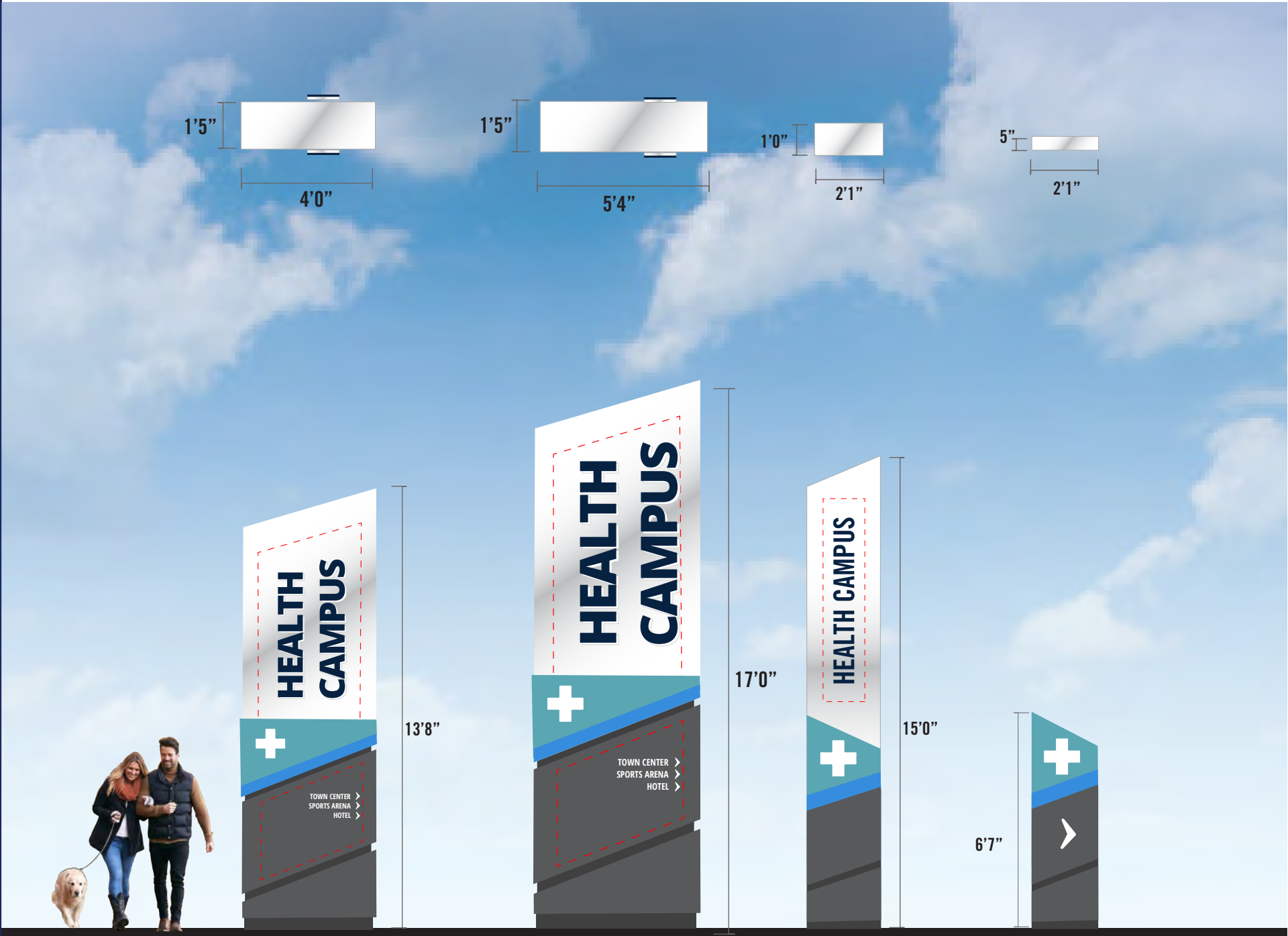
Sign Locations:

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION
SCALE: 1/4"= 1'0"

PARCEL ID SIGN B
MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

M0-BI.1

PARCEL ID SIGN A
MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

M0-PI.1

ZONE SIGN
ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

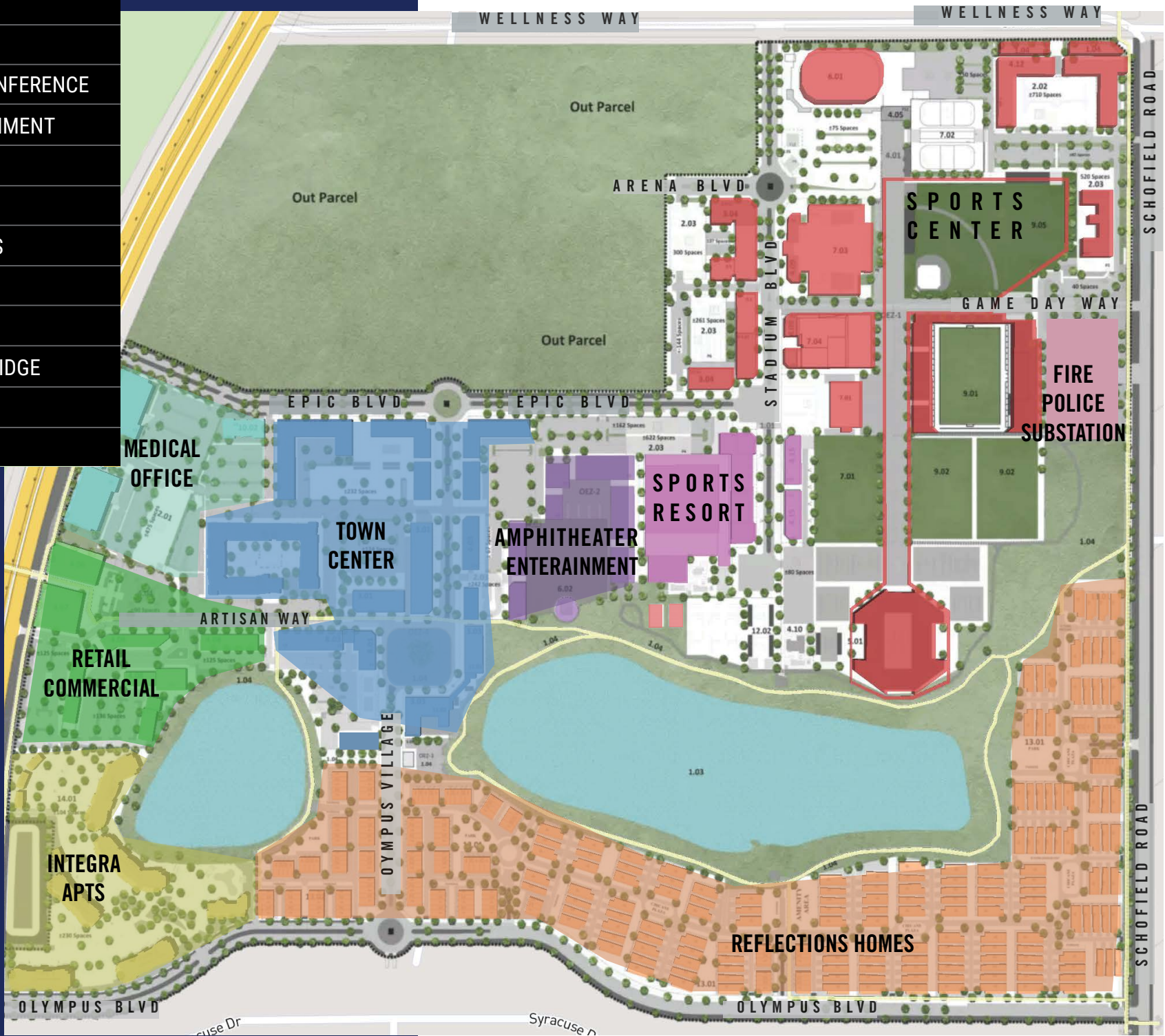
M0-ZI.1

ZONE DIRECTIONAL
ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

M0-ZD.1

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



AP

INTEGRA APARTMENT HOMES



SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX QTY	SQ FT	OLYMPUS LOGO	LOGOS ALLOWED	ILLUMINATION PERMITTED	ZONE	COLOR
AP - ID	PARCEL IDENTITY	PARCEL IDENTITY								
AP - P1	PARCEL IDENTITY	PARCEL ID	OF EPIC BLVD SIGN	1	85	Y	Y	Y	AP	PISTACHIO
AP - B1	TENANT IDENTITY	BUILDING OR TENANT ID	BUILDING 1	1 PER BUILDING	3 SQ PER LINEAR FT OF FRONTAGE	Y	Y	Y	AP	PISTACHIO
AP - B2	TENANT IDENTITY	BUILDING OR TENANT ID	BUILDING 2	1 PER BUILDING	3 SQ PER LINEAR FT OF FRONTAGE	Y	Y	Y	AP	PISTACHIO
AP - B3	TENANT IDENTITY	BUILDING OR TENANT ID	BUILDING 3	1 PER BUILDING	3 SQ PER LINEAR FT OF FRONTAGE	Y	Y	Y	AP	PISTACHIO
AP - B4	TENANT IDENTITY	BUILDING OR TENANT ID	BUILDING 4	1 PER BUILDING	TBD	Y	Y	Y	AP	PISTACHIO

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

PARCEL ID SIGN
ZONE SIGN
ZONE DIRECTIONAL

INTEGRA APARTMENTS MONUMENTS:

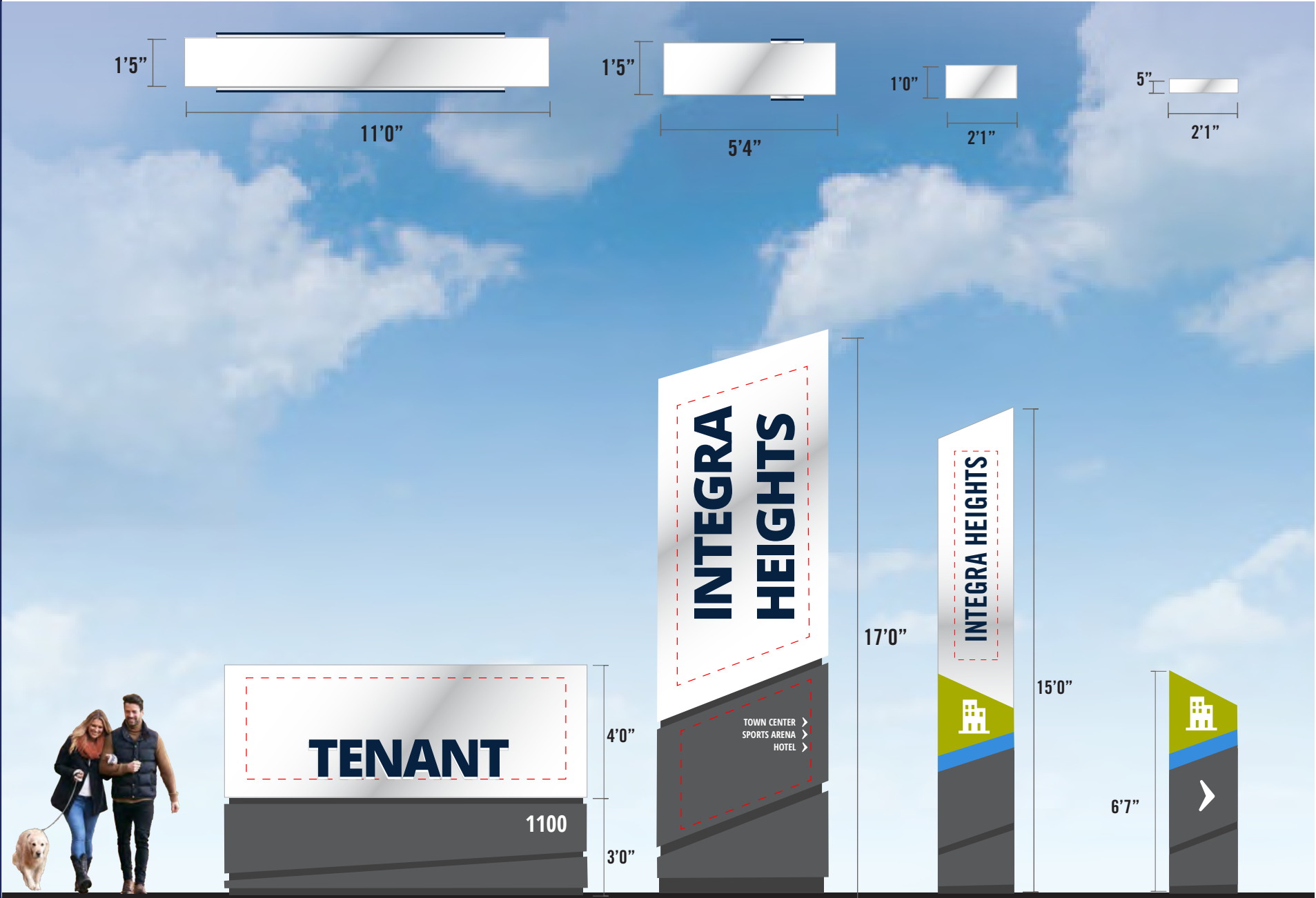
Sign Locations:

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION
SCALE: 1/4" = 1'0"

BUILDING ID SIGN B
MAXIMUM COPY AREA
4'0" X 11'0"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

PARCEL ID SIGN
MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

ZONE SIGN
ZONE COLOR
ZONE ICON
MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

ZONE DIRECTIONAL
ZONE COLOR
ZONE ICON
ARROWS OPTIONAL
13" MAX ICON

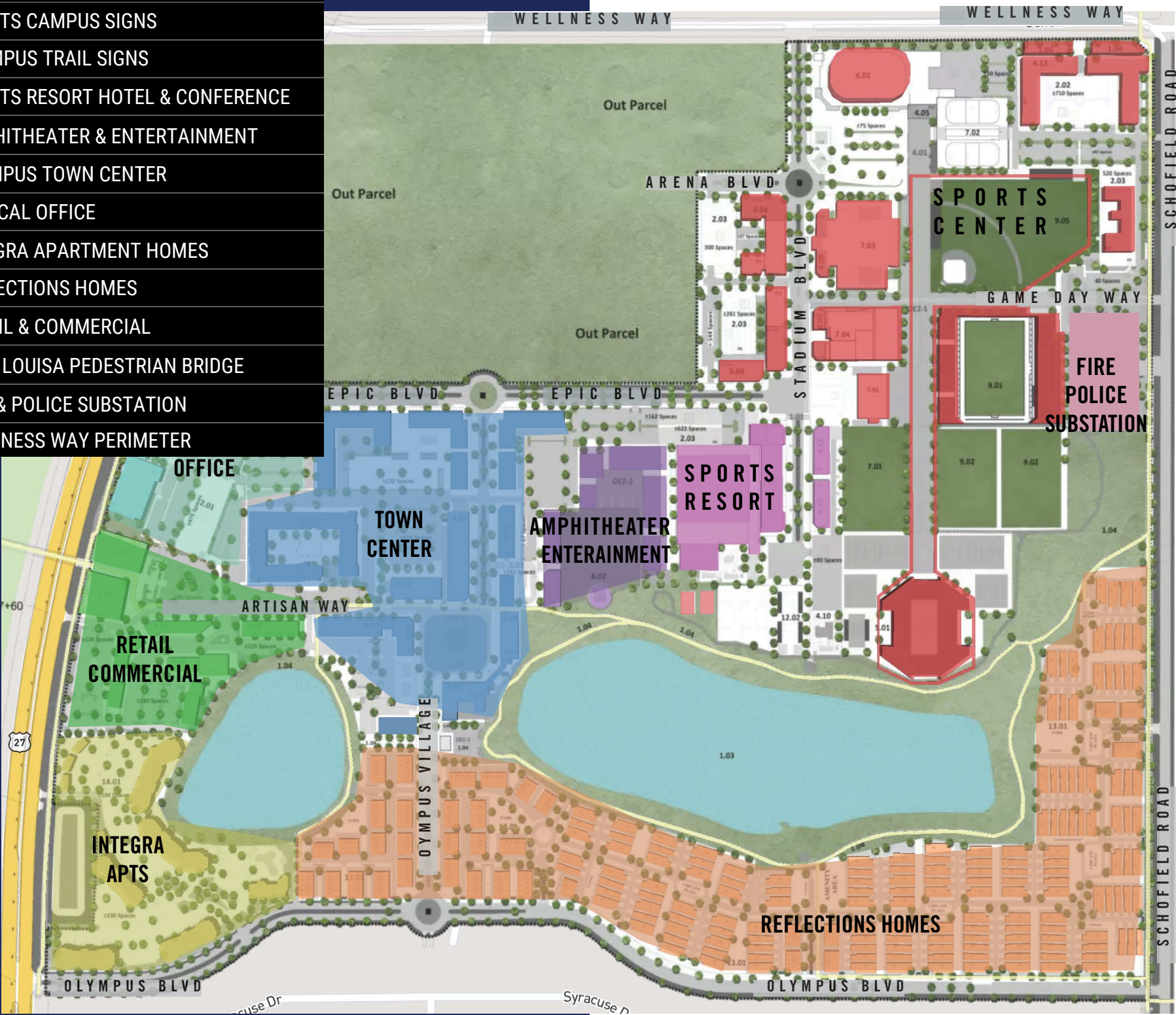
AP-PI.1
QTY TBD

AP-ZI.1
QTY TBD

AP-ZD.1
QTY TBD

TC SITE MAP | ZONE LEGEND

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



TC TOWN CENTER RETAIL AREA



SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
TC - ID	SIGN TYPE											
TC - BIA.01	TENANT NAME	BUILDING IDENTITY SIGN VERTICAL	AT BLDG	2	1 PER BLDG	13'8"	55	MAXIMUM COPY AREA 3'2" X 7'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	TENANT	INTERNAL OR EXTERNAL	TOWN CENTER	BLUE
TC - BIB.01	TENANT NAME	BUILDING IDENTITY SIGN HORIZONTAL	AT BLDG	2	1 PER BLDG	7'	44	MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	TENANT	INTERNAL OR EXTERNAL	TOWN CENTER	BLUE
TC - ZI.01	TOWN CENTER	ZONE IDENTITY	AT ZONE	2	1 PER BLDG	15'	30	MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX	TENANT	INTERNAL OR EXTERNAL	TOWN CENTER	BLUE
TC-ZD.01	TOWN ICON ARROW(S)	ZONE DIRECTIONAL	IN ZONE	2	1 PER BLDG	6'7"	14	ARROWS OPTIONAL 13" MAX ICON	TENANT	INTERNAL OR EXTERNAL	TOWN CENTER	BLUE

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
TC - TID1.01	OLYMPUS 4-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 1	WEST OR EAST BUILDING FACADE STADIUM BLVD	2	1 PER BLDG	15'	79.5	TENANT PANEL 9.25" X 4'10"	TENANT	INTERNAL OR EXTERNAL	TOWN CENTER	BLUE
TC - TID2.01	OLYMPUS 7-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 2	EAST BUILDING FACADE AT SCHOFIELD ROAD	2	2	15'	150	TENANT PANEL 14"X 86"	TENANT	INTERNAL OR EXTERNAL	TOWN CENTER	BLUE
TC - TO.01	TENANT NAME ICON OR LOGO	TENANT TOWER	TBD	2	2	15'	42	MAXIMUM COPY AREA 13" X 11'9" 12" MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL	TENANT	INTERNAL OR EXTERNAL	TOWN CENTER	BLUE

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

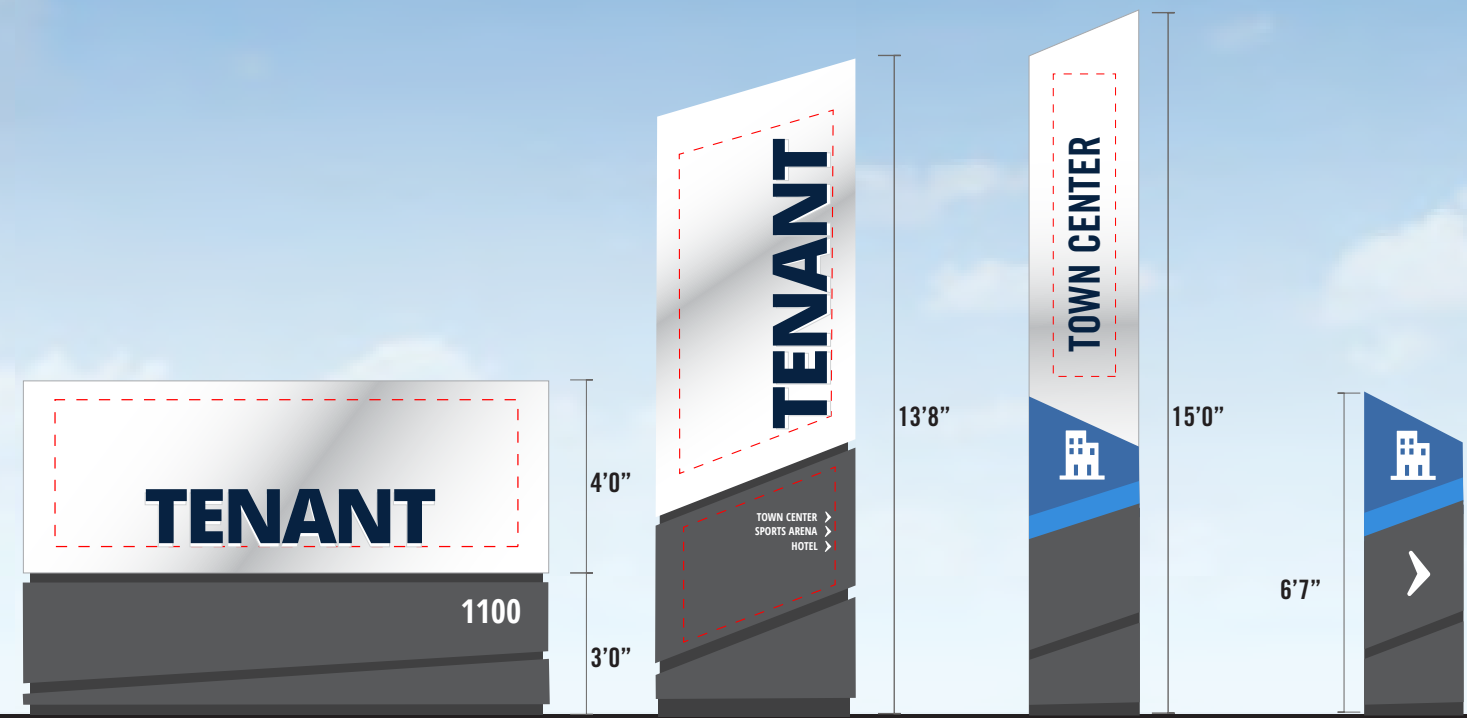
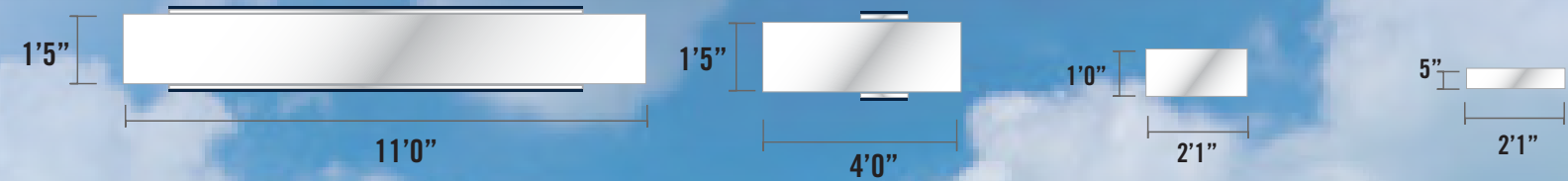
TOWN CENTER PARCEL

**FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION**

-Final sign locations and signtypes to be based on DRB and ARB Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



MAXIMUM COPY AREA
4'0" X 11'0"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

TC-BIB.1

MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

TC-BIA.1

ZONE COLOR
ZONE ICON
MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

TC-ZI.1

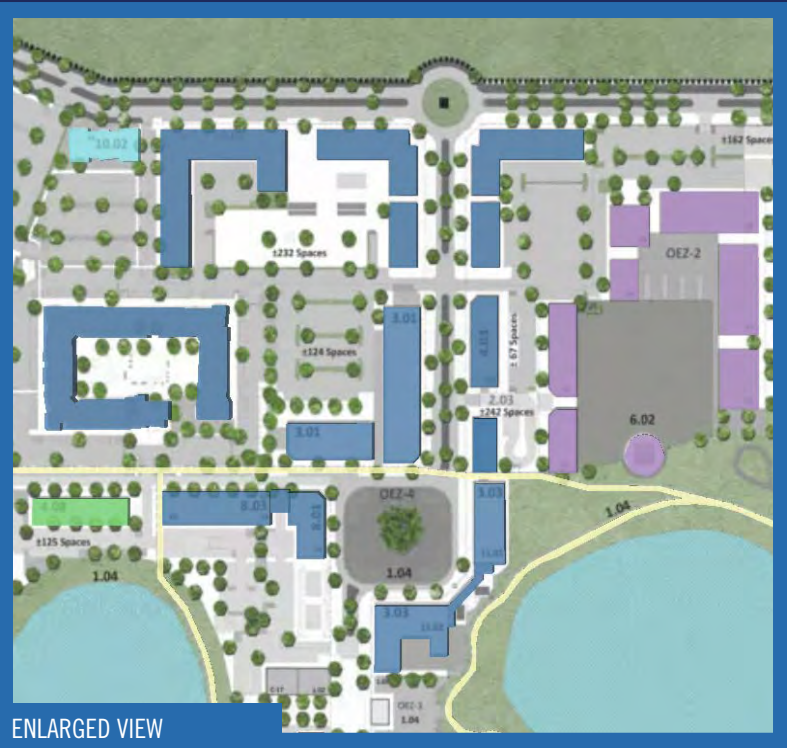
ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

TC-ZD.1

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION
SCALE: 1/4" = 1'0"

TC MULTI-TENANT ID SIGN TYPE 1
MAXIMUM TENANT AREA
9.25" X 4'10"
2" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL
79.5 SQ ft



TC-TID1.1

TC MULTI-TENANT ID SIGN TYPE 2
MAXIMUM COPY AREA
14" X 86"
3" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL
150 SQ ft

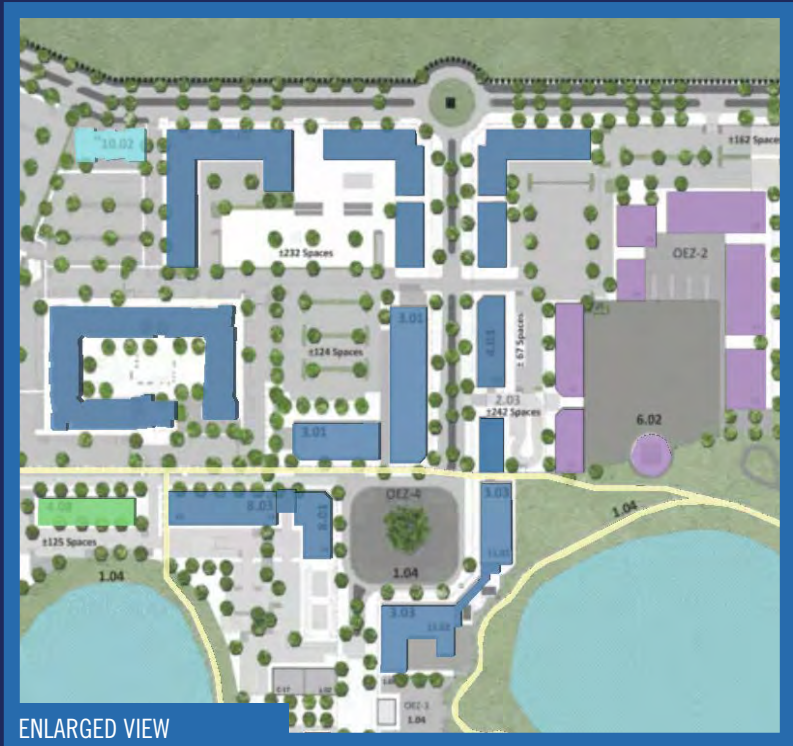


TC-TID2.1

SIDE VIEW

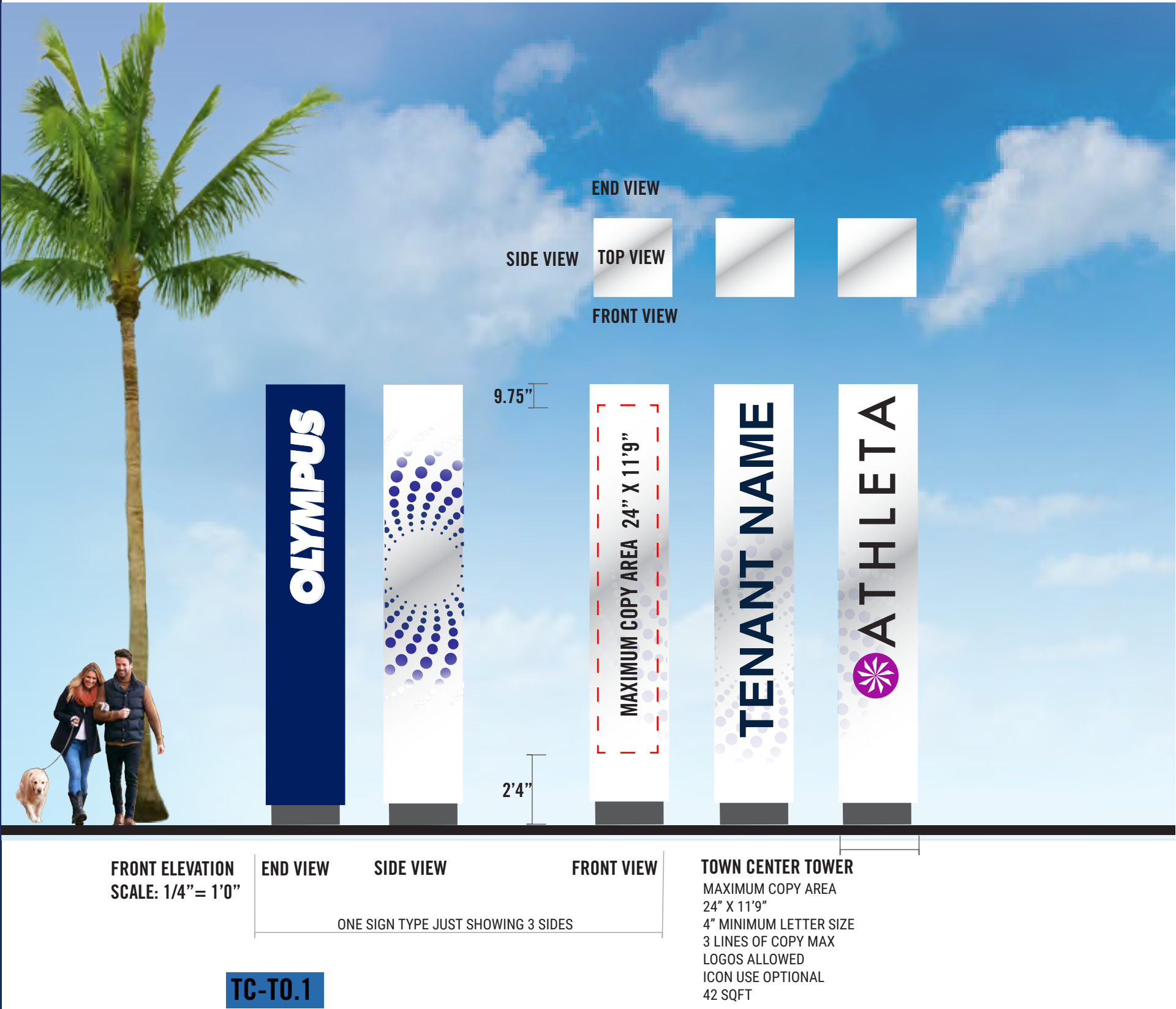
FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



ENLARGED VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION
SCALE: 1/4" = 1'0"

END VIEW

SIDE VIEW

FRONT VIEW

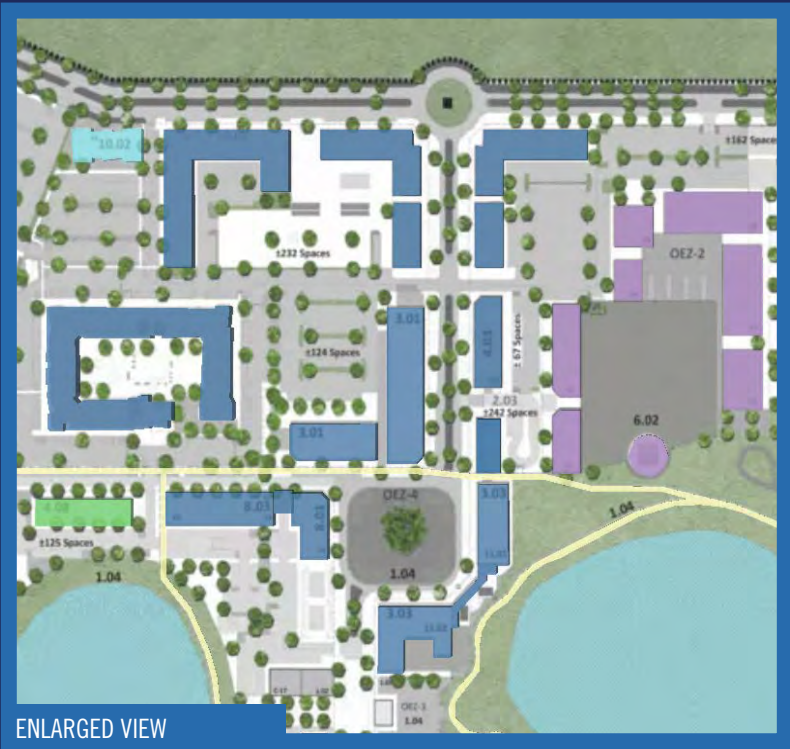
TOWN CENTER TOWER
MAXIMUM COPY AREA
24" X 11'9"
4" MINIMUM LETTER SIZE
3 LINES OF COPY MAX
LOGOS ALLOWED
ICON USE OPTIONAL
42 SQFT

TC-T0.1

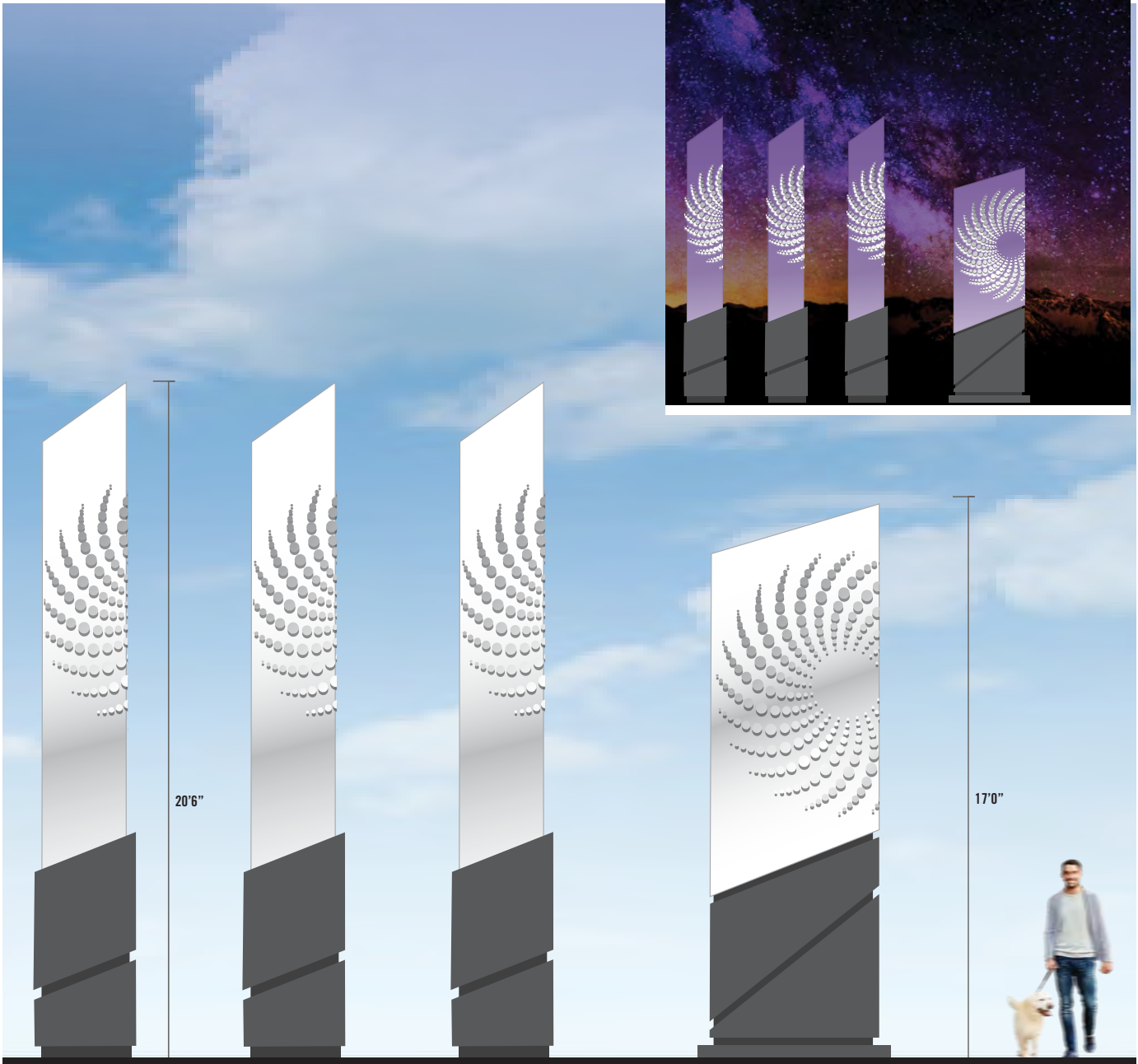
ONE SIGN TYPE JUST SHOWING 3 SIDES

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



TC-02 TC-03



TC-04 TC-05

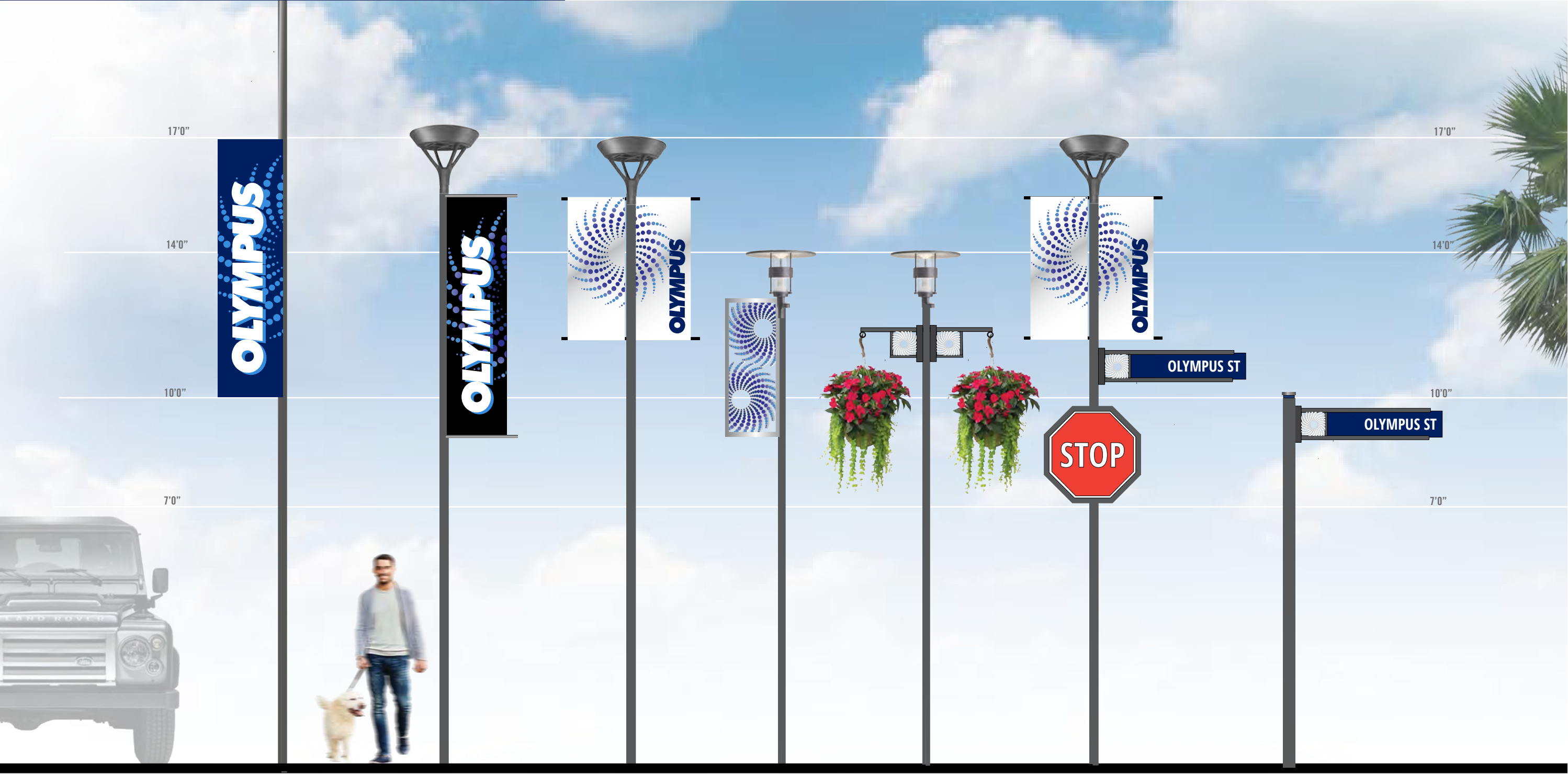
EXAMPLES OF WAYFINDING,
TRAFFIC CONTROL & COLOR PALETTE



FRONT ELEVATION | SCALE: 3/8" = 1'0"

CONSOLIDATE ITEMS WHEN APPROPRIATE

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION | SCALE: 3/8" = 1'0" OCTAGONAL POLE BY DUKE HANGING BASKETS ENCOURAGED CONSOLIDATE ITEMS WHEN APPROPRIATE POLES TO MATCH COOL GRAY 11C



FRONT ELEVATION | SCALE: 1/2" = 1'0"

END VIEW



DETAIL | SCALE: 1" = 1'0"



FINAL COPY TO BE PROVIDED BY OLYMPUS

Notes:

- Final mounting location and height to be coordinated on site with owner and architect.
- Sign to be oriented with logo/pattern panel to street.
- Footings and foundations are the responsibility of the sign fabricator; Sign fabricator to specify what is needed. to be coordinated with the general contractor and prepared prior to finish surfaces to avoid coring.
- Final copy to be aproved by Olympus.

POLES TO MATCH COOL GRAY 11C



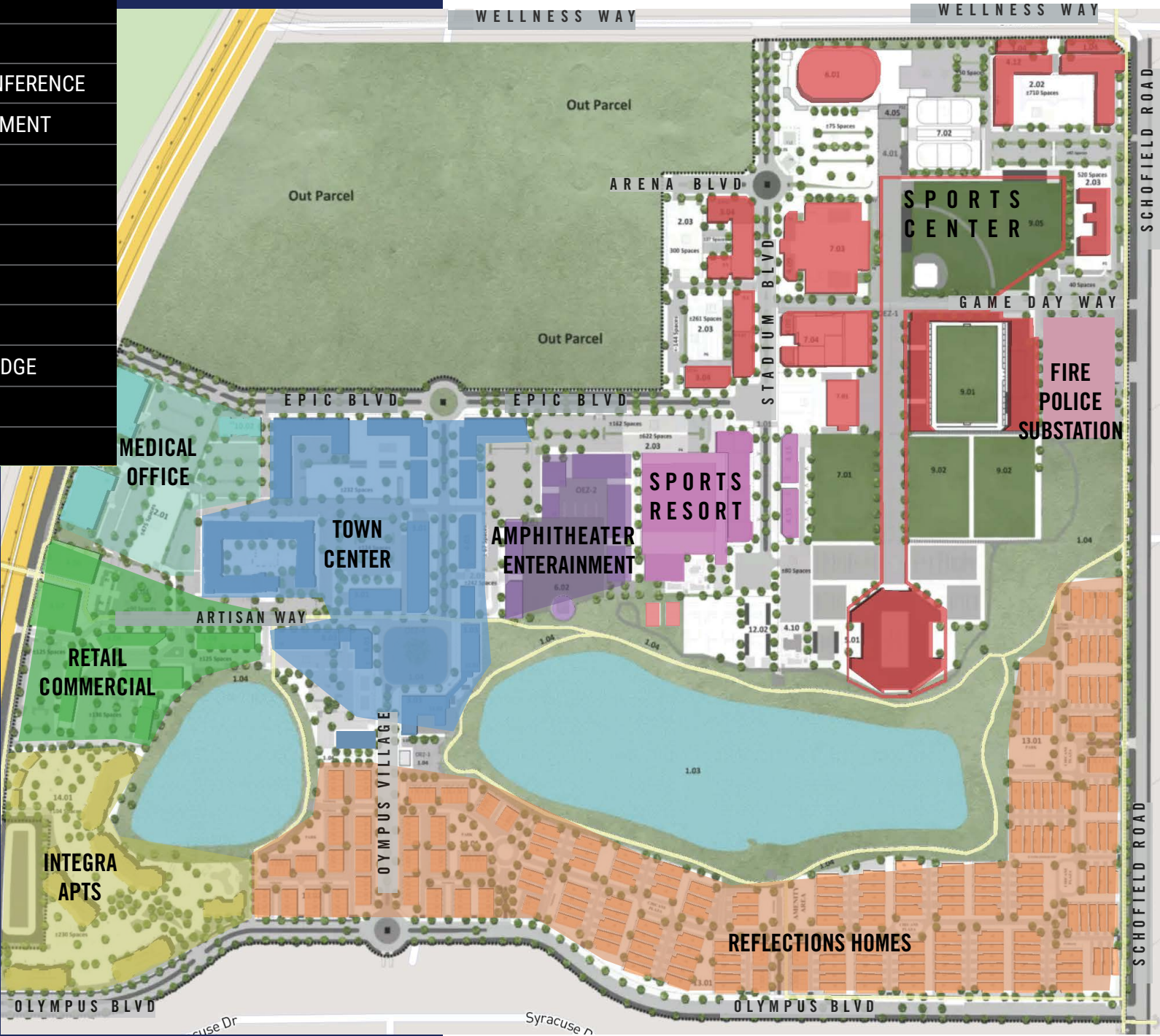
BUILDING &
WALL MOUNTED

POLES TO MATCH COOL GRAY 11C
POLE MOUNTED

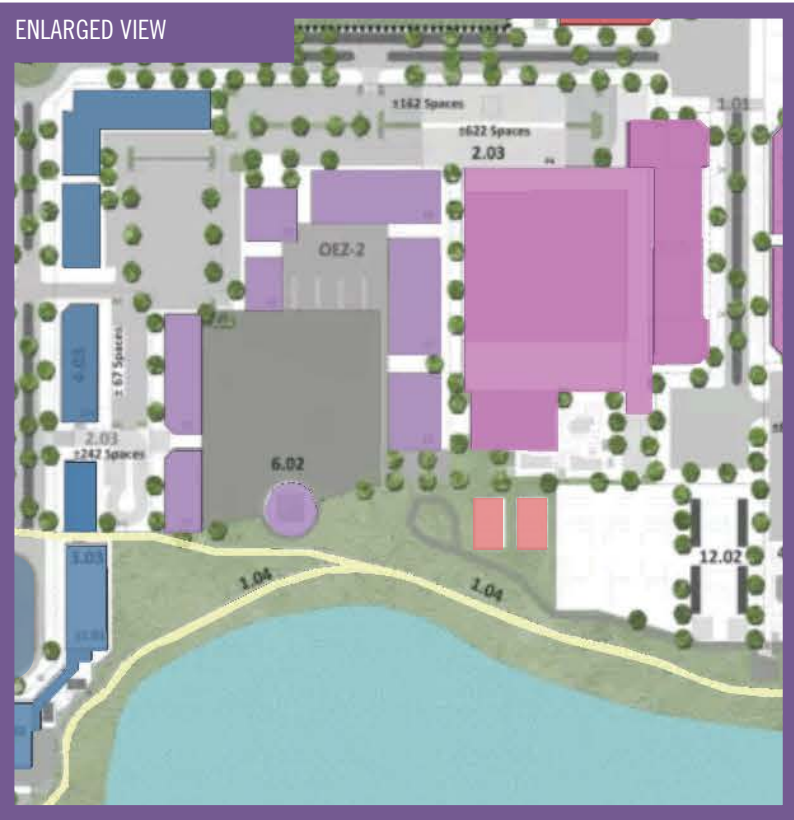
END VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



AMPHITHEATER & ENTERTAINMENT



SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
ET - ID	SIGN TYPE											
ET-RI-01	TENANT NAME	BUILDING IDENTITY SIGN HORIZONTAL	AT BLDG	2	1 PER BLDG	7'0"	44	MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX LOGOS ALLOWED	TENANT	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER
ET - BI.01	TENANT NAME	BUILDING IDENTITY SIGN HORIZONTAL	AT BLDG	2	1 PER BLDG	7'	77	MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	TENANT	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER
ET - ZI.01	AMPHITHEATER ENTERTAINMENT	ZONE IDENTITY	AT ZONE	2	1 PER BLDG	15'	30	MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX	ICON	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER
ET-ZD.01	MUSIC ICON ARROW(S)	ZONE DIRECTIONAL	IN ZONE	2	1 PER BLDG	6'7"	14	ARROWS OPTIONAL 13" MAX ICON	ICON	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
ET - TID1.01	OLYMPUS 4-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 1	NORTH BUILDING FACADE EPIC BLVD	2	1 PER BLDG	15'	79.5	TENANT PANEL 9.25" X 4'10"	TENANT	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER
ET - TID2.01	OLYMPUS 7-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 2	EAST BUILDING FACADE AT OLYMPUS VILLAGE	2	2	15'	150	TENANT PANEL 14"X 86"	Y	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER
ET - TO.01	TENANT NAME ICON OR LOGO	TENANT TOWER	TBD	2	2	15'	42	MAXIMUM COPY AREA 13" X 11'9" 12" MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL	Y	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



FRONT ELEVATION
SCALE: 1/4"= 1'0"

RESORT ID SIGN

MAXIMUM COPY AREA
4'0" X 11'0"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

ET-RI.1

BUILDING ID SIGN

MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

ET-BI.1

ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

ET-ZI.1

ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

ET-ZD.1

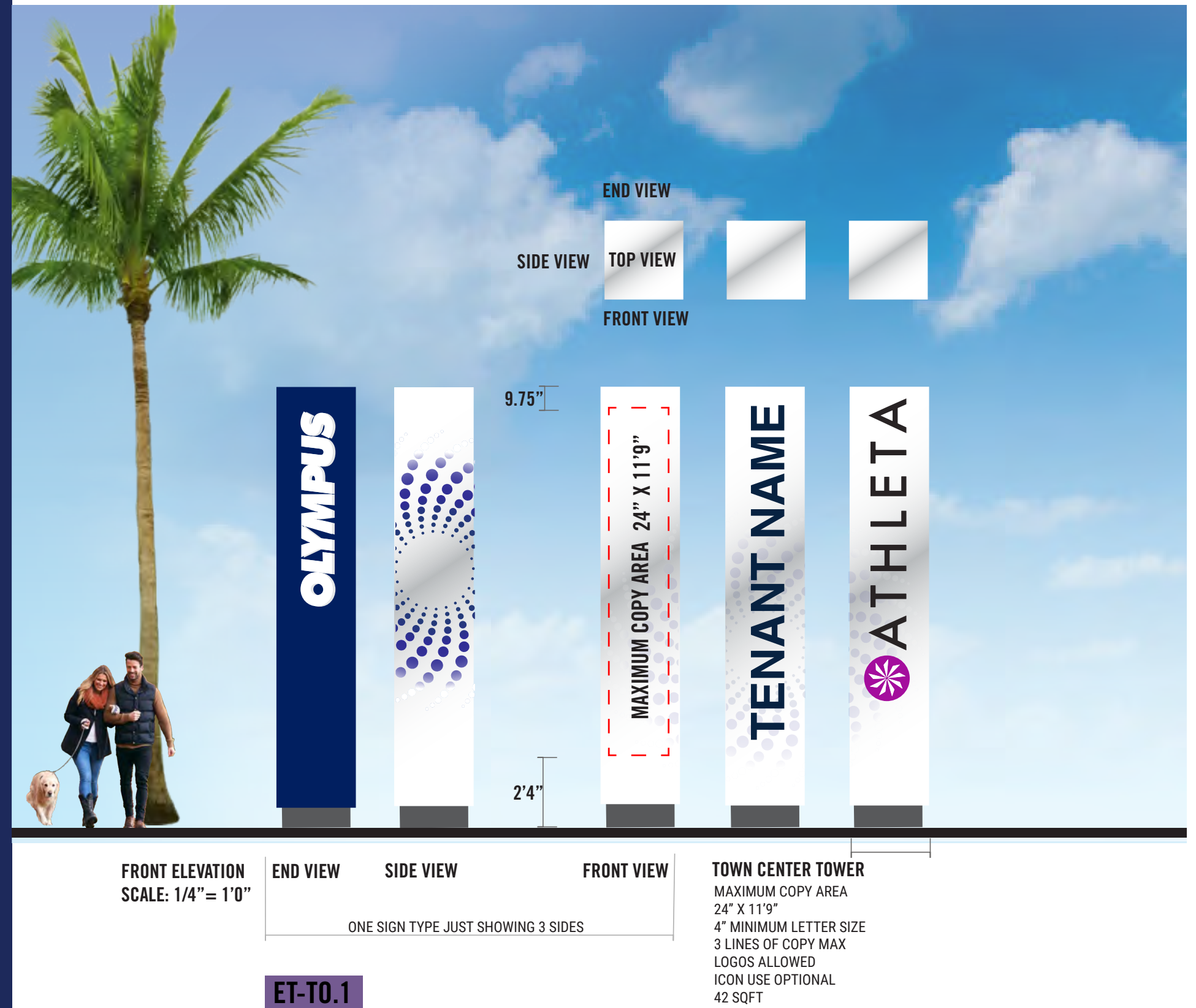
AMPHITHEATER & ENTERTAINMENT TOWN CENTER TOWER

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

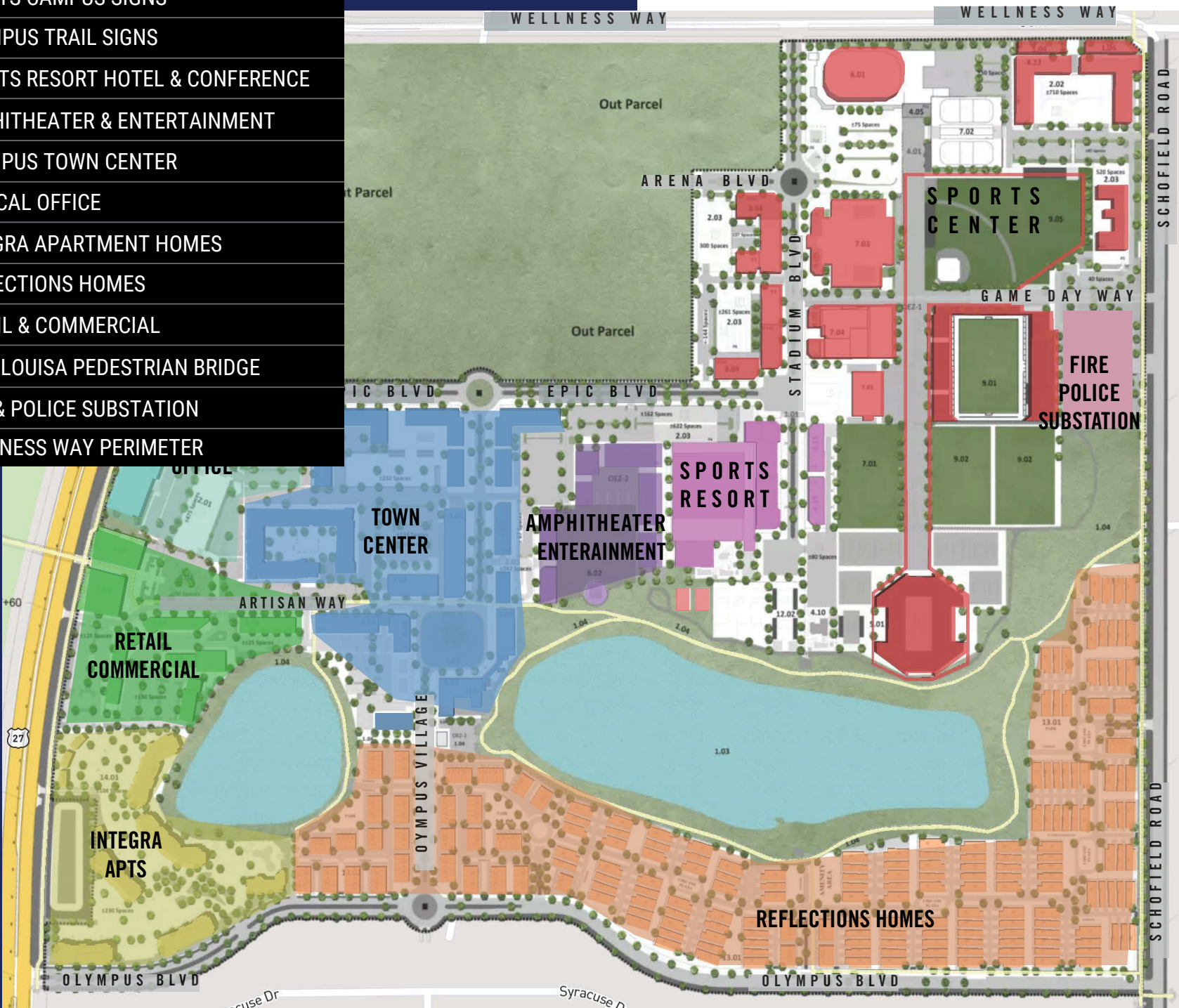


ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



SR SPORTS RESORT SITE MAP | ZONE LEGEND

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



SR

SPORTS RESORT HOTEL & CONFERENCE



SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
SR-RI-01	TENANT NAME	BUILDING IDENTITY SIGN HORIZONTAL	AT BLDG	2	1 PER BLDG	7'0"	44	MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX LOGOS ALLOWED	TENANT	INTERNAL OR EXTERNAL	SPORTS RESORT HOTEL	PURPLE
SR-BI-01	TENANT NAME	PARCEL IDENTITY SIGN VERTICAL	AT BLDG	2	1 PER BLDG	17'0"	91	MAXIMUM COPY AREA 4'0" X 9'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	TENANT	INTERNAL OR EXTERNAL	SPORTS RESORT HOTEL	PURPLE
SR - ZI.01	SPORTS RESORT HOTEL	ZONE IDENTITY	AT ZONE	2	1 PER BLDG	15'	30	MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX	ICON	INTERNAL OR EXTERNAL	SPORTS RESORT HOTEL	PURPLE
SR-ZD.01	RESORT ICON ARROW(S)	ZONE DIRECTIONAL	IN ZONE	2	1 PER BLDG	6'7"	14	ARROWS OPTIONAL 13" MAX ICON	ICON	INTERNAL OR EXTERNAL	SPORTS RESORT HOTEL	PURPLE

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

-Final sign locations and signtypes to be based on DRB and ARB Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



MAXIMUM COPY AREA
4'0" X 11'0"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

ZONE COLOR
ZONE ICON
MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

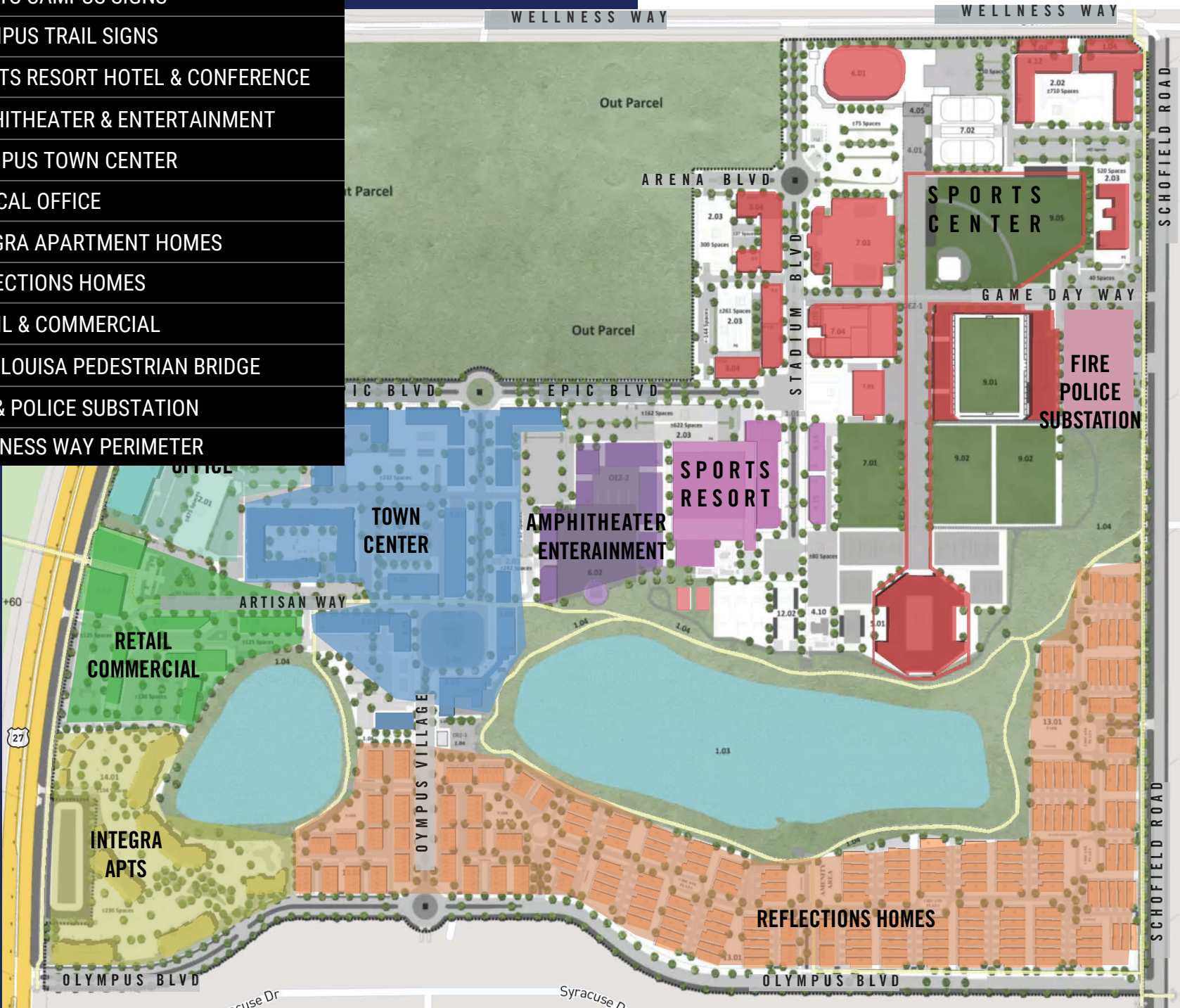
ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

SR-ZD.1

RT RETAIL COMMERCIAL RETAIL PEDESTRIAN DIRECTIONALS

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



RT
RETAIL & COMMERCIAL



SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
TC - ID	SIGN TYPE											
RT-BI-01	TENANT NAME	BUILDING IDENTITY SIGN HORIZONTAL	AT BLDG	2	1 PER BLDG	7'0"	44	MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX LOGOS ALLOWED	TENANT	INTERNAL OR EXTERNAL	RETAIL COMMERCIAL	GREEN
RT-PI-01	TENANT NAME	PARCEL IDENTITY SIGN VERTICAL	AT BLDG	2	1 PER BLDG	17'0"	91	MAXIMUM COPY AREA 4'0" X 9'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	TENANT	PISTACHIO	RETAIL COMMERCIAL	GREEN
RT-ZI-01	RETAIL COMMERCIAL	ZONE IDENTITY	AT ZONE	2	1 PER BLDG	15'	30	MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX	ICON	PISTACHIO	RETAIL COMMERCIAL	GREEN
RT-ZD-01	SHOPPING ICON ARROW(S)	ZONE DIRECTIONAL	IN ZONE	2	1 PER BLDG	6'7"	14	ARROWS OPTIONAL 13" MAX ICON	ICON	INTERNAL OR EXTERNAL	RETAIL COMMERCIAL	GREEN

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
RT - TID1.01	OLYMPUS 4-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 1	WEST OR EAST BUILDING FACADE STADIUM BLVD	2	1 PER BLDG	15'	79.5	TENANT PANEL 9.25" X 4'10"	TENANT	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER
RT - TID2.01	OLYMPUS 7-TENANT PANELS	MULTI-TENANT ID SIGN TYPE 2	EAST BUILDING FACADE AT SCHOFIELD ROAD	2	2	15'	150	TENANT PANEL 14"X 86"	Y	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER
RT - TO.01	TENANT NAME ICON OR LOGO	TENANT TOWER	FINAL SIGN LOCATION BASED ON DRB & ARB	2	2	15'	42	MAXIMUM COPY AREA 13" X 11'9" 12" MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL	Y	INTERNAL OR EXTERNAL	AMPHITHEATER ENTERTAINMENT	LAVENDER

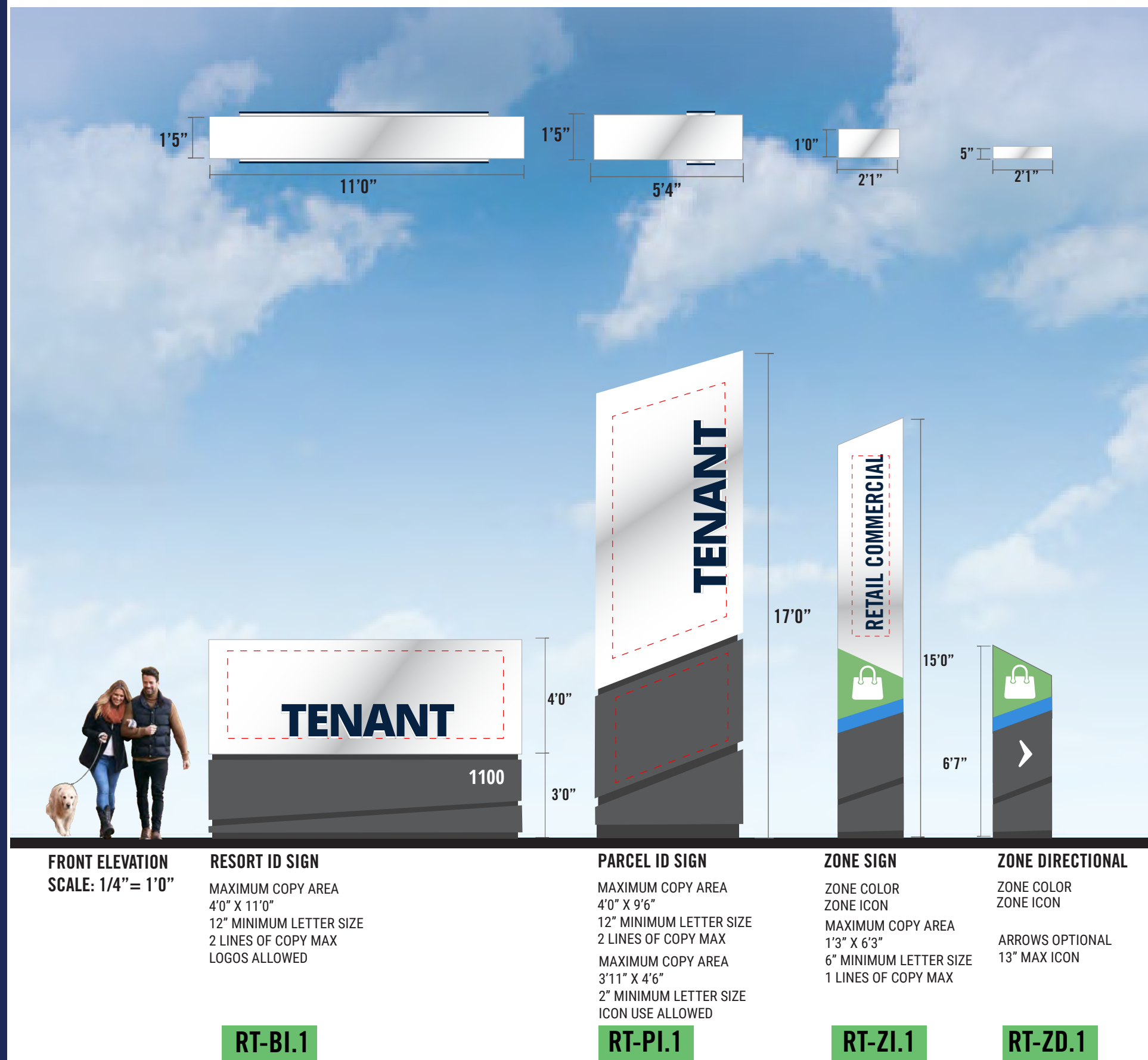
FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN
ZONE DIRECTIONAL

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

RT RETAIL & COMMERCIAL CENTER TOWN CENTER TOWER

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



MAXIMUM TENANT AREA
9.25" X 4'10"
2" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL
79.5 SQ ft



MAXIMUM COPY AREA
14" X 86"
3" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL

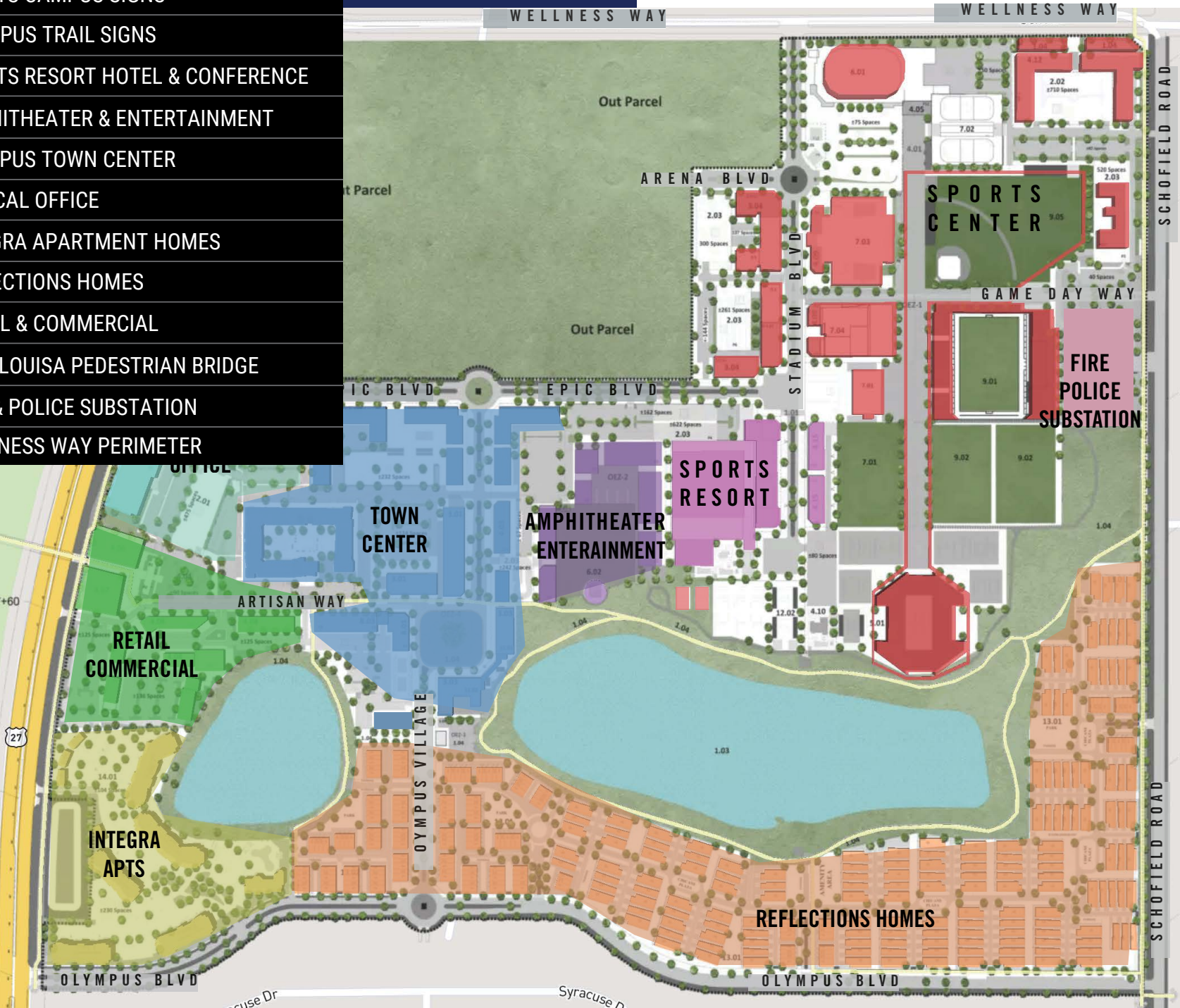


SIDE VIEW

1.11.24
OLYMPUS | CLERMONT, FLORIDA



SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



TR
OLYMPUS TRAILS

ENLARGED VIEW

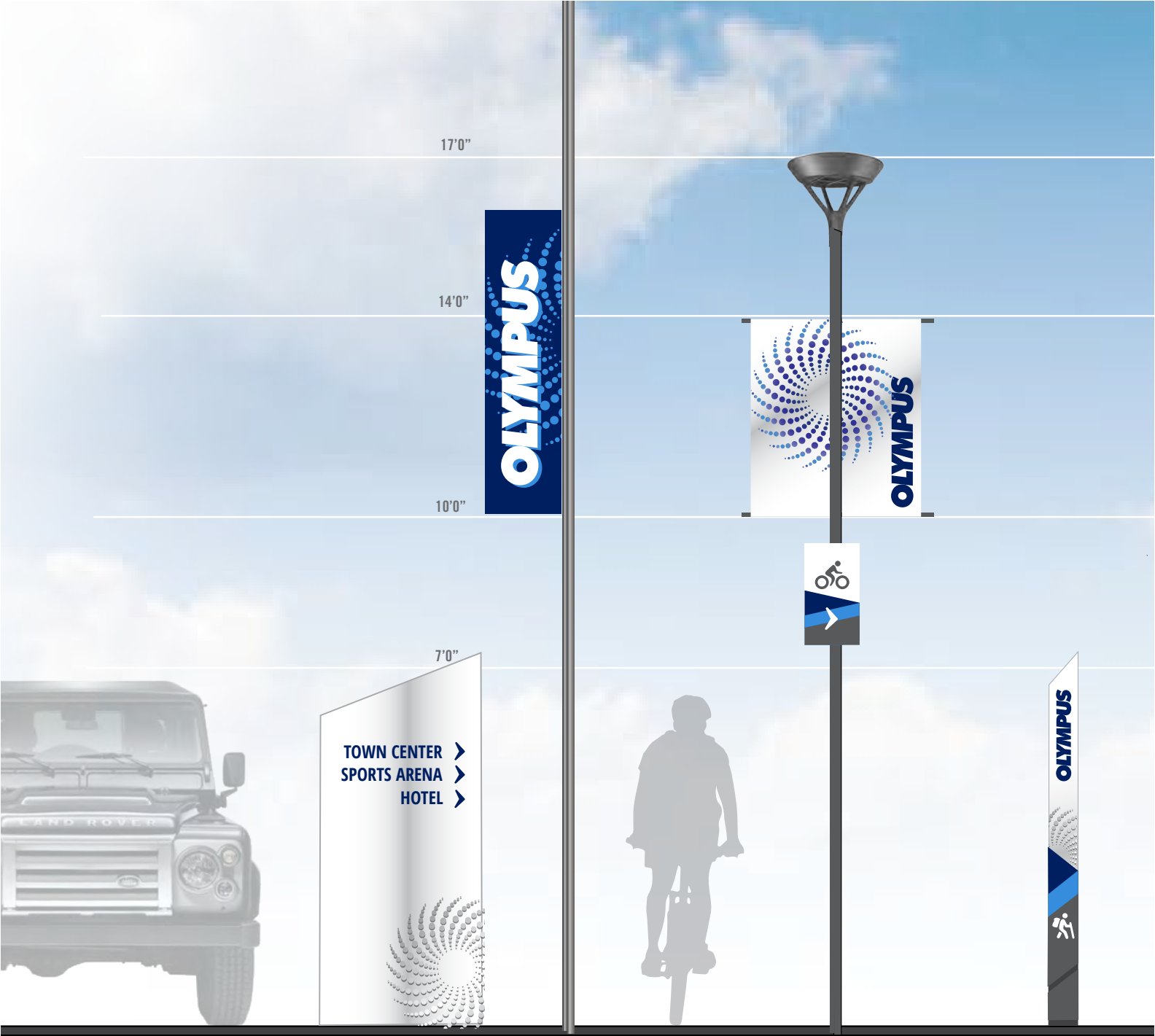


SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
TR - ID	SIGN TYPE											
TR - 01	TRAIL PANEL	TRAIL PANEL SIGN	AT TRAIL HEADS ALONG TRAIL	2	10	9'0"	2	PER DRWAING ON PG 63	TRAIL ICON	EXTERNAL	TRAILS	SAGE
TR - 02	TRAIL POST SIGN	TRAIL POST SIGN	AT TRAIL HEADS ALONG TRAIL	4	10	7'0"	5	PER DRWAING ON PG 63	TENANT	EXTERNAL	TRAILS	SAGE

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



FRONT ELEVATION | SCALE: 3/8" = 1'0"

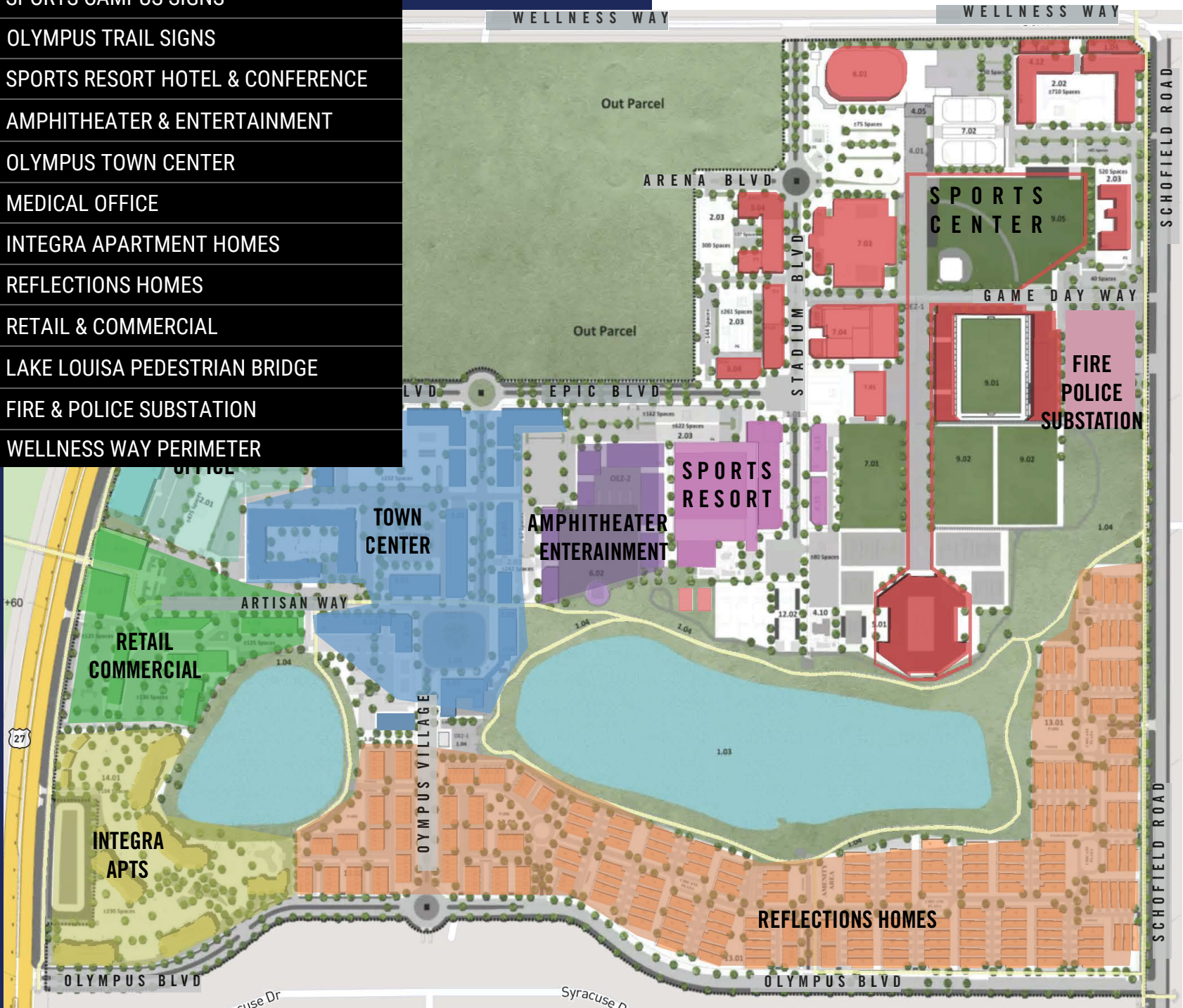
CONSOLIDATE ITEMS WHEN APPROPRIATE

TR-01

TR-02

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER

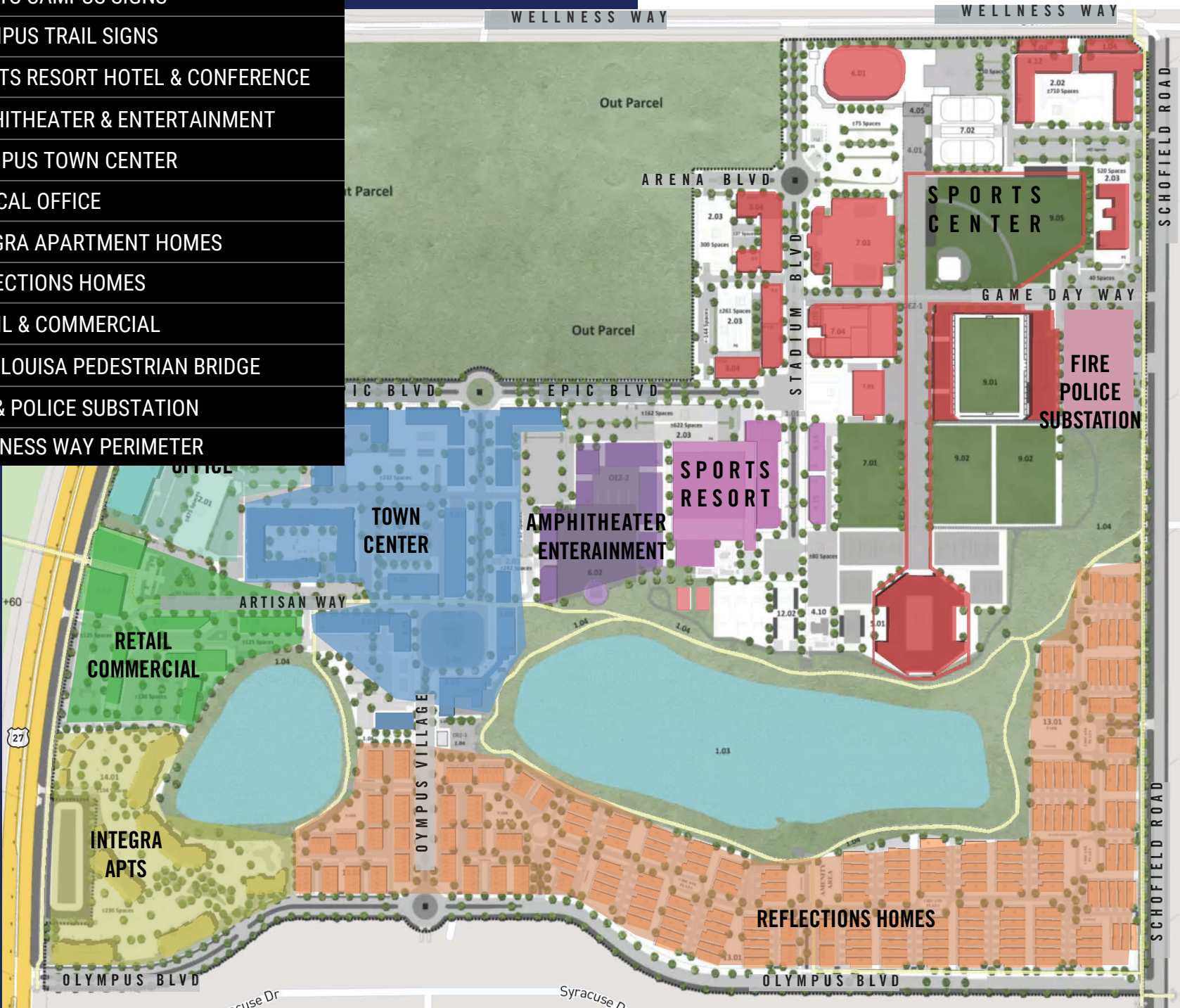


REFLECTIONS HOMES
RF



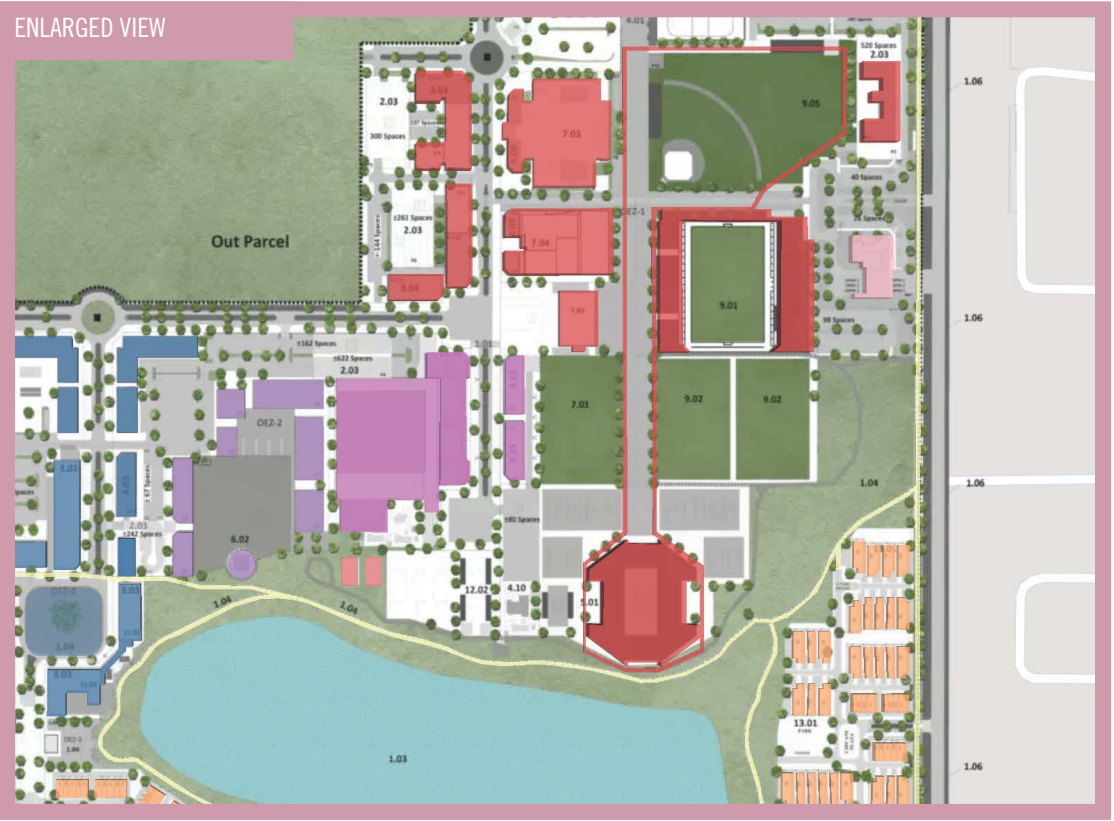
SEE WELLNESS WAY PERIMETER SIGNAGE
PS4,5,6

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER



FP

FIRE & POLICE SUBSTATION



SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION	SIGN LOCATION	MAX SIGN FACE	MAX QTY	MAX HEIGHT	SQ FT	MAX COPY MAX LOGO	LOGOS ALLOWED	ILLUMINATION	ZONE	ZONE COLOR ID
TC - ID	SIGN TYPE											
FP BI.01	TENANT NAME	BUILDING IDENTITY SIGN VERTICAL	AT BLDG	2	1 PER BLDG	17'0"	91	MAXIMUM COPY AREA 3'2" X 7'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX	TENANT	INTERNAL OR EXTERNAL	POLICE FIRE	SALMON
FP - ZI.01	TENANT NAME	ZONE IDENTITY	AT ZONE	2	1 PER BLDG	15'	30	MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX	TENANT OR ICON	INTERNAL OR EXTERNAL	POLICE FIRE	SALMON
FP-ZD.01	POLICE OR FIRE BADGE ICON ARROW(S)	ZONE DIRECTIONAL	IN ZONE	2	1 PER BLDG	6'7"	14	ARROWS OPTIONAL 13" MAX ICON	ICON	INTERNAL OR EXTERNAL	POLICE FIRE	SALMON

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

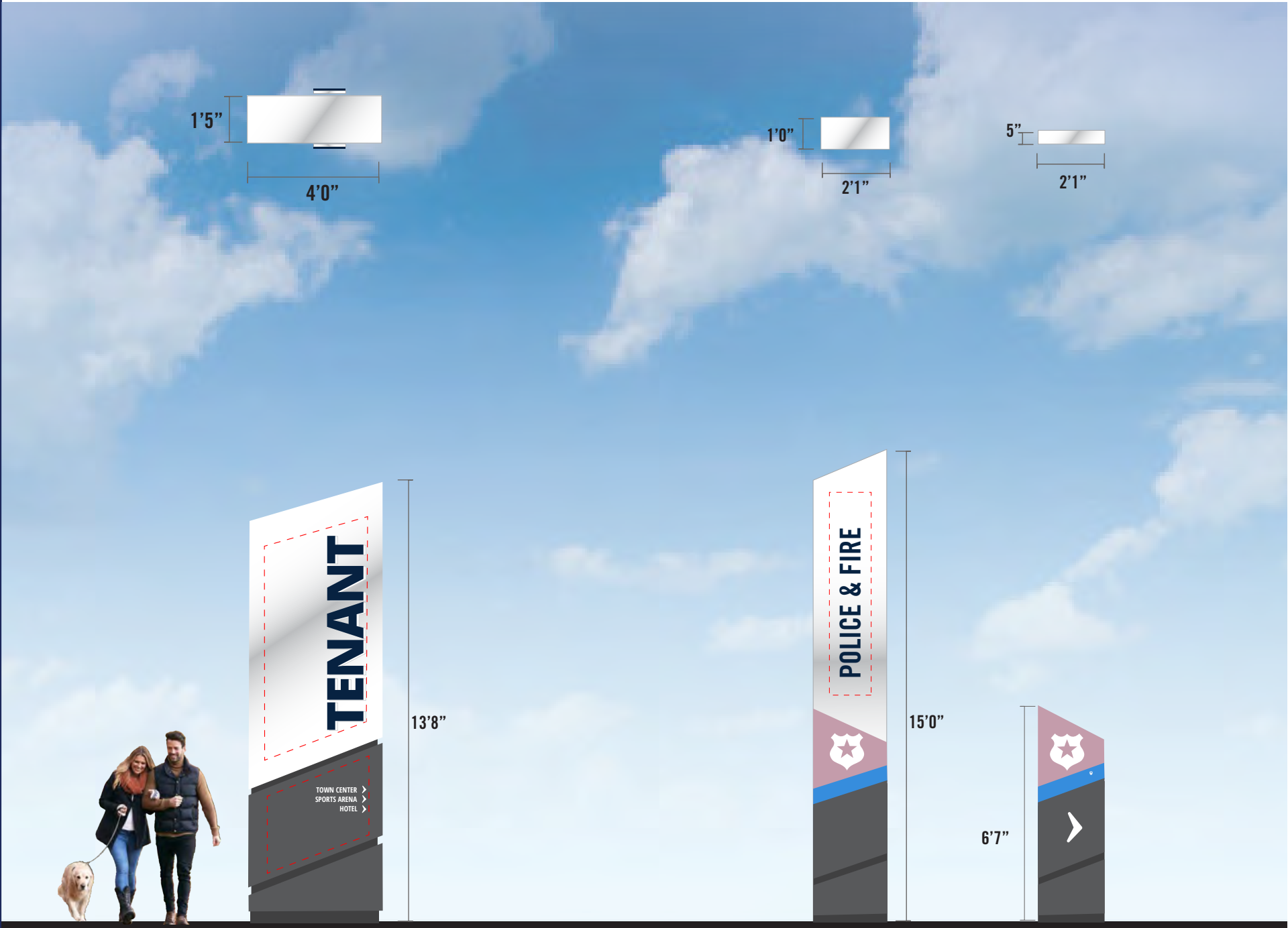
-Final sign locations and signtypes to be based on DRB and ARB Approval

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

BUILDING ID SIGN
ZONE SIGN
ZONE DIRECTIONAL

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN
TENANT SIGN GUIDELINES SECTION

-Final sign locations and signtypes to be based on DRB and ARB
Approval



FRONT ELEVATION
SCALE: 1/4"= 1'0"

BUILDING ID SIGN
MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

FP-BI.1

ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

FP-ZI.1

ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

FP-ZD.1



Olympus CDD Review & Approval
ARB / DRB Olympus Clermont

Introduction

- All signage types, permanent, temporary or event related shall be submitted for review and approval by the Olympus CDD ARB/DRB in accordance with the POA declarations and PUD conditions prior to City Permitting & Construction. The Olympus CDD has formed an ARB/DRB within the unified control entity structure for the overall project. Architectural style, compatibility and scale will be considered within the project Architectural Standards document, referenced within Declarations of Covenants, and utilized to internally review future building design before submittal to City building officials. Signage & wayfinding at all scales of application (parcel, building, tenant,) is subject to providing evidence of Olympus CDD approval by the ARB/DRB before processing local governmental building permits. Architectural Standards & Master Signage Standards adopted by the CDD as referenced in the PUD and referenced in the Project Property Declarations will exist as a requirement of the PUD as amended.

Permitted Uses and Structures

The proposed PUD incorporates Single-Purpose site development & Single-Purpose buildings, Mixed-Use site development patterns as well as Mixed-Use buildings and Special-Purpose site development & Specialty Buildings within a unified streetscape, including pedestrian & service passages, and integrated open space.

The PUD Regulating Plan (**Exhibit -1**) Indicates the locations of referenced site development patterns, ROW & open space. Permitted uses are defined in the PUD Development Standards and their requirements related to signage are described below. Any conflicts between the PUD Development Standards and the adopted Master Signage Standards will be resolved by the CDD.

Design Elements/Internal Compatibility

The Olympus PUD requires phased development in a planned and integrated fashion and will provide site amenities meeting Development Standards specific to the Olympus Site Plan. These Development Standards included within the PUD will supersede the adopted City Land Development Regulations and extend beyond those required in conventional zoning districts. Where conflicting LDR provisions exist or newly adopted development conventions occur, the PUD Development Standards shall prevail. Where the PUD Development Standards remain silent with regard to the adopted City Land Development Regulations, the applicability of City Development Codes will apply to the degree that the intent of the Olympus PUD Site Plan is supported without diminishment of vested rights and adopted PUD Development Standards. The following design elements are incorporated within the PUD land area.

- Special Effects** - Gateways, Monuments, scoreboards, overlook structures, & bridges may incorporate specialty programable lighting, led adjustable lighting, laser lighting, fog, fire, or pyrotechnic elements. Incorporation of special effects or programable lighting will not incorporate changeable messaging for advertising purposes, but may incorporate scoring, leader board, event management messaging or emergency messaging.
- Street Frontage Signage and Entry Features –**
 - Unless otherwise noted, signage shall be designed in accordance with the PUD Development Standards and provided as follows: one identification monument sign at each project parcel access point, (driveway or street) each with a maximum copy area size of twenty-five square feet (25 sq. ft.) per side. These monument signs are in addition to wayfinding signs provided within the project proper.
 - Wayfinding signs may include building or activity zone direction for off-site signage locations. An entry feature with iconic design elements associated with the Olympus project and branding may be provided at each access point and will not count towards copy area. The style of the signage and entry features will be compatible with the overall Olympus design concept. Once designed, monument signage will be subject to City review and conformance with existing Codes for signage, lighting, changeable copy, height, placement and sight distance.
 - The Olympus PUD includes a pedestrian crossing bridge over US27 for trail linkage to the adjacent State Park system. This bridge span may contain decorative lighting, temporary event banners, and permanent identification of the City of Clermont and associated tag line. The Bridge related graphics and lighting will be controlled by Olympus management entities and will not count towards project related copy area or be regulated as an off-site project site. The public or quasi-public entity may own the pedestrian bridge, with CDD or Olympus management. FDOT permit criteria may supersede the written PUD conditions.
 - Maintenance and removal bonding shall be provided for signage elements or supporting structures within any platted ROW.
- Streets, alleys and pedestrian pathways -**
 - Traffic control signs shall be established for each project zone to satisfy intersecting street geometries, driveways, service ways, parking and loading conditions and shall be installed at entrances and other appropriate locations.
 - Streets shall provide principal frontage and building identification and numbering for adjacent parcels. Typical street/ROW sections are shown on **Exhibit-4** and referenced by location.
 - All streets and pedestrian pathways or promenade shall connect to other streets within the PUD. Non-street elements may have place names with attendant wayfinding signage or street signage. Lanes or Alleys providing garage access that does not create a loop may extend 500’ without a connection to a street or drive isle.
 - Street furniture such as trash containers and bus benches or shelters shall be permanently secured to the sidewalk, and may contain informational lettering, graphics or electronic delivery to personal digital devices.
 - No sign, awning support, lighting, wiring or other object higher than twenty-seven inches (27”) from the ground shall extend more than four inches (4”) horizontally over any sidewalk from the column, post or wall on which it is mounted, nor shall the sign hang down above the sidewalk unless its bottom edge is at least ten feet (10’) above the sidewalk. Wall mounted fire hydrants shall not be restricted by sidewalk encroachment.
 - Alleys, passages and promenades may be common area tracts owned by the CDD or Olympus ownership & management entity, parceled out and owned by abutting parcel owner’s association, or granted as an easement to the public. In any event, it shall be the responsibility of the underlaying property owner and management entity to enforce signage and other clear passage and prohibit encroachment.

- Utility Tracts, Maintenance Areas, etc.** – Areas such as utility tracts, maintenance areas and loading/unloading zones shall be screened from the public street or right-of-way by a fence, wall or evergreen hedge not less than four feet (4’) in height which creates a visual separation & barrier, not less than ninety five percent (95%) opaque. This visual barrier shall have no openings except for entrance and exit facilities. Loading zones may co-locate within widened access drives, or promenade and these facilities shall be designated by signage and exempt from visual screening.

6: SIGNS

6.1: PURPOSE

6.1.1 PURPOSE

The purpose of this section is to regulate the time, place and manner in which signs shall be permitted within the OSE PUD. In furtherance of these purposes, standards are provided that are designed to protect and promote the public health, safety, and welfare, and to enhance the physical appearance while providing way-finding for visitors and provide significant OSE information.

It is the desire of the OSE PUD to allow business owners the opportunity to post adequate signage that contributes to the public realm, while preventing distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, removing obstructions to light, air and open space, and reducing the accumulation of clutter.

6.2: ADMINISTRATION AND MASTER SIGN PLANS

6.2.1 APPLICABILITY

- Applicability: The regulations of this article shall apply to all OSE PUD Districts
- Permit Required: A Project Signage Permit shall be required for the erection, placement, alteration, or reconstruction of any sign unless otherwise noted, after review & approval by the Olympus CDD.
- Home Occupation Signage: Home Occupation signage is permitted as specified in Section 3.3.2.D

6.2.2 MASTER SIGN PLANS

- Applicability: Master Sign Plans are required for the following development types:
 - New multi-tenant or multi-building development with 5 or more occupiable spaces.
 - Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.
- Approval Required: No permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel has been reviewed and approved by the appropriate CDD ARB or DRB.

- C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.
- D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the PUD Development Standards then in effect.
- E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or CDD ARB may reasonably determine.
- F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.
- G. Size: The size of all signs must be equal to or less than the amount indicated in Sections 6.5 and 6.6. Sizes for non-OSE parcel monument signs are as follows:
 - 1. Where 5-10 occupiable spaces are located on one parcel, a 125% increase in monument sign area is permitted.
 - 2. Where 11-20 occupiable spaces are located on one parcel, a 150% increase in monument sign area is permitted.
 - 3. Where 21 or more occupiable spaces are located on one parcel, a 200% increase in monument sign area is permitted.
 - 4. Contiguous Parcels: When the owners of 2 or more contiguous parcels (disregarding intervening streets and alleys) file for a Master Sign Plan, 1 freestanding sign shared between all parcels shall be permitted an increased area based on the number of occupiable spaces listed above.
- H. Sign Types: All sign types listed in Sections 6.5 and 6.6 may be included in a Master Sign Plan. In addition, other types of signage may be permitted at the discretion of the City & CDD Administrator, provided that it is compatible with the overall design of the development and does not result in signage in excess of the overall allowances listed in this Article.

6.3: GENERAL PROVISIONS

6.3.1 PLACEMENT AND DESIGN

- A. Placement: Except as permitted specifically in this article, signs shall not be posted in the public or private CDD right-of-way, on trees, or light poles, except where encroachments are specifically permitted by this article.
- B. Materials: Sign structures shall be constructed of durable materials such as wood, concrete, metal, brick, or other similar materials. Unfinished wood, cardboard, styrofoam, and similar materials are not permitted. Plastic and plastic substrates are not permitted.
- C. Design: The design, color, location, and illumination of signage shall be compatible with the overall design of the development as determined by the CDD ARB.

6.3.2 SIGN ILLUMINATION

- A. Location: No illuminated sign, shall be permitted within 50 feet of any RSD District. No sign located within 100 feet of a RSD District shall be illuminated between the hours of 10:00pm and 6:00am

- B. Internal Illumination: The background of internally illuminated cabinet signs shall be completely opaque. This provision does not apply to internally illuminated channel letters.
- C. Shielding: Unless otherwise expressly prohibited, signs may be illuminated provided that any lighting illuminates only the surface area of a sign and is shaded, shielded, or directed so that the light intensity or brightness does not interfere with the safe vision of motorists or bicyclists, as determined by the OSE CDD Administrator based on real-time evaluation and/or review of a photometric plan.

6.3.3 COMPUTATION OF SIGN AREA

- A. The area of a sign shall be deemed to be the area of the sign face formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign. With respect to signs that are composed of individual symbols, letters, figures, illustrations, message, forms, or panels, sign area shall be considered to include all lettering, wording, and accompanying designs and symbols. Sign area shall also include any background material, panel, trim, color, and direct or self-illumination used that differentiates the sign from the building, structure, backdrop surface, or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face, provided that no message, symbol, or any of the aforementioned sign face criteria are displayed on, or designed as part of, the sign structure.
- B. Corporate or brand colors, to the extent that the paint color or pattern is not consistent with the Architectural Design Standards of the OSE CDD, shall also be considered signage and shall count towards the permitted area calculation.

6.3.3 COMPUTATION OF SIGN HEIGHT

- A. Height shall be measured either from the edge of the adjoining sidewalk or street or from the base of the sign if the sign is located on the natural grade, to the highest point on the sign. Architectural elements related to the support structure may extend up to 1 foot over the permitted height.

6.3.4 CONSTRUCTION

- A. Installation: With the exception of portable and temporary signs as permitted in this article, signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure with wind loading consideration performed by a Florida Licensed Design Professional.
- B. Electrical Components: Signs with internal electrical wiring or lighting equipment, and all external lighting equipment, shall be inspected and approved by the City in accordance with existing and prevailing electrical codes. All wiring to electrical signs or to lighting equipment directed to ground signs shall be underground and Ground Fault Circuit Interrupter (GFCI) protected.

6.3.5 MAINTENANCE REQUIREMENTS

The following maintenance requirements shall be observed for all signs visible from any public or CDD street, and any deficiency shall be corrected within 30 days of being detected unless otherwise determined by the CDD Administrator or HOA/POA Administrator.

- A. No sign shall have more than 10% of its surface area covered with disfigured, cracked, ripped or peeling paint or poster paper.
- B. No sign shall stand with bent or broken sign facings, broken supports, loose appendages or struts, or be allowed to stand more than 10 degrees away from the perpendicular.
- C. No sign shall have weeds, trees, vines, or other vegetation growing upon it or obscuring its view from the street from which it is to be viewed.
 - D. No internally illuminated sign shall stand with only partial illumination.
- E. Whenever the use of a building or premises by a business or occupation is discontinued for at least 30 days, then the signs pertaining to that business or occupations shall be removed, with the following exceptions:
 - 1. Businesses who are relocating within the CDD shall be permitted to retain prior signage for up to 6 months unless the building is reoccupied.

6.4: OSE CLERMONT PUD / CDD DISTRICT SIGN GUIDELINES

6.4.1 APPLICABILITY

The requirements for this section apply to all signs within the OSE PUD as established in Section 2.7.1. as well as the other Districts defined in the CDD Property Declarations.

6.4.2 DESIGN RECOMMENDATIONS

- A. Style of sign will not be restricted as long as it is in conformance with guidelines appropriate for each separate district.
- B. Signs that are designed to be appropriate shall not predate the facade to which they are applied — for example, a post-modern building should not have a reproduction of a colonial or 1700's era sign.
- C. Numbers of colors shall not be restricted; however, color selection shall be compatible with the subject building, as well as other adjacent buildings as approved by the CDD ARB.
- D. Lettering styles and combinations shall not be restricted.
- E. Illuminated signs are permitted. Backlit and internally lit signs are not allowed. Only shielded, incandescent / led 3000k external lights or concealed lighting will be allowed.

6.4.3 LOCATION

The placement of signs shall follow these general guidelines.

- A. Signs shall not obscure architectural details.
- B. Space on the building facade specifically designed to contain signage shall be the most appropriate location for signs.
- C. Signs shall be placed to be sensitive to signage of adjacent businesses.
- D. The scale and proportions of the sign shall consider the scale and proportions of the building on which it is mounted.

DEVELOPMENT STANDARDS

- E. Size of individual signs shall be limited to the extent necessary to prevent them from obscuring or competing with other elements of the building.

6.4.4 SIGN MATERIALS

- A. Inappropriate materials and finishes generally include: interior-grade wood, unfaced plywood, plastic and plastic substrates, and unfinished wood.
- B. Sign materials shall complement but not necessarily match the buildings.
- C. Sign brackets shall be constructed of painted wood or prefinished, painted metal. Guywires, if needed, shall be as inconspicuous as possible.
- D. Signs shall be mounted in a way that minimizes damage to building materials. On masonry buildings, bolts shall extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts shall be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration.

6.4.5 NEON SIGNS

- A. Neon signs displaying business name or logo only shall be allowed only within the interior of the building and shall not exceed 10% of window area or 3 square feet – whichever is less – per business.
- B. The total area of neon signs shall not exceed 20% of the area of the display window.
- C. A sign may also display the word “Open” provided it does not exceed 2 square feet in size.
- D. Product advertising signs located on the interior of the structure shall not be prominently visible from the street.

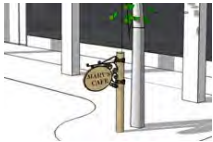
6.4.6 NUMBER OF SIGNS

Each parcel shall be allowed 1 freestanding sign per street frontage, if such sign can be set back from the edge of the street right-of-way a minimum of 10 feet, provided further that clear sight distance requirements can be met.

- A. Each tenant space shall be allowed 2 different attached signs per street frontage, subject to the provisions in Section 6.5. If a freestanding sign is present on a street frontage, only one additional fixed sign per business shall be permitted on that street frontage. A third sign will be allowed if it is a window sign and in keeping with Section 6.5.
- B. If it is more compatible with the architecture, a tenant space may be permitted multiple wall signs, at the discretion of the OSE CDD ARB, provided that the total square footage does not exceed the maximum square footage permitted.
- C. A building with more than 1 storefront shall have similar sign and mounting treatments so as to provide balance and unity to the building.

6.5: FREESTANDING SIGNS

- 6.5.1 APPLICABILITY: The following chart applies to all types of developments as stated except for individual single-family or attached dwelling unit building lots, or RSD buildings containing fewer than 30 units.

SIGN TYPE AND PERMITTED LOCATION		MAX. AREA	MAX. HEIGHT	MIN. SETBACK	ADDITIONAL REQUIREMENTS
 A. Monument Sign: A sign constructed on the ground, typically with a continuous footing or foundation with the base of the sign at grade — the size of the support structure for any monument sign shall be a maximum of 50% of the size of the sign face. When sign is less than 24 square feet, it is not required to be have a continuous footing, but it may be supported by 2 side posts.	RSD OSD HSD	32 ft²	10 ft	3 ft from ROW	- Maximum Number: 1 per parcel; if frontage is greater than 500 feet then 2 are permitted (spaced at least 300 feet apart). - Encroachment: No encroachment allowed. - For lots or combinations of lots serving 5 or more tenant spaces, see Section 6.2.2.G. - In USU : parcels with 150-500 feet of road frontage are permitted to have a 60 square foot sign; parcels with greater than 500 feet of frontage are permitted to have an 80 square foot sign. - Landscaping, not including grass, shall be required for all monument signs. Such landscaping shall equal the total surface area of the sign face.
	UMU	10 ft² (5 ft² in HD)	8 ft	18" from ROW	
	USU	48 ft²	10 ft	10 ft from ROW	
 B. Post and Arm Sign: A sign that is supported by a single post	USU UMU	10 ft² 5 ft²	12 ft	3 ft from ROW	- Maximum Number: 1 per lot - Encroachment: No encroachment is allowed.
 C. Sandwich Board Sign: A portable sign shaped like an A-frame with a sign panel on one or both sides, where the sign panel is integral to the structure of the sign	UMU USU	8 ft² 6 ft²	4 ft 3.5 ft²		- Maximum Number: 1 per tenant - Encroachment: May be located on a public sidewalk, but must maintain at least 78 inches of unobstructed pedestrian space - Shall not be located in a planting strip between the sidewalk and the travel lane. - Shall be located as close to the building as possible - Shall be displayed only when the establishment is open for business
	UMU USU				
 D. Easel Sign: A sign or message board displayed on a portable, open frame, such as a tripod	UMU USU	3.5 ft²	6 ft		- Maximum Number: 1 per tenant - Encroachment: May be located on a public sidewalk, but must maintain at least 48 inches of unobstructed pedestrian space - Shall not be located in a planting strip between the sidewalk and the travel lane. - Shall be located as close to the building as possible - Shall be displayed only when the establishment is open for business
Note: For signs A and B, square footage indicated is the amount permitted per side.					

6.6: ATTACHED SIGNS

- 6.6.1 APPLICABILITY: The following chart applies to all types of developments as stated except for individual single-family or attached dwelling unit building lots, or RSD Buildings containing fewer than 30 units.

SIGN TYPE AND PERMITTED LOCATION		MAX. AREA*	ADDITIONAL REQUIREMENTS
 A. Wall Sign A sign mounted parallel to or painted on a building facade or other vertical building surface.	ALL	1 ft² per linear ft of building frontage	- Maximum Number: 1 per building frontage or tenant space - No sign shall extend above the roof line. - Sign shall not project more than 18 inches from the wall surface. - Not permitted for residences with 30 or fewer dwelling units
 B. Canopy / Awning Sign A sign that is suspended from, attached to, supported from or forms a part of a canopy	USU UMU	1 ft² per linear ft of building or tenant space	- Maximum Number: 1 per building Frontage per tenant - Must allow 12 feet clearance above sidewalk - Shall not be placed above 2nd floor window sill or cornice of building, whichever is higher - May encroach over sidewalk area no closer than 48 inches from curb - Only the valance area of the awning/canopy may be used as a message area. The valance shall be a maximum of 1 ft tall with lettering a maximum of 9 inches tall. The valance shall be made of the same material and shall be the same color as the awning/canopy.
 C. Window / Door Sign Any sign that is painted on, applied to, attached to, or projected upon or within the exterior or interior of a building glass area, including doors or windows — may include a message, symbol, insignia, visual representation, logotype, or any other form that communicates information — can be read from off-premises contiguous property or public right-of-way	USU UMU	25% of glass area per window/door	- Applied plastic or vinyl cut letters are prohibited. - No permit is necessary for temporary promotional signs posted on the interior side of the glass; these signs shall count toward the 25% maximum window coverage.
 D. Projecting / Suspended Sign Any sign other than a wall sign that is attached to and projects from the wall or face of a building or is suspended from the underside of a horizontal plane	OSD	2	- Maximum Number: 1 per tenant - Must allow 12feet clearance above sidewalk - May project no more than 4 feet from building face and no closer than 48 inches from curb - Not permitted for residences with 3 or fewer dwelling units - Projecting signs shall not be higher than the fascia and/or cornice and shall not extend above the eave line. - For multi-story buildings, sign brackets shall be mounted no higher than the sill of the second floor window.
	UMU	5.25 ft²	
	USU HSD	10 ft²	
 E. Marquee Sign A vertically-oriented sign supported solely by the building to which it is attached and projecting horizontally over part of the public right-of-way — may project perpendicular to the facade or at 45 degree angle from the corner of the building.	USU UMU HSD	24 ft² , with maximum width of 2 ft	- Maximum Number: 1 per building - May project no more than 3 feet from building face - Shall not extend more than 10 feet above cornice; shall allow 12 feet clearance above sidewalk - Sign thickness shall not exceed 10 inches. - Shall not extend above the eave of a pitched roof
*The total area of all attached signs for a business shall be no more than 1.5 times the linear frontage of the building, or in the case of multi-tenant buildings, than the individual tenant space.			

6.7: OTHER SIGNS THAT REQUIRE A PERMIT

6.7.1 CHANGEABLE COPY SIGNS

A. Permitted Location: Changeable copy signs are permitted for performance businesses, sports or institutions that require sign messages to change on a regular basis. These include, but are not limited to, restaurants, theaters, stadiums, arenas, schools, organizations with multi-purpose assembly space.

B. Maximum Area

1. Restaurants and related establishments: the changeable copy area shall not be more than 40% of the sign face of any freestanding sign.
2. Schools and Theaters: The changeable copy area may be up to 12 square feet in addition to the signage permitted by District.
3. Digital Signs: Changeable copy is not permitted to be digital with the following exceptions:
 - a. variable messaging signs in the USU Districts are permitted to be digital.The changeable copy area shall not be more than 25% of the maximum freestanding signage allowed. Animated or flashing digital content is prohibited.

6.7.2 TENANT DIRECTORY SIGNS

- A. Applicability: Tenant directory signs listing only the name and address of the business shall be permitted in multi-building, multi-tenant professional, office, and/or business centers within the OSD & HSD Districts.
- B. Maximum Area: 32 square feet in surface area shall be permitted per street frontage.
- C. Maximum Height: 10 feet
- D. Maximum Number: 1 per lot — lots with more than 1,000 feet of street frontage and more than one approved driveway or internal street entrance shall be permitted an additional directory sign on the condition that such driveways are spaced at least 1,000 feet apart.
- E. Location: Tenant directory signs shall be located within the buildable area and outside of any required setback. The tenant directory sign must be located at least 25 feet from any adjacent right-of-way.

6.7.3 DIRECTIONAL SIGNS

- A. Applicability: A directional sign has a directional message in symbols or words and may be a private, unofficial traffic signs, designate public /private parking, or be placed near a site entrance to inform the public of circulation or transportation modes & options. It may also contain the name of a business or site feature on the site, and/or its address.
- B. Permitted Location: All Districts
- C. Maximum Number: 1 per direction per entrance
- D. Maximum Area: 2 square feet
- E. Maximum Height: 2.5 feet
- F. Off-Premises Signs: Off-premises signs are permitted for way-finding only.

10

6.7.4 LIMITED USU District - ADDITIONAL SIGNAGE:

Additional on-premises & off-premises directional and safety signage for Gateways, Pedestrian promenade shall be permitted where there are multiple changes of direction and/or multiple buildings that share the circulation pattern or open space or plaza.

6.8: TEMPORARY SIGNS

6.8.1 TYPES OF TEMPORARY SIGNS

A. Promotional Banners:

1. Maximum Number: 1 per tenant
2. Maximum Area: 30 square feet, with a vertical dimension no greater than 3 feet
3. Minimum Height: Must be placed a minimum of 8 feet above sidewalk grade
4. Location: Attached to building (must be secured along all 4 sides of banner)
5. Time Period: Maximum of 30 days
6. Additional Requirements: Application for a permit for promotional banners may be made only 4 times during any calendar year with no permits being approved consecutively. A minimum of 30 days shall expire before an application for a permit for a promotional banner can be accepted.

B. Construction Signs:

1. Maximum Number: 1 per street frontage
2. Maximum Area: 32 square feet
3. Maximum Height: 6 feet
4. Location: Minimum of 10 feet from the street right of way.
5. Time Period: The sign permit shall be valid for the duration of the construction period.

C. Grand Opening Signs: Signs or displays calling attention to a new business shall be permitted as follows:

1. Location: A minimum of 3 feet from the right-of-way.
2. Maximum Number: Up to 3 types of signs are permitted for grand openings.
3. Type: Free-standing and attached signs are permitted at the discretion of the OSE CDD Administrator.
4. Time Period: A maximum of 30 days.

11

D. Special Event Signs: Governmental, nonprofit, school, or civic club-sponsored signs related to special events shall meet the following standards:

1. Signs shall be permitted 14 days prior to a function and shall be removed within 3 days after the function.
2. Signs shall be located on private property.

6.9: SIGNS EXEMPT FROM A SIGN PERMIT

No sign permit is required for the following signs:

- A. Government Signs: Includes signs required by any law, order or governmental regulation
- B. Address Signs: Signs or plates on structures or premises bearing the address
 1. Single-family, 2- and 3-family, and multi-family dwellings shall have address numbers a minimum of 4 inches in height that conspicuously located and visible from the street.
 2. Nonresidential structures shall have address numbers a minimum of 6 inches in height that are conspicuously located to be visible from the street on which the structure fronts.
- C. Private Residence Signs: The following can be affixed to a private residence or dwelling:
 1. One personal identification sign not exceeding 2 square feet in area
 2. One non-illuminated “For Sale” or “For Rent” sign not exceeding 6 square feet in area
- D. Historic Designations: Historical markers, historical monuments or signs as recognized by local, state or federal authorities
- E. Utilities: Signs denoting the location of underground utilities
- F. Decorations: Holiday decorations
- G. Interior Signs: Signs on interior windows that are not permanently affixed to the glass and do not exceed 15% of the gross glass area on any side of the building.
- H. Political Signs: Within 60 days of an election, political signs are permitted on private property.
- I. Real Estate Signs: For sale or lease of the premises, signs shall meet the following standards:
 1. Lots with Less than 500 feet of Road Frontage
 - a. One on-site sign per street frontage is permitted. The maximum size shall be 6 square feet, and the maximum height shall be 3.5 feet.
 - b. In the USU District, the maximum size shall be 24 square feet, and the maximum height shall be 10 feet.
 2. Lots with 500 feet or More of Road Frontage
 - a. One sign per 1,000 feet of street frontage is permitted. The maximum size shall be 24 square feet, and the maximum height shall be 10 feet.
 - b. In the USU District, the maximum size shall be 48 square feet, and the maximum height shall be 10 feet.

12

- 3. Time Period: The signs shall be removed once the property is occupied by the new tenant, or when the property is sold by transfer of title to the same.
- J. Flags: Flags bearing the official design of a government, educational institution, church, fraternal organization, or ornamental/decorative in design shall be allowed as follows:
 - 1. Flags bearing the official design of a government, educational institution, church, fraternal organization shall not exceed 15 square feet in area.
 - 2. A commercial establishment may have 2 flags depicting these official designs, plus one additional ornamental or decorative flag.
 - 3. Ornamental or decorative flags shall be no greater than 15 square feet in area and shall not contain any commercial message such as the name or logo of a business.
 - 4. Generic flags containing terms such as “Open” or “Gallery” are permitted. They shall be no greater than 15 square feet.
 - 5. Spotlighting of flags at nonresidential uses shall be permitted, provided the light is less than 5500 lumens and does not shine on or into adjacent property(ies).

6.10: PROHIBITED SIGNS

6.10.1 The following signs are prohibited:

- A. General: Signs violating any provision of any law of the state relative to outdoor advertising.
- B. Location:
 - 1. Off-premises except signs, flags, and banners erected by the City, County, State government or Olympus CDD
 - 2. In the public rights-of-way, except those posted by a public agency or CDD.
 - 3. In any manner or place that constitutes a hazard to pedestrian or vehicular traffic
 - 4. In a manner that obstructs free ingress to or egress from a required door, window, fire escape, or other required exit
 - 5. In any areas or on any land subject to periodic inundation or stormwater storage & conveyance
 - 6. Affixed to a private residence or dwelling, or displayed upon the grounds thereof, except as permitted in Section 6.9
 - 7. Attached to or painted onto the following
 - a. Trees, rocks or other natural features
 - b. Fence posts, telephone or utility poles

13

- c. Roofs of buildings visible from any public thoroughfare
- C. Moving, Flashing or Audible Signs: Signs with the following features that can potentially distract drivers:
 - 1. Signs that move — fully or partially — by any means regardless of whether they contain written messages
 - 2. Signs set in motion by movement of the atmosphere or by mechanical, electrical, or other means, including, but not limited to: flags (other than those listed in Section 6.9.J), adver-sails, feathers, pennants, posters, propellers, discs, ribbons, balloons, streamers, strings of light bulbs, and spinners
 - 3. Flashing signs, or devices displaying flashing or intermittent lights or lights of changing degrees of intensity, except for signs displaying in accordance with Section 6.7.1.B.4.
 - 4. Signs that emit audible sound, odor, or visible matter.
- D. Movable or Towed Signs
 - 1. Any sign constructed so as to permit its being used as a conveyance upon public streets, and usually parked in public places or private property primarily for the purpose of public display
 - a. Exception: Commercial vehicles, including standard passenger vehicles, that are fully operable may bear a permanently-adhered commercial message. They must be parked in a typical parking space and may not be located on landscaped areas or at angles to the street so as to increase visibility.
 - 2. Any vehicle, which bears a commercial message and is parked in public view, but is not in operating condition or lacks current registration
 - 3. Any sign on or towed behind a boat, drone, or other aircraft.

- E. Sign Copy Limitations:
 - 1. Signs copying or imitating official government signs, or that purport to have official government status
 - 2. Any sign and/or sign structure that obstructs the view of, may be confused with, or purports to be a governmental or traffic direction/safety sign
 - 3. Signs using the words “Stop,” “Danger,” or any word, phrase, symbol, or character in a manner that misleads, confuses, or distracts a vehicle driver
 - 4. Signs containing statements, words, or pictures of, obscene, pornographic, or immoral character that is not considered protected speech
- F. Impermanent and Unsubstantial Sign Types:

Signs that are constructed of impermanent and unsubstantial materials, including, but are not limited to, inflatable signs, snipe signs, and feather signs/banners — this prohibition shall not apply to signs approved as temporary signs in accordance with Section 6.8.
- G. Abandoned or Deteriorated Signs or Businesses:
 - 1. Sign structures no longer containing signs

14

- 2. Signs made structurally sound by unsightly bracing
- 3. Abandoned or dilapidated sign
- 4. Signs referencing businesses which have been out of business for more than 30 days
- H. Neon: Outlining of buildings, canopies, windows, and doors with neon lighting is prohibited.
- I. Digital Signs: All types of digital signage— including LED, scrolling, changeable copy, and static signs — except for signs in accordance with Section 6.7.1.B.3.

6.11: VIOLATIONS

6.11.1 IMPOUNDMENT OF SIGNS

- A. The City administrator or OSE CDD Administrator shall have the authority to remove all signs that are posted in violation of the OSE Signage Standards, and to impound them for a period of 10 days.
- B. The owner of an impounded sign may pay a fee to recover the sign prior to the expiration of the 10-day impoundment period. If the impounded sign is not claimed within 10 days, then the Administrators shall have authority to dispose of such sign.

15

Variety through
Consistency

One does not typically associate creativity with restriction, however a Tenant criteria with strong guidelines can directly influence and inspire creativity, allowing for unique and innovative applications to add variety.

Reflect
the Refresh

Tenant signage should reflect the architecture and design intent of the site. Tenant cooperation is crucial to the success of the look & feel of Olympus

Creative
Applications

Just because there is criteria does not mean that the Tenant's brand or identity is limited or needs to be costly. Well executed signage applications tend to be the most creative and well received.

Abide by
the Criteria

One does not typically associate creativity with restriction, however a Tenant criteria with strong guidelines can directly influence and inspire creativity, allowing for unique and innovative applications to add variety.

General Guidelines

The following tenant signage design criteria is to help guide the Tenant and their designers, architects, and sign fabricators in the development, construction, and installation of identity signs for Olympus. Any special conditions or deviations from the guidelines in the sign criteria will require written approval from ownership

PRIMARY SIGN TYPES

Externally Illuminated

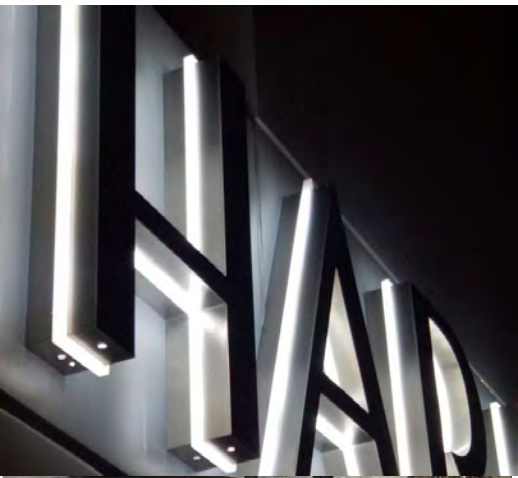
- a. This sign type is illuminated by a separate external light source, such as a gooseneck or cove lighting elements. Any visible fixture must integrate with the overall design of the storefront.
- b. Individual letters shall be at least 1/2" thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion. Letter depths shall be no more than 4".
- c. If pin-mounted, individual letters shall be mounted a maximum of 1/2" from the face of the wall.
- d. The bottom of gooseneck or lighting elements must be a minimum of 2" above the top of the sign.
- e. "Light-bars" are prohibited.
- f. Landlord to approve number of light fixtures prior to installation.



PRIMARY SIGN TYPES

Illuminated Identity

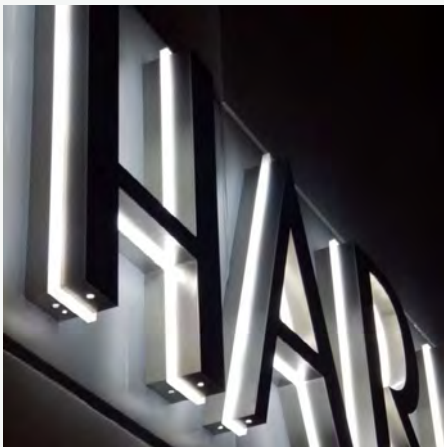
- a. Letters are to be fabricated out of aluminum with a minimum metal thickness of .060 with a painted finish.
- b. All seams are to be welded and ground smooth.
- c. Illumination should be evenly distributed within the letter form. Hot spots are not allowed.
- d. Letter channel depths shall be no more than 4".
- e. Letter channels are to be pin mounted from wall surface and shall be a maximum of 2" from the face of the wall.
- f. Light temperature 5000°K. To be verified with owner.
- g. Trimless acrylic channel letters are allowed as shown below



PRIMARY SIGN TYPES

Fascia Mounted Identity

- a. This sign type is illuminated by a separate external light source, such as a gooseneck or cove lighting elements. Any visible fixture must integrate with the overall design of the storefront.
- b. Individual letters shall be at least 1/2" thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion. Letter depths shall be no more than 4".
- c. If pin-mounted, individual letters shall be mounted a maximum of 1/2" from the face of the wall.
- d. The bottom of gooseneck or lighting elements must be a minimum of 2" above the top of the sign
- e. "Light-bars" are prohibited.
- f. Landlord to approve number of light fixtures prior to installation.



PRIMARY SIGN TYPES

Canopy Identity

- a. This sign type is internally illuminated with either day-night acrylic or white acrylic.
- b. This sign provides concealed illumination within the body of a dimensional letter. Illumination should be evenly distributed within the letter form. Hot spots are not allowed.
- c. Letter channel depths shall be no more than 4"
- d. Letter return shall be painted black, white or of a mirror finish metal
- e. Light temperature 5000°K. To be verified with owner.



PRIMARY SIGN TYPES

Wall Mounted Identity

- a. This sign type can be either internally or externally illuminated.
 - i. If externally illuminated: must be illuminated by a separate external light source, such as a gooseneck or cove lighting elements. Any visible fixture must integrate with the overall design of the storefront.
 - ii. If internally illuminated: Illuminated with either day-night acrylic or white acrylic. Must have concealed illumination within the body of a dimensional letter. Illumination should be evenly distributed within the letter form. Hot spots are not allowed.
- b. Individual letters shall be at least 1/2" thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion. Letter depths shall be no more than 4".
- c. If pin-mounted, individual letters shall be mounted a maximum of 1/2" from the face of the wall.
- d. The bottom of gooseneck or lighting elements must be a minimum of 2" above the top of the sign.
- e. "Light-bars" are prohibited.
- f. Landlord to approve number of light fixtures prior to installation.



SECONDARY SIGN TYPES

Blade Sign

A blade sign is a double-sided sign mounted perpendicular to the building facade and suspended on a metal bracket, to be placed near the entrance(s) to a retail space. See illustration for design style.

1. Materials and construction
 - a. Blade signs are encouraged to be fabricated of painted metal.
 - b. Materials, sign color, fastener details, lighting, light temperature and other design elements of the blade sign should integrate with the storefront. Design compliance at the Landlord's discretion.
 - c. Blade signs shall be wall mounted from well designed metal bracket.
 - d. No goosenecks or ornamental lighting. If used, lighting should be integrated into the sign panel, such as cove lighting or mounted to the storefront and directed at sign panel.
 - e. No molded fiberglass or other plastic signs.
2. Locations
 - a. Signs shall be mounted with a minimum of 8' of clearance from the bottom of the blade sign to the finished floor.
 - b. No two Tenants shall locate their blade sign on the same demising pier.
 - c. Where possible existing electrical locations are recommended for sign locations on demising piers.

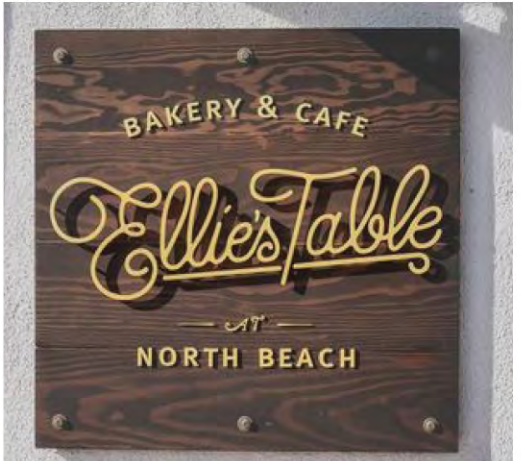


SECONDARY SIGN TYPES

Entry Adjacent Signage

A wall mounted plaque is mounted parallel to the building facade, to be placed near the entrance(s) to a retail space.

1. Materials and Construction
 - a. Wall mounted plaques shall have concealed fasteners. Exposed fasteners designed as a feature treatment require approval by Landlord.
 - b. Allowable materials are cast metal, glass, or durable hard surface material.
 - c. Size of plaque is subject to Landlord approval, in accordance with Per Elevation Diagrams.
 - d. No taglines, slogans, service or product descriptions allowed in text.
 - e. No molded fiberglass or other plastic signs.
2. Locations
 - a. Location to be adjacent to entry doors.
 - b. No two Tenants shall locate their wall plaque sign on the same demising pier.
 - c. Where possible existing electrical locations are recommended for sign locations on demising piers.



SECONDARY SIGN TYPES

Window Graphic

Window graphics are mounted directly to storefront glass, intended to be read from the exterior. (Excluding “Operational Signs”, which are addressed later in this section):

1. Color: Metallic, white, black, or “etch-look” vinyl graphics are to be used.
2. All applied graphics to be adhered to interior side of glass.
3. Applied window graphics are to be submitted to the Landlord and approved in writing prior to Installation.
4. For Tenants that exceed 12000 sq. ft. full coverage window graphics may be applied only if they conform to the following criteria:
 - a. The windows to be covered display back of house areas only.
 - b. The graphics are to be either two color or monochromatic printed vinyl or 3M Dusted Crystal vinyl.
 - c. The graphics do not include type, language, logos, or lifestyle graphics.
 - d. All graphics and locations to be approved by Landlord prior to installation.



SECONDARY SIGN TYPES

Painted Wall Identity

All painted Identity mural designs are subject to Landlord approval. Design to appropriate for architectural conditions and reflect the overall design character of Olympus. Painted graphics must be a single color, unless otherwise approved by Landlord.



SECONDARY SIGN TYPES

Menu Board Plaque

A wall mounted plaque is mounted parallel to the building facade, to be placed near the entrance(s) to a retail space.

1. Materials and Construction
 - a. Wall mounted plaques shall have concealed fasteners. Exposed fasteners designed as a feature treatment require approval by Landlord.
 - b. Allowable materials are cast metal, glass, or durable hard surface material.
 - c. Size of plaque is subject to Landlord approval, in accordance with Per Elevation Diagrams.
 - d. No taglines, slogans, service or product descriptions allowed in text.
 - e. No molded fiberglass or other plastic signs.
2. Locations
 - a. Location to be adjacent to entry doors.
 - b. No two Tenants shall locate their wall plaque sign on the same demising pier.
 - c. Where possible existing electrical locations are recommended for sign locations on demising piers.



SPONSOR OR ARENA NAME

TOP OF BUILDING SIGNAGE

A Sign of large channel letter construction attached to roof line, canopy or stadium.

1. Materials and Construction
 - a. Letters shall have concealed fasteners. Exposed fasteners designed as a feature treatment require approval by Landlord.
 - b. Allowable materials are Stainless Steel, Aluminum, or LED Screens
 - c. Size of signs are subject to Landlord approval, in accordance with Per Elevation Diagrams.
 - d. Logos allowed.
 - e. Rooftop locations allowed.

2. Locations
 - a. Location to be above building entrances or placed for best street visibility.

Large Screens allowed. Ideally placed for viewing inside the project and not visible from outside project.

Screen Maximum size per building elevation 1600 sq ft

LARGE DIGITAL SCREEN MAX 1600 SQ FT

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES



SPONSOR OR ARENA NAME - 4' -8' CHANNEL LETTERS
BUILDING SIGNS REFER TO PAGE 72 TENANT SIGN GUIDELINES

SC-BU.1
QTY TBD

BRANDING INFO



EPIC EVERY DAY.™

OLYMPUS

OLYMPUS Blue Pantone 289 CMYK: 100, 89, 46, 59 RGB: 10, 26, 54 HEX: 171D35	OLYMPUS Blue 2 Pantone 2757 CMYK: 100, 90, 36, 29 RGB: 23, 41, 102 HEX: 001E60	OLYMPUS LightBlue Pantone 279 CMYK: 68, 32, 0, 0 RGB: 79, 150, 219 HEX: 4F96DB	
	OLYMPUS Pink Pantone 213 CMYK: 0, 92, 18, 0 RGB: 233, 32, 18 HEX: E92076	OLYMPUS Gray Pantone 663 CMYK: 7, 5, 6, 0 RGB: 240, 240, 240 HEX: F0F0F0	OLYMPUS Clay Pantone 7522 CMYK: 22, 64, 62, 11 RGB: 185, 106, 85 HEX: B96A55

PANTONE BLUE 2757 100%	PANTONE PINK 213 100%	
PANTONE BLUE 288 100%	PANTONE BLUE2 2757 100%	PANTONE LIGTH BLUE 279 100%

Montserrat Thin
Montserrat Light
Montserrat Regular
Montserrat Medium
Montserrat SemiBold
Montserrat Bold
Montserrat ExtraBold

HEADLINE - UPPER CASE ONLY

MONTSERRAT BLACK 38pt.

Open Sans Light
Open Sans Regular
Open Sans SemiBold
Open Sans Bold
Open Sans Extra Bold

Headers - Upper and lower case mix

Open Sans Extra Bold

OLYMPUS

MEDICAL INTEGRA ENT RETAIL POLICE FIRE SPORTS TRAIL



ICONS TO BE FURTHER DEVELOPED

ICONS TO RELATE TO CORRESPOND WITH CAMPUS AND COLOR

SIGN TYPE LEGEND	
SC	SPORTS CAMPUS SIGNS
TR	OLYMPUS TRAIL SIGNS
SR	SPORTS RESORT HOTEL & CONFERENCE
ET	AMPHITHEATER & ENTERTAINMENT
TC	OLYMPUS TOWN CENTER
MO	MEDICAL OFFICE
AP	INTEGRA APARTMENT HOMES
RF	REFLECTIONS HOMES
RT	RETAIL & COMMERCIAL
LL	LAKE LOUISA PEDESTRIAN BRIDGE
FP	FIRE & POLICE SUBSTATION
PS	WELLNESS WAY PERIMETER

LEGAL NOTICE

On Tuesday, October 28, 2025 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

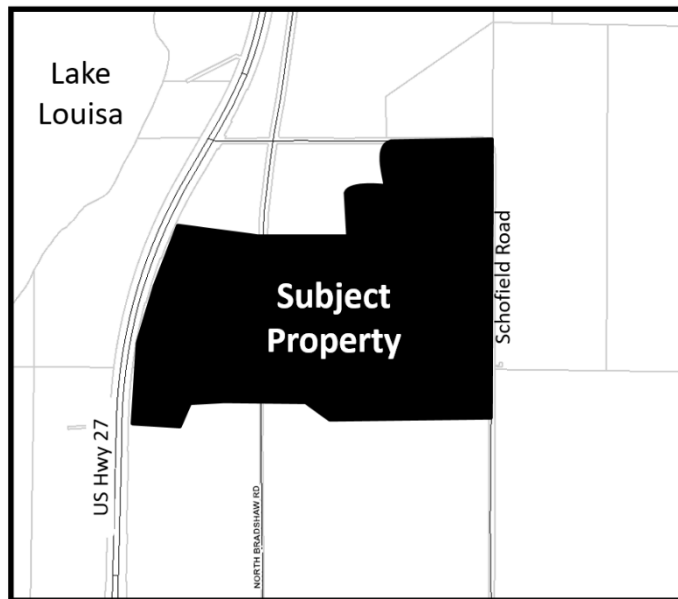
ORDINANCE NO. 2025-031

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

Olympus Project

1.5 miles south of the Lake Louisa Road and US Hwy 27 intersection
East of US Hwy 27 and west of Schofield Road, south of Wellness Way
Approx. 243.63 +/- Acres



PROPERTY REZONING

Amend Olympus Planned Unit Development (PUD)
Ordinance No. 2021-027 to adopt master signage plan referenced
under Section 9: Signs, item 1 within the Ordinance

LEGAL DESCRIPTION

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE

WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO
 A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32
 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY,
 HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD
 BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE
 WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO
 A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET
 TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A
 RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING
 OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY
 ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF
 TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT
 ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN
 AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT
 OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED
 NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY
 LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A
 DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET;
 THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF
 CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF
 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF
 N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY
 ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END
 OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A
 POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A
 RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING
 OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE
 NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET
 TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET
 TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A
 RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING
 OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE
 NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET
 TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET
 TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A
 RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING
 OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE
 NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET
 TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT
 OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE
 S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT
 CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A
 CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A
 CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF
 SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE;
 THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A

DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 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

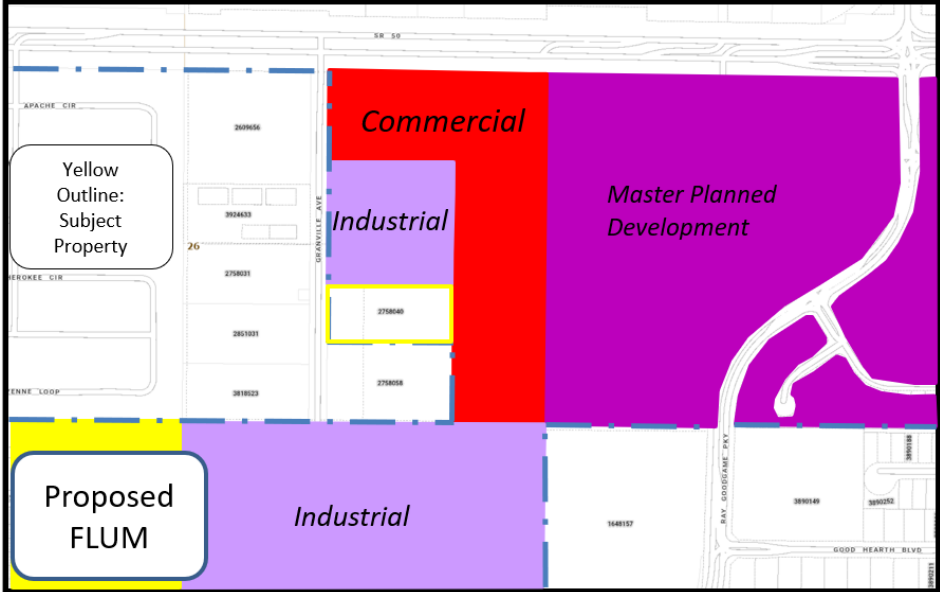
Daily Commercial
October 13, 2025



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 28, 2025	
Agenda Item Name	
Ordinance No. 2025-034 <i>Final</i> <i>ProActive Auto Small-Scale Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance NO. 2025-034.	
Staff Report	
This is a staff-initiated request. The City, as a result of a recent annexation that was brought forward as a utility agreement with the property owner, is requesting a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located at 13550 Granville Ave, east of Granville Ave and south of State Road 50, and is approximately 2.35 +/- Acres. The property is currently improved and used as an Auto Repair Shop. The utility agreement was based upon the facility upgrading their fire protection system and needing the City's water service.  On September 9th, 2025, the City Council approved the Annexation of the subject property with the understanding that a small-scale comprehensive plan amendment and rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. The City is now moving forward to complete the process and is proposing to designate the property as an industrial future land use. The current zoning of the property in Lake County is Heavy Industrial (HM) with a Regional Office future land use. The property is currently used as an auto repair facility. The compatible zoning within the City would be Industrial (M-1) with a future land use for industrial as well. The majority of the surrounding future land uses in the area consist of Industrial (North and South) future land use. The change in the future land use to the City's Industrial designation does not propose a conflict between the existing uses and land uses in the area. The proposed Future Land Use is consistent with the City's Comprehensive Plan due to the use being consistent with the remainder of the plan and its goals, objectives and policies. <i>The Planning and Zoning Commission recommended approval, 5-0.</i> Staff recommends approval of the Small-Scale Comprehensive Plan Amendment, Ordinance NO. 2025-034.	

Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Ord 2025-034 - ProActive Auto SSCPA (10.01.2025)	Ord 2025-034 - ProActive Auto SSCPA (10.01.2025).pdf	
2.	Location Map	Location Map.pdf	
3.	FLUC Map	FLUC Map.pdf	
4.	2025-034 ProActive Auto SSCPA - Legal Ad CC	2025-034 ProActive Auto SSCPA - Legal Ad CC.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-034

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

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1:

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

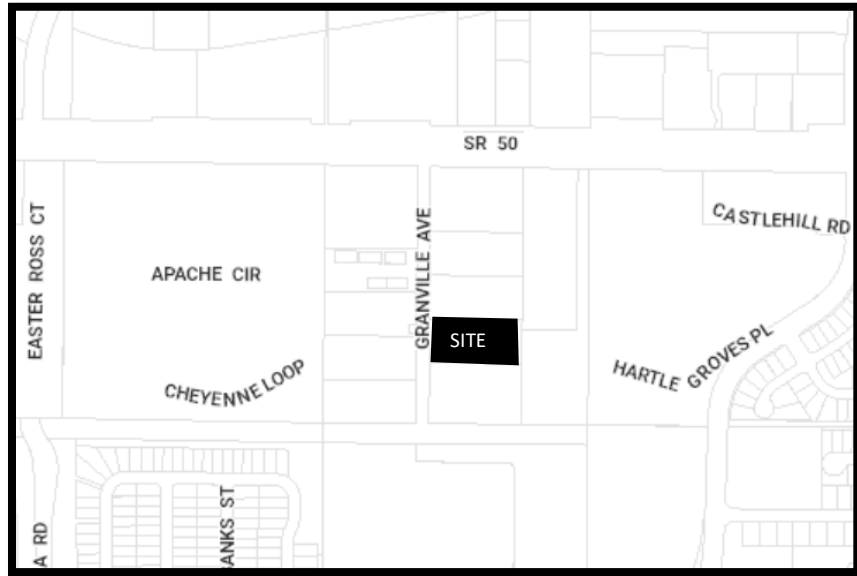
LEGAL DESCRIPTION

LAKE HIGHLANDS 26-22-26 FROM SW COR OF TRACT 25 RUN N 89-14-45 E 498.71 FT, N 0-53-59 W 116.82 FT, N 89-36-38 E 33 FT, N 0-53-49 W 188.51 FT FOR POB, RUN N 0-53-49 W 220 FT, N 89-36-37 E 466.07 FT, S 0-51-34 E 220 FT, S 89-36-37 W 465.92 FT TO POB PB 3 PG 52 ORB 6387 PG 733

CITY OF CLERMONT
ORDINANCE NO. 2025-034

LOCATION

13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres



CHANGE THE FUTURE LAND USE CLASSIFICATION:

FROM: LAKE COUNTY REGIONAL OFFICE
TO: CITY OF CLERMONT INDUSTRIAL

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2025-034

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-034

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of October, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

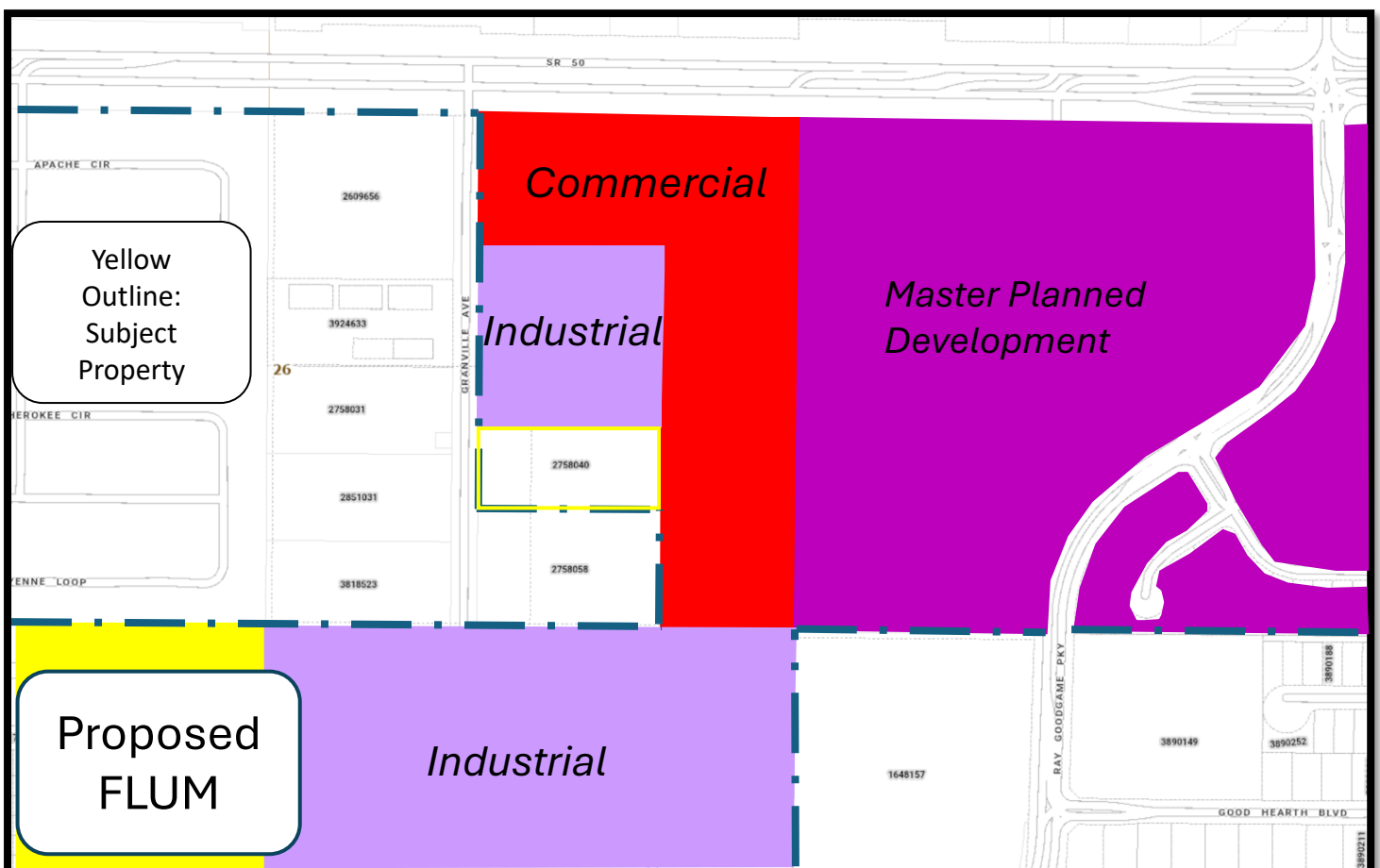
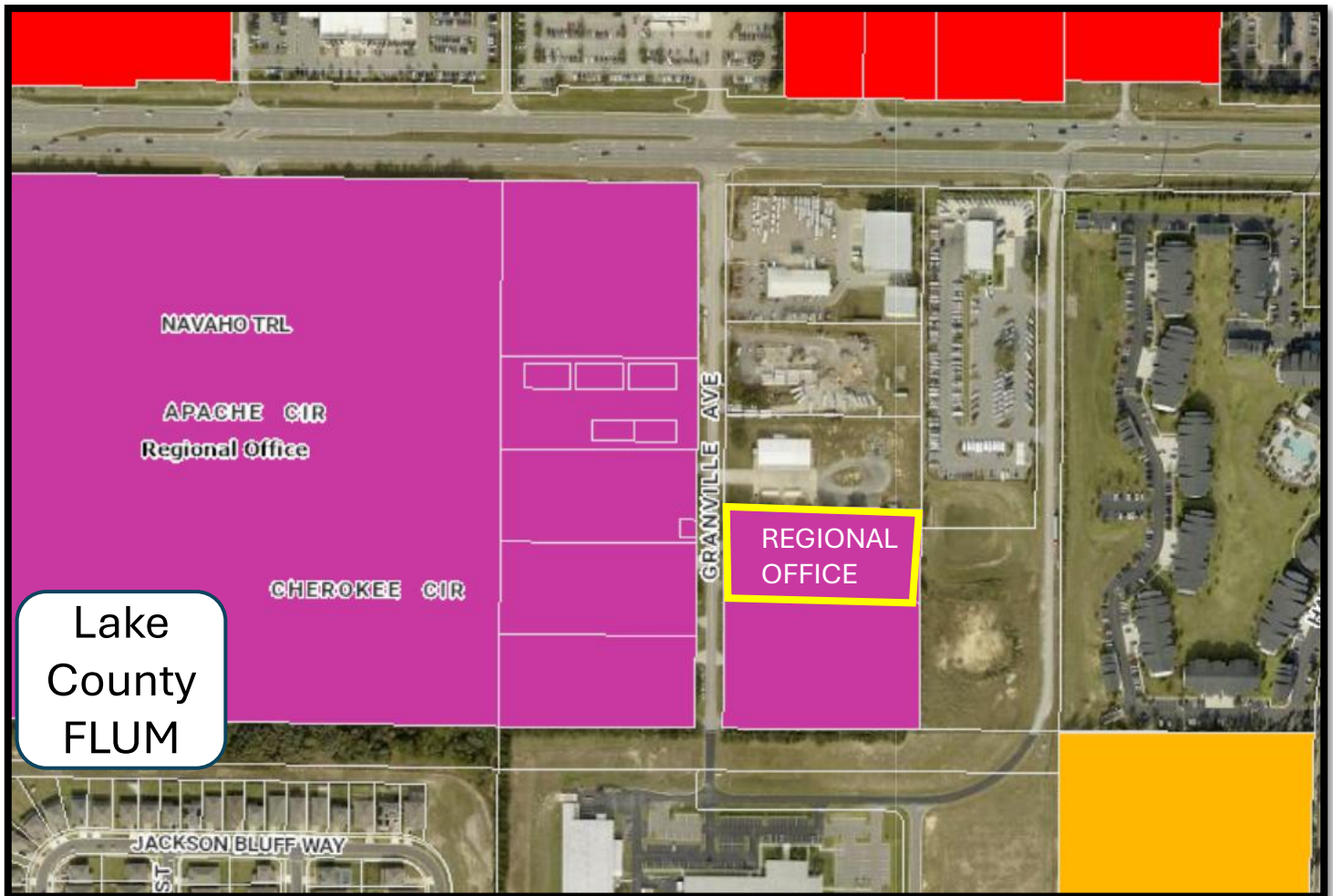
Approved as to form and legality:

Christian W. Waugh, City Attorney

Exhibit - Location Map – ProActive Auto



Exhibit – Future Land Use Map – ProActive Auto



CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2025-034

The Clermont City Council will hold a public hearing on Tuesday, October 28, 2025 at 3:00 PM to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 2.35 +/- acre parcel from Lake County Regional Office to City of Clermont Industrial Land Use Designation.



LOCATION

13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres

FUTURE LAND USE MAP AMENDMENT

**From: Lake County Regional Office
TO: City of Clermont Industrial**

ORDINANCE NO. 2025-034

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date

Tuesday, October 28, 2025

Agenda Item Name

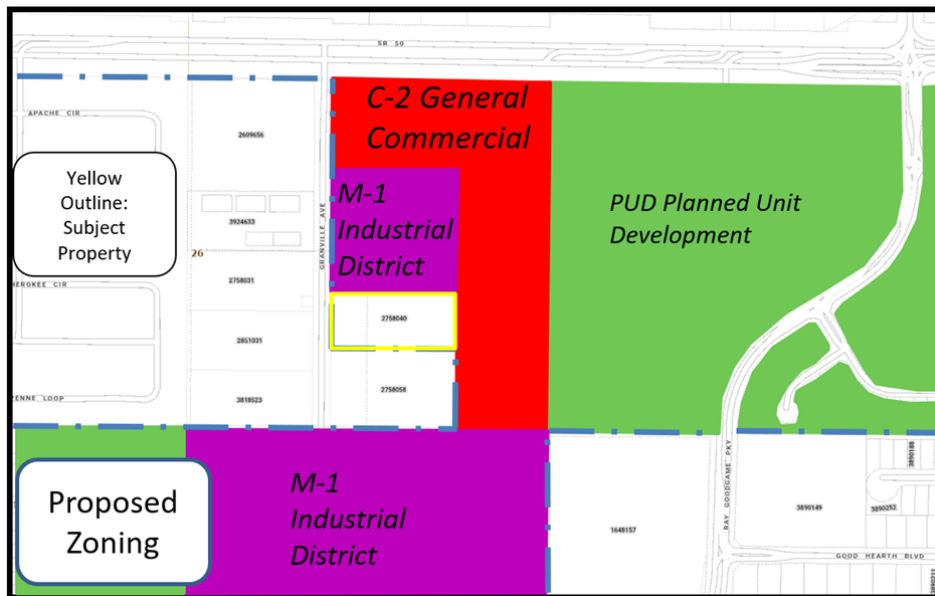
Ordinance No. 2025-035 *Final*
ProActive Auto Rezoning

Requested Action

Recommend approval of Ordinance NO. 2025-035.

Staff Report

This is a staff-initiated request. The City, as a result of a recent annexation that was brought forward as a utility agreement with the property owner, is requesting a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located at 13550 Granville Ave, east of Granville Ave and south of State Road 50, and is approximately 2.35 +/- Acres. The property is currently improved and used as an Auto Repair Shop. The utility agreement was based upon the facility upgrading their fire protection system and needing the City's water service.



On September 9th, 2025, the City Council approved the Annexation of the subject property with the understanding that a small-scale comprehensive plan amendment and rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. The City is now moving forward to complete the process and is proposing to designate the property with the M-1 Industrial zoning district.

The current zoning of the property in Lake County is Heavy Industrial (HM) with a Regional Office future land use. The property is currently used as an auto repair facility. The compatible zoning within the City would be Industrial (M-1) with a future land use of Industrial as well. The zoning of the adjoining properties to the north is also the M-1 Industrial zoning district with similar land uses.

The change in the zoning district to the City's M-1 Industrial zoning district does not propose a conflict to the existing uses and land uses in the area. The proposed Zoning District is compatible with the adjoining properties as required by the comprehensive plan. *The Planning and Zoning Commission recommended approval, 5-0.* Staff recommends approval of the Rezoning, Ordinance NO. 2025-035.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-035 ProActive Auto Rezoning (10.01.2025)	Ord 2025-035 ProActive Auto Rezoning (10.01.2025) (002).pdf
2.	Location Map	Location Map.pdf
3.	Zoning Maps	Zoning Maps.pdf
4.	ORD 2025-035 Legal ad - ProActive - CC	Legal ad - ProActive - CC.pdf

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

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

SECTION 1.

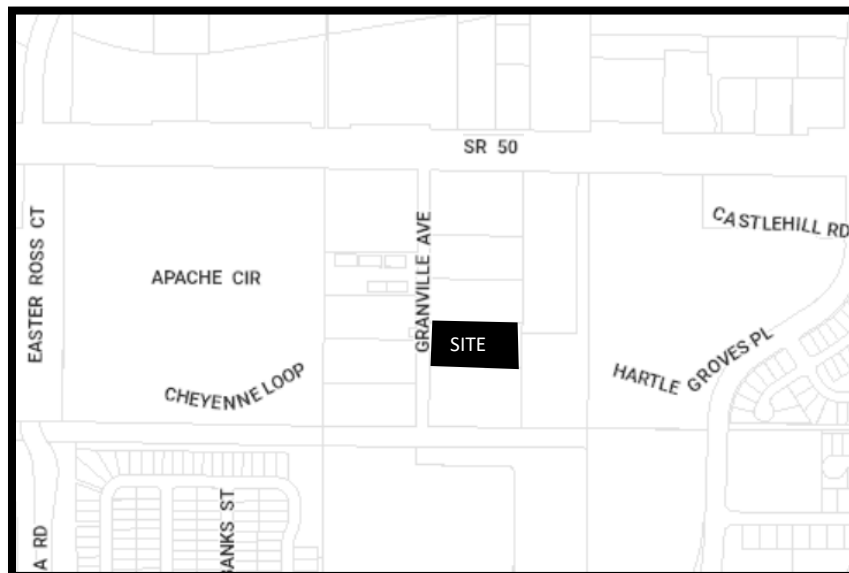
The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

LAKE HIGHLANDS 26-22-26 FROM SW COR OF TRACT 25 RUN N 89-14-45 E 498.71 FT, N 0-53-59 W 116.82 FT, N 89-36-38 E 33 FT, N 0-53-49 W 188.51 FT FOR POB, RUN N 0-53-49 W 220 FT, N 89-36-37 E 466.07 FT, S 0-51-34 E 220 FT, S 89-36-37 W 465.92 FT TO POB
PB 3 PG 52 ORB 6387 PG 733

LOCATION:

13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2025-035

From: Lake County Heavy Industrial District (HM)
To: City of Clermont Industrial District (M-1)

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: RECORDING

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-035

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of October 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

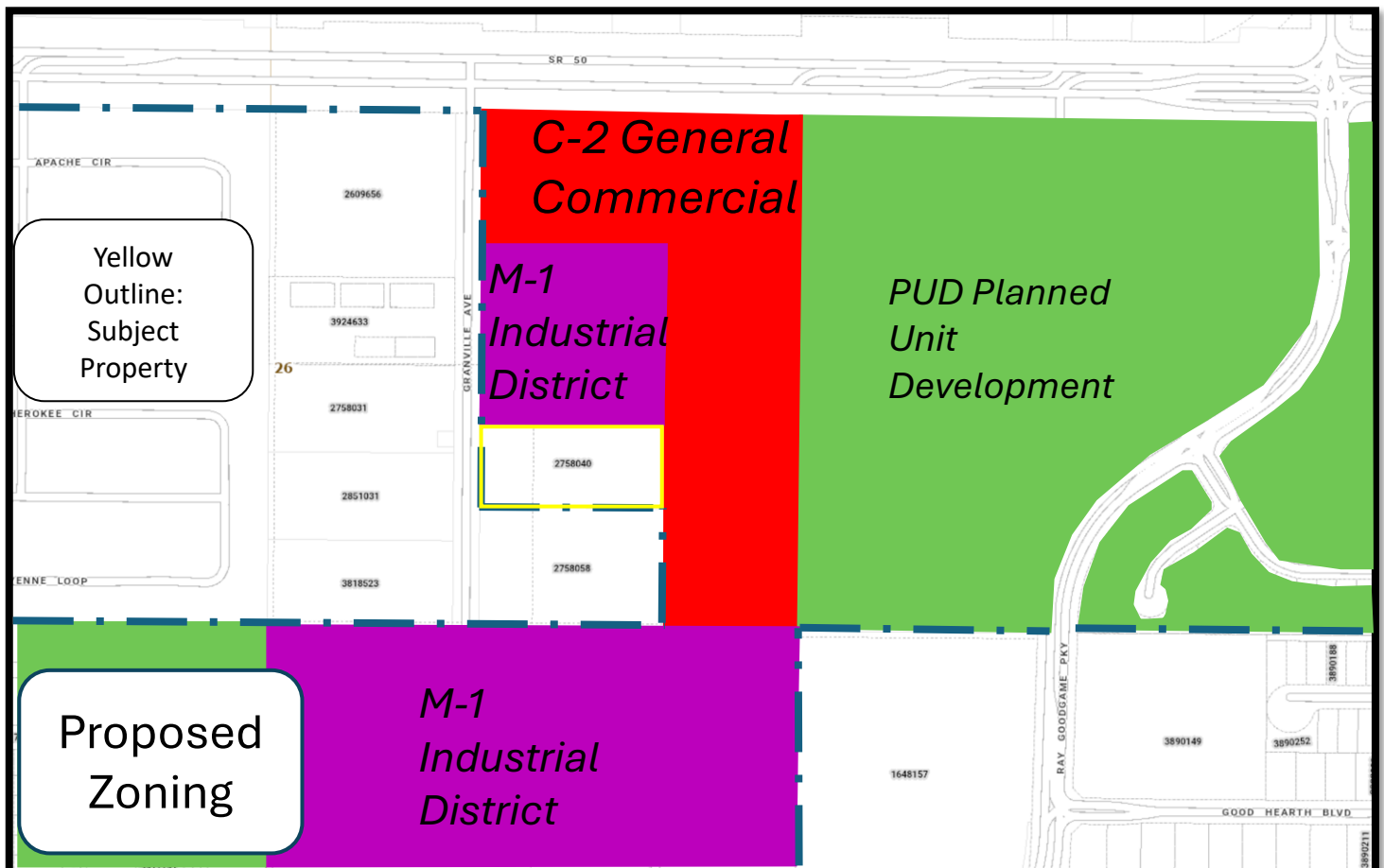
Approved as to form and legality:

Christian W. Waugh, City Attorney

Exhibit - Location Map – ProActive Auto



Exhibit – Zoning District Map – ProActive Auto



LEGAL NOTICE

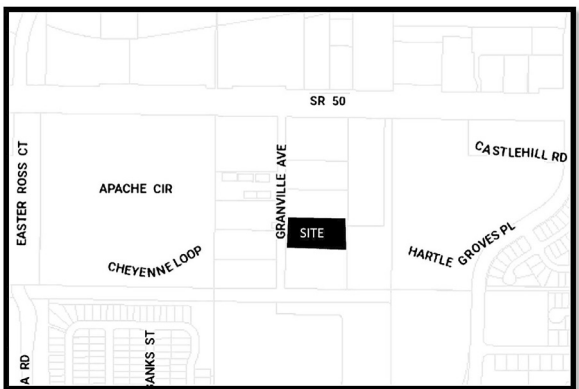
On Tuesday, October 28, 2025 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-035

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

13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres



PROPERTY REZONING

**From: Lake County Heavy Industrial District (HM)
To: City of Clermont Industrial District (M-1)**

LEGAL DESCRIPTION

LAKE HIGHLANDS 26-22-26 FROM SW COR OF TRACT 25
RUN N 89-14-45 E 498.71 FT, N 0-53-59 W 116.82 FT, N 89-36-
38 E 33 FT, N 0-53-49 W 188.51 FT FOR POB, RUN N 0-53-49
W 220 FT, N 89-36-37 E 466.07 FT, S 0-51-34 E 220 FT, S 89-
36-37 W 465.92 FT TO POB PB 3 PG 52 ORB 6387 PG 733

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.

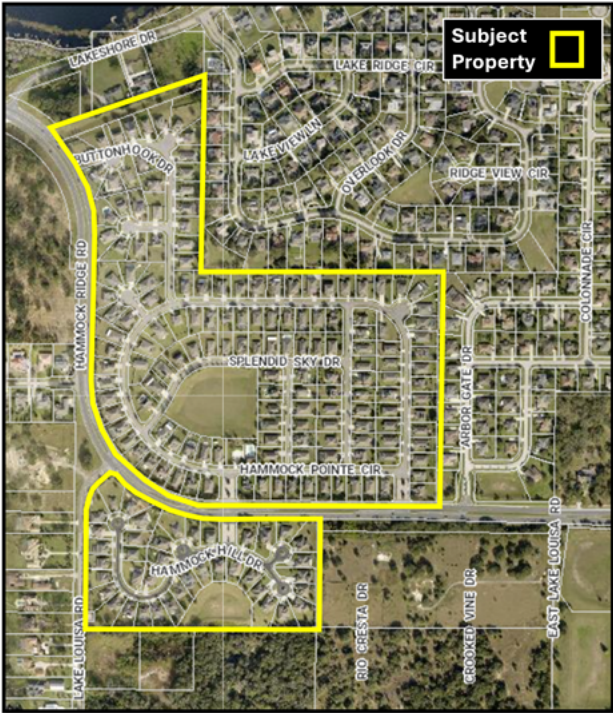
Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 28, 2025	
Agenda Item Name	
Ordinance No. 2025-036 <i>Final</i> <i>Hammock Pointe/Reserve Annexation</i>	
Requested Action	
Recommend approval of Ordinance NO. 2025-036.	
Staff Report	
The City, as the applicant, is requesting annexation of the subject parcel as authorized by the Utility Agreement with the developer, Michael D. Dinkle. The agreement was executed on January 11, 2005. The parcel has been platted, developed, and is receiving wastewater services from the City of Clermont. As a condition of this agreement, the City has the right to annex the parcel when it chooses to do so. The property, approximately 88.5 +/- acres, consists of the Hammock Reserve and Hammock Pointe subdivisions. The total lot count is 195 single-family homes.  The subject property lies within the Joint Planning Area (JPA) and the Interlocal Service Boundary Agreement (ISBA) between the City of Clermont and Lake County. The ISBA allows for the annexation of non-contiguous properties into the City of Clermont under certain conditions, one of which is a Utility Agreement. The property meets the requirements of the ISBA for annexation along with an executed utility agreement. The property owners within the subdivisions (Hammock Pointe/Reserve and Louisa Grande) were invited to a question/answer session with staff on Sept. 30th at the Clermont Arts & Recreation Center. Approximately 50 people were in attendance with a majority of the questions addressed. A flyer provided by staff during the meeting is attached in the packet indicating the annexation advantages. The property meets the requirements under Florida Statutes 171 for annexation and is currently being served by the City of Clermont for wastewater services. Staff recommends approval of the annexation request with the	

understanding that a related request for a comprehensive plan amendment and rezoning request will be processed in the near future. Staff recommends approval of Ordinance 2025-036.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | Ord 2025-036 Hammock Point Hammock Reserve Annexation (09.26.2025) | Ord 2025-036 Hammock Point Hammock Reserve Annexation (09.26.2025).pdf |
| 2. | Location Map | Location Map.pdf |
| 3. | Annexation Benefit Flyer | Annexation Benefit Flyer.pdf |
| 4. | Hammock Pointe Reserve UA | Hammock Pointe Reserve UA.pdf |
| 5. | Annexation Notification Letter | Annexation Notification Letter.pdf |
| 6. | Legal ad-Hammock Reserve-Pointe | Legal ad-Hammock Reserve-Pointe.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2025-036

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has chosen to act upon an approved Utility Service Agreement for Wastewater for the subject property, dated January 11th, 2005; and

WHEREAS, the Utility Service Agreement for Wastewater has been recorded within the Public Records of the Lake County Clerk's Office, Official Record Book 2909, Pages 0334-0340; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has chosen to annex the area as part of the conditions of providing said sewer service to the subject property and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Chapter 171, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

LEGAL DESCRIPTION (DREW ESTATES / DREW'S LANDING)

TRACTS 13, 20, 21, 22, 27, 28 AND 29 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,



CITY OF CLERMONT
ORDINANCE NO. 2025-036

TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71 DEGREES 03 WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 534.35 FEET FOR A POINT OF BEGINNING.

(THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.)

FROM SAID POINT OF BEGINNING, RUN SOUTH 0 DEGREES 11 MINUTES WEST ALONG THE EAST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 282.61 FEET; THENCE RUN NORTH 71 DEGREES 03 MINUTES EAST 242.72 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO THE WATERS OF LAKE MINNEHAHA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE WATERS OF THE SAID LAKE TO A POINT NORTH 0 DEGREES 11 MINUTES EAST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 0 DEGREES 11 MINUTES WEST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

ALSO, LESS AND EXCEPT:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF A COUNTY HIGHWAY; THENCE RUN SOUTH 71 DEGREES 03 MINUTES WEST ALONG THE SOUTHERLY LINE OF THE SAID RIGHT OF WAY 234.35



CITY OF CLERMONT
ORDINANCE NO. 2025-036

FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN SOUTH 18 DEGREES 57 MINUTES EAST 267 FEET; THENCE RUN SOUTH 71 DEGREES 03 MINUTES WEST 150 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SAID SECTION 6; THENCE RUN EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO A POINT THAT IS NORTH 18 DEGREES 57 MINUTES WEST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 18 DEGREES 57 MINUTES EAST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF COUNTY HIGHWAY.

ALSO LESS AND EXCEPT:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERN LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71° 03' WEST ALONG THE SOUTHERN RIGHT OF WAY LINE A DISTANCE OF 534.35 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LAKE LOUISA ROAD, THENCE SOUTH 0° 11' WEST ALONG THE SAID EASTERLY RIGHT OF WAY 282.61 FEET; THENCE RUN NORTH 71° 03' EAST 392.72 FEET TO THE POINT OF BEGINNING; CONTINUE NORTH 71° 03' EAST TO A POINT THAT WILL INTERSECT A LINE WHICH IS AN EXTENSION OF THE WEST OF THE SOUTHERN LOT LINE OF LOT 32, IN LAKE RIDGE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 39, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN EAST ALONG THAT SAID WESTERLY EXTENSION TO THE WEST LOT LINE OF SAID LOT 32; THENCE NORTH ALONG THE WESTERN BOUNDARY OF LAKE RIDGE CLUB TO THE NORTH LOT LINE OF SAID SECTION 6; THENCE WEST TO A POINT THAT INTERSECTS THE NORTH LINE OF SECTION 6 AND THE SOUTHERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTH 71° 03' WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO A POINT THAT IS NORTH 18° 57' WEST OF THE SAID POINT OF BEGINNING; THENCE SOUTH 18° 57' EAST 267 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE

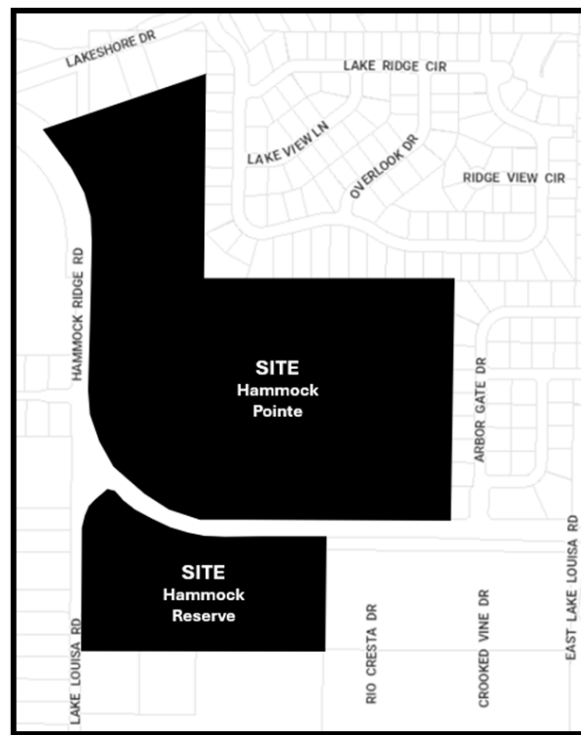
CITY OF CLERMONT
ORDINANCE NO. 2025-036

NORTHWEST 1/4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°23'57"W ALONG THE EAST LINE THEREOF A DISTANCE OF 242.06 FEET FOR A POINT OF BEGINNING; THENCE RUN S71°14'28"W A DISTANCE OF 661.70 FEET TO THE END OF SAID LINE ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF LAKE LOUISA ROAD, LAKE COUNTY, FLORIDA.

PROPERTY AS SHOWN HEREON CONTAINS: 3,855,060 SQUARE FEET OR 88.5 ACRES MORE OR LESS

LOCATION

Hammock Reserve and Hammock Pointe Subdivision
Adjacent to the Hammock Ridge Road and Lake Louisa Road intersection,
north, south, and east of Hammock Ridge Road
88.5 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2025-036

SECTION 2:

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3:

All property afore described shall henceforth be subject to ad valorem taxation by the City of Clermont, Lake County, Florida and any other general or special taxes or assessments.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-036

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of October 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

Hammock Pointe and Hammock Reserve





CLERMONT



CHOICE OF CHAMPIONS

Key Benefits

Annexation Advantages

You've always been part of Clermont, and now as official residents your neighborhood will benefit from the full support of city services. Our dedicated police and ISO Class 1 rated Fire Department provide some of the best protection in the nation—an added advantage that may even lower homeowners insurance.

Annexation also gives you a voice in city elections, ensuring your neighborhood helps guide Clermont's future growth and quality of life. Plus, you'll enjoy resident savings on sports, classes, camps, and city events making it easier to stay active, connected, and part of the community you already call home.

- **Real Cost Savings** – Elimination of the County's non-ad valorem fire assessment and solid waste collection fee, saving the average household about \$783 per year.¹
- **Additional Tax Savings** – Elimination of the County's 0.48 mil Fire Ad Valorem tax, reducing yearly costs for residents.
- **Lower Utility Costs** – Out-of-city sewer surcharge removed, reducing rates by 25%.
- **Well-Maintained Infrastructure** – City crews provide ongoing care for roads, sidewalks, stormwater, and utilities (services may vary and; excludes privately owned).²
- **Top-Rated Fire Protection** – Clermont's ISO Class 1 Fire Department may help lower homeowners insurance premiums.
- **Stronger Community Standards** – Enhanced code enforcement to help keep neighborhoods safe, attractive, and well cared for.
- **Trusted Safety Services** – Dedicated police coverage and top-tier protection.
- **Full Cemetery Access** – Eligibility to purchase city cemetery plots, reserved for residents.
- **A Voice in Local Decisions** – Full voting rights in Clermont elections to shape the future together.
- **Resident Savings** – Lower fees for sports, classes, camps, and community events.
- **Belonging and Connection** – Your neighborhood is fully part of Clermont's shared story.

¹ Savings are based on community averages and may differ for each household depending on property and service factors.

² City services may vary by location and are not available in every area.



Return to:
City of Clermont
Denise Knight
PO Box 120219
Clermont, FL 34712-2219

WASTEWATER SERVICE AGREEMENT

This document constitutes an agreement between the CITY of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and Michael D. Dinkel, and its successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is proposing to develop a 198 residential subdivision named Drew Estates / Drew's Landing, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Lake County and the OWNER is requesting sewer service from the CITY; and

Whereas, as a condition of CITY providing said sewer service to the Property, OWNER is to extend sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the subdivision; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 Subject to the terms and conditions stated herein, CITY shall provide sewer service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

CFN 2005115989
Bk 02909 Pgs 0334 - 337 (4pgs)
DATE: 08/04/2005 03:43:15 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50

- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until sewer is provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until sewer extensions have been completed and accepted by the CITY.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.9 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.
- 1.10 The OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.
- 1.11 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the sewer lines and appurtenances, both on site and off site, required to serve the Property, with reimbursement for the difference in costs as determined in Section 1.9 from the CITY in the form of Impact Fee Credits.
- 1.12 The Impact Fee Credits shall be established subject to Sections 1.9 and 1.11, and at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
- 1.13 Impact Fee Credits may not be transferred outside of the Property described on Exhibit 'A' but may be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.
- 1.14 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.

Section 2. DEVELOPMENT STANDARDS

- 2.1 The project shall be developed according to Lake County's Land Development Regulations as per preliminary plat approval dated 5/4/04 unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- 2.2 Owner will provide a 15 foot landscape easement on all double road frontage lots.

Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance To Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

Michael D. Dinkel
7208 Sand Lake Rd., Suite 300
Orlando, FL 32819

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. TERMINATION BY CITY

In the event that the Clermont City Council does not finally approve, and/or funding is not available for, the construction and installation of the proposed South Lake Connector Wastewater Collection System, the CITY may unilaterally terminate this Agreement without consequence or risk of any kind.

Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the day of execution of the agreement required hereunder.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council

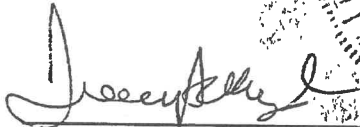
action, and OWNER through Michael Dinkel

DATED this 11th day of January, 2005.

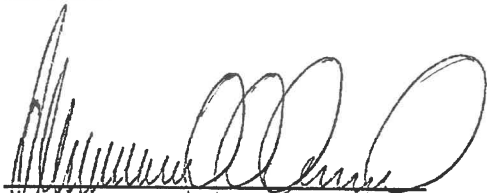
CITY OF CLERMONT

ATTEST:


Harold S. Turville Jr., Mayor


Tracy Ackroyd, City Clerk

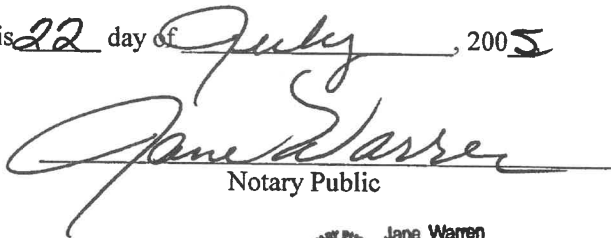
OWNER


Michael D. Dinkel

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, as _____ of _____, who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this 22 day of July, 2005


Notary Public



Jane Warren
My Commission DD133315
Expires August 10, 2006

Notice of Encumbrance
to Annex to City of Clermont

CFN 2005119990
Bk 02909 Pgs 0338 - 340; (3pgs)
DATE: 08/04/2005 03:43:15 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 27.00

City of Clermont
City Manager
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this 11 day of January, 2005, between Michael D. Dinkel of the County of Lake, State of Florida Grantor, and the CITY OF CLERMONT, FLORIDA, A Municipal Corporation, Grantee:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below - described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law,

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Legal Description (DREW ESTATES / DREW'S LANDING)

Tracts 13, 20, 21, 22, 27, 28 and 29 in Section 6, Township 23 South, Range 26 East, in Monte Vista Park Farms, according to the plat thereof recorded in Plat Book 2, Page 27, Public Records of Lake County, Florida.

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida.

AND

The North 3/4 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida. Less and Except the following: That part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida, bounded and described as follows: From the

Northeast corner of the Northwest 1/4 of the said Section 6, run West along the North line of said Section 6 a distance of 783.6 feet to a point on the Southerly line of the right of way of Lake Shore Drive, thence run South 71 degrees 03 West along the Southerly line of said right of way a distance of 534.35 feet for a Point of Beginning. (The said Point of Beginning being the intersection of the Southerly line of the right of way of Lake Shore Drive with the Easterly line of the right of way of Lake Louisa Road) From said Point of Beginning, run South 0 degrees 11 minutes West along the East line of the right of way of Lake Louisa Road 282.61 feet; thence run North 71 degrees 03 minutes East 242.72 feet; thence run North 18 degrees 57 minutes West to the waters of Lake Minnehaha; thence run in a Westerly direction along the waters of the said Lake to a point North 0 degrees 11 minutes East of the Point of Beginning; thence run South 0 degrees 11 minutes West to the Point of Beginning. Less the right of way of Lake Shore Drive.

Also Less and Except: That part of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida, bounded and described as follows: From the Northeast corner of the Northwest 1/4 of said Section 6, run West along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 6 a distance of 783.6 feet to a point on the Southerly line of the right of way of a County Highway; thence run South 71 degrees 03 minutes West along the Southerly line of the said right of way 234.35 feet for a Point of Beginning; From said Point of Beginning, run South 18 degrees 57 minutes East 267 feet; thence run South 71 degrees 03 minutes West 150 feet; thence run North 18 degrees 57 minutes West to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of the said Section 6; thence run East along the North line of the said Northeast 1/4 of the Northwest 1/4 to a point that is North 18 degrees 57 minutes West of the Point of Beginning; thence run South 18 degrees 57 minutes East to the Point of Beginning. Less the right of way of County Highway.

Also Less and Except:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida, bounded and described as follows: From the Northeast corner of the Northwest 1/4 of said Section 6, run West along the North line of said Section 6 a distance of 783.6 feet to a point on the Southern line of the Right of Way of Lake Shore Drive, thence run South 71°03'West along the Southern Right of Way line a distance of 534.35 feet to the intersection of the East Right of Way line of Lake Louisa Road, thence South 0°11'West along the said Easterly Right of Way 282.61 feet; thence run North 71°03'East 392.72 feet to the Point of Beginning; continue North 71°03'East to a point that will intersect a line which is an extension of the West of the Southern Lot line of Lot 32 in Lake Ridge Club, according to the Plat thereof, as recorded in Plat Book 28, Page 39, Public Records of Lake County, Florida; thence run East along that said Westerly extension to the West lot line of said Lot 32; thence North along the Western boundary of Lake Ridge Club to the North Lot line of said Section 6; thence West to a point that intersects the North line of Section 6 and the Southerly line of Lake Shore Drive; thence South 71°03'West along said Southerly Right of way to a point that is North 18°57'West of the said Point of Beginning; thence South 18°57'East 267 feet to the Point of Beginning.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°23'57"W ALONG THE EAST LINE THEREOF A DISTANCE OF 242.06 FEET FOR A POINT OF BEGINNING; THENCE RUN S71°14'28"W A DISTANCE OF 661.70 FEET TO THE END OF SAID LINE ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF LAKE LOUISA ROAD, LAKE COUNTY, FLORIDA.

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

1.

Signature

Michael D. Dinkel

Type or print name

2.

Signature

Type or print name

WITNESSES (Two required):

1.

Signature

Tracey Mansfield

Type or print name

1.

Signature

Jane Warren

Type or print name

STATE OF Fla

COUNTY OF Lake

The foregoing instrument was acknowledged before me on this 22 day of July, 2005 by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

SEAL:



Jane Warren
My Commission DD133315
Expires August 19, 2006

Notary Public

Jane Warren

Type/print name

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Attorney, City of Clermont, Florida 34712



CITY OF CLERMONT

Development Services

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-0219

352-394-4083

Fax: 352-394-3542

September 11, 2025

Lake County BOCC & County Attorney & Lake County Growth MGMT
315 W. Main Street
Tavares, FL 32778

(Sent Via Email and Certified Mail #9489 0178 9820 3043 6773 33)

Re: Notice of Annexation Ordinance No. 2025-036
Hammock Reserve and Hammock Pointe
Site Area: 88.5 +/- acres
Location: Hammock Reserve and Hammock Pointe Subdivision

To whom it may concern:

As required by Chapter 171.044(6), Florida Statutes, please find the public hearing notice for the above-referenced ordinances that will come before the City of Clermont City Council for final reading on October 28, 2025.

Should you have any questions, please feel free to contact me at 352-241-7305.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Gonzalez', with a stylized flourish at the end.

Nicholas Gonzalez
Planning and Economic Development Officer

Via email: James Coyle – County Attorney's Office
james.coyle@lakecountyfl.gov

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, October 28, 2025 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2025-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

Hammock Reserve and Hammock Pointe Subdivision
Adjacent to the Hammock Ridge Road and Lake Louisa Road intersection,
north, south, and east of Hammock Ridge Road
88.5 +/- Acres



LEGAL DESCRIPTION

Legal Description (DREW ESTATES / DREW'S LANDING)

Tracts 13, 20, 21, 22, 27, 28 and 29 in Section 6, Township 23 South, Range 26 East, In Monte Vista Park Farms, according to the plat thereof recorded in Plat Book 2, Page 27, Public Records of Lake County, Florida.

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida,

AND

The North 3/4 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida.

Less and except the following:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida, bounded and described as follows:

From the Northeast corner of the Northwest 1/4 of the said Section 6, run West along the North line of said Section 6 a distance of 783.6 feet to a point on the Southerly line of the right of way of Lake Shore Drive, thence run South 71 degrees 03 West along the Southerly line of said right of way a distance of 534.35 feet for a Point of Beginning.

(The said Point of Beginning being the intersection of the Southerly line of the right of way of Lake Shore Drive with the Easterly line of the right of way of Lake Louisa Road.)

From said Point of Beginning, run South 0 degrees 11 minutes West along the East line of the right of way of Lake Louisa Road 282.61 feet; thence run North 71 degrees 03 minutes East 242.72 feet; thence run North 18 degrees 57 minutes West to the waters of Lake Minnehaha; thence run in a Westerly direction along the waters of the said Lake to a point North 0 degrees 11 minutes East of the Point of Beginning; thence run South 0 degrees 11 minutes West to the Point of Beginning. Less the right of way of Lake Shore Drive.

Also, Less and Except:

That part of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida, bounded and described as follows:

From the Northeast corner of the Northwest 1/4 of said Section 6, run West along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 6 a distance of 783.6 feet to a point on the Southerly line of the right of way of a County Highway; thence run South 71 degrees 03 minutes West along the Southerly line of the said right of way 234.35 feet for a Point of Beginning; From said Point of Beginning, run

South 18 degrees 57 minutes East 267 feet; thence run South 71 degrees 03 minutes West 150 feet; thence run North 18 degrees 57 minutes West to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of the said Section 6; thence run East along the North line of the said Northeast 1/4 of the Northwest 1/4 to a point that is North 18 degrees 57 minutes West of the Point of Beginning; thence run South 18 degrees 57 minutes East to the Point of Beginning. Less the right of way of County Highway.

Also Less and Except:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 26 East, Lake County, Florida, bounded and described as follows:

From the Northeast corner of the Northwest 1/4 of said Section 6, run West along the North line of said Section 6 a distance of 783.6 feet to a point on the Southern line of the Right of Way of Lake Shore Drive, thence run South 71° 03' West along the Southern Right of Way line a distance of 534.35 feet to the intersection of the East Right of Way line of Lake Louisa Road, thence South 0° 11' West along the said Easterly Right of Way 282.61 feet; thence run North 71° 03' East 392.72 feet to the Point of Beginning; continue North 71° 03' East to a point that will intersect a line which is an extension of the West of the Southern Lot line of Lot 32, in Lake Ridge Club, according to the Plat thereof, as recorded in Plat Book 28, Page 39, Public Records of Lake County, Florida; thence run East along that said Westerly extension to the West lot line of said Lot 32; thence North along the Western boundary of Lake Ridge Club to the North Lot line of said Section 6; thence West to a point that intersects the North line of Section 6 and the Southerly line of Lake Shore Drive; thence South 71° 03' West along said Southerly Right of way to a point that is North 18° 57' West of the said Point of Beginning; thence south 18° 57' East 267 feet to the Point of Beginning.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°23'57"W ALONG THE EAST LINE THEREOF A DISTANCE OF 242.06 FEET FOR A POINT OF BEGINNING; THENCE RUN S71°14'28"W A DISTANCE OF 661.70 FEET TO THE END OF SAID LINE ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF LAKE LOUISA ROAD, LAKE COUNTY, FLORIDA.

All public meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC, City Clerk

Daily Commercial
Oct. 6 and 13, 2025

LEGAL NOTICE

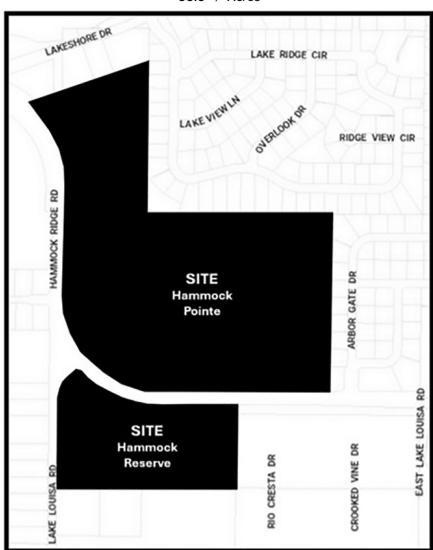
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, October 28, 2025 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2025-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

Hammock Reserve and Hammock Pointe Subdivision
Adjacent to the Hammock Ridge Road and Lake Louisa Road intersection,
north, south, and east of Hammock Ridge Road
88.5 +/- Acres



LEGAL DESCRIPTION

LEGAL DESCRIPTION (DREW ESTATES / DREW'S LANDING)

TRACTS 13, 20, 21, 22, 27, 28 AND 29 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71 DEGREES 03 WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 534.35 FEET FOR A POINT OF BEGINNING.

(THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.)

FROM SAID POINT OF BEGINNING, RUN SOUTH 0 DEGREES 11 MINUTES WEST ALONG THE EAST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 282.61 FEET; THENCE RUN NORTH 71 DEGREES 03 MINUTES EAST 242.72 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO THE WATERS OF LAKE MINNEHAHA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE WATERS OF THE SAID LAKE TO A POINT NORTH 0 DEGREES 11 MINUTES EAST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 0 DEGREES 11 MINUTES WEST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

ALSO, LESS AND EXCEPT:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF A COUNTY HIGHWAY; THENCE RUN SOUTH 71 DEGREES 03 MINUTES WEST ALONG THE SOUTHERLY LINE OF THE SAID RIGHT OF WAY 234.35 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN SOUTH 18 DEGREES 57 MINUTES EAST 267 FEET; THENCE RUN SOUTH 71 DEGREES 03 MINUTES WEST 150 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SAID SECTION 6; THENCE RUN EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO A POINT THAT IS NORTH 18 DEGREES 57 MINUTES WEST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 18 DEGREES 57 MINUTES EAST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF COUNTY HIGHWAY.

ALSO LESS AND EXCEPT:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERN LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71° 03' WEST ALONG THE SOUTHERN RIGHT OF WAY LINE A DISTANCE OF 534.35 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LAKE LOUISA ROAD, THENCE SOUTH 0° 11' WEST ALONG THE SAID EASTERLY RIGHT OF WAY 282.61 FEET; THENCE RUN NORTH 71° 03' EAST 392.72 FEET TO THE POINT OF BEGINNING; CONTINUE NORTH 71° 03' EAST TO A POINT THAT WILL INTERSECT A LINE WHICH IS AN EXTENSION OF THE WEST OF THE SOUTHERN LOT LINE OF LOT 32, IN LAKE RIDGE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 39, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN EAST ALONG THAT SAID WESTERLY EXTENSION TO THE WEST LOT LINE OF SAID LOT 32; THENCE NORTH ALONG THE WESTERN BOUNDARY OF LAKE RIDGE CLUB TO THE NORTH LOT LINE OF SAID SECTION 6; THENCE WEST TO A POINT THAT INTERSECTS THE NORTH LINE OF SECTION 6 AND THE SOUTHERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTH 71° 03' WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO A POINT THAT IS NORTH 18° 57' WEST OF THE SAID POINT OF BEGINNING; THENCE SOUTH 18° 57' EAST 267 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°23'57"W ALONG THE EAST LINE THEREOF A DISTANCE OF 242.06 FEET FOR A POINT OF BEGINNING; THENCE RUN S71°14'28"W A DISTANCE OF 661.70 FEET TO THE END OF SAID LINE ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF LAKE LOUISA ROAD, LAKE COUNTY, FLORIDA.

All public meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 28, 2025	
Agenda Item Name	
Ordinance No. 2025-037 <i>Final</i> <i>Louisa Grande Annexation</i>	
Requested Action	
Recommend approval of Ordinance NO. 2025-037.	
Staff Report	
The City, as the applicant, is requesting annexation of the subject parcel as authorized by the Utility Agreement with the developer, Steven Hithersay. The agreement was executed on October 28th, 2014. The parcel has been platted, developed, and is receiving wastewater services from the City of Clermont. As a condition of this agreement, the City has the right to annex the parcel when it chooses to do so. The property, approximately 30.64 +/- acres, consists of the Louisa Grande subdivision with a total lot count of 75 single-family homes. 	
The subject property lies within the Joint Planning Area (JPA) and the Interlocal Service Boundary Agreement (ISBA) between the City of Clermont and Lake County. The ISBA allows for the annexation of non-contiguous properties into the City of Clermont under certain conditions, one of which is a Utility Agreement. The property meets the requirements of the ISBA for annexation along with an executed utility agreement. The property owners within the subdivisions (Hammock Pointe/Reserve and Louisa Grande) were invited to a question/answer session with staff on Sept. 30th at the Clermont Arts & Recreation Center. Approximately 50 people were in attendance with a majority of the questions addressed. A flyer provided by staff during the meeting is attached in the packet indicating the annexation advantages. The property meets the requirements under Florida Statutes 171 for annexation and is currently being served by the City of Clermont for wastewater services. Staff recommends approval of the annexation request with the understanding that a related request for a comprehensive plan amendment and rezoning request will be processed in the near future. Staff recommends approval of Ordinance No. 2025-037.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2025-037 Louisa Grande Annexation (09.26.2025)	Ord 2025-037 Louisa Grande Annexation (09.26.2025).pdf	
2.	Location Map	Location Map.pdf	
3.	Annexation Benefit Flyer	Annexation Benefit Flyer.pdf	
4.	Louisa Grande UA	Lousia Grande UA.pdf	
5.	Annexation Notification Letter	Annexation Notification Letter.pdf	
6.	Legal ad - Louisa Grande	Legal ad - Louisa Grande.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-037

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has chosen to act upon an approved Utility Service Agreement for Wastewater for the subject property, dated October 28th, 2014; and

WHEREAS, the Utility Service Agreement for Wastewater has been recorded within the Public Records of the Lake County Clerk's Office, Official Record Book 4626, Pages 2233-2246; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has chosen to Annex the area as part of the conditions of providing said sewer service to the subject property and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Chapter 171, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

DESCRIPTION - RESIDENTIAL AREA

THAT PART OF TRACTS 55, 56, 57, 58, MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9;

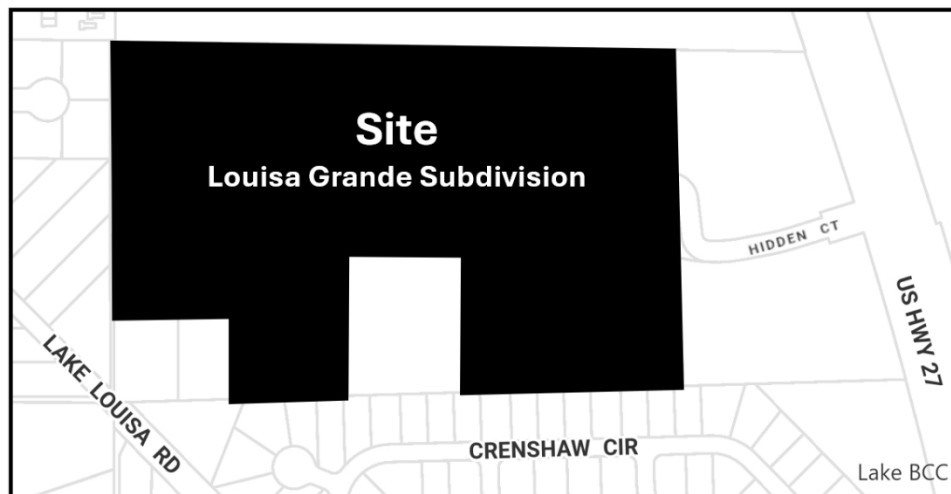
CITY OF CLERMONT
ORDINANCE NO. 2025-037

THENCE RUN N 00° 01' 00"E, ALONG THE WEST LINE OF SAID TRACT 57 AND ALSO BEING THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 9, 240.10 FEET, TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57, TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 01' 00"E, ALONG SAID WEST LINE, 757.24 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 56; THENCE RUN N 89° 04' 20"E, ALONG SAID NORTH LINE, 427.55 FEET; THENCE RUN S 89° 10' 12"E, 1143.08 FEET; THENCE RUN S 01° 40' 07"E, 941.55 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 614.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE RUN N 00° 06' 24"E, 394.87 FEET, TO THE SOUTH LINE OF THE NORTH 261.50 FEET OF SAID TRACT 58; THENCE RUN S 88° 49' 32"W, ALONG SAID SOUTH LINE, 328.10 FEET, TO THE EAST LINE OF SAID TRACT 57; THENCE RUN S 00° 04' 35"W, ALONG SAID EAST LINE, 397.69 FEET, TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 327.96 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 57; THENCE RUN N 00° 02' 47"E, ALONG SAID EAST LINE, 240.11 FEET, TO THE AFORESAID NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57; THENCE RUN S 88° 19' 53"W, ALONG SAID NORTH LINE, 328.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.640 ACRES MORE OR LESS.

LOCATION

Louisa Grande Subdivision
West of Hidden Court and US Hwy 27 Intersection,
south of Hartwood Marsh Road and northeast of Lake Louisa Road
30.64 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2025-037

SECTION 2:

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3:

All property afore described shall henceforth be subject to ad valorem taxation by the City of Clermont, Lake County, Florida and any other general or special taxes or assessments.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-037

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of October 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





CLERMONT



CHOICE OF CHAMPIONS

Key Benefits

Annexation Advantages

You've always been part of Clermont, and now as official residents your neighborhood will benefit from the full support of city services. Our dedicated police and ISO Class 1 rated Fire Department provide some of the best protection in the nation—an added advantage that may even lower homeowners insurance.

Annexation also gives you a voice in city elections, ensuring your neighborhood helps guide Clermont's future growth and quality of life. Plus, you'll enjoy resident savings on sports, classes, camps, and city events making it easier to stay active, connected, and part of the community you already call home.

- **Real Cost Savings** – Elimination of the County's non-ad valorem fire assessment and solid waste collection fee, saving the average household about \$783 per year.¹
- **Additional Tax Savings** – Elimination of the County's 0.48 mil Fire Ad Valorem tax, reducing yearly costs for residents.
- **Lower Utility Costs** – Out-of-city sewer surcharge removed, reducing rates by 25%.
- **Well-Maintained Infrastructure** – City crews provide ongoing care for roads, sidewalks, stormwater, and utilities (services may vary and; excludes privately owned).²
- **Top-Rated Fire Protection** – Clermont's ISO Class 1 Fire Department may help lower homeowners insurance premiums.
- **Stronger Community Standards** – Enhanced code enforcement to help keep neighborhoods safe, attractive, and well cared for.
- **Trusted Safety Services** – Dedicated police coverage and top-tier protection.
- **Full Cemetery Access** – Eligibility to purchase city cemetery plots, reserved for residents.
- **A Voice in Local Decisions** – Full voting rights in Clermont elections to shape the future together.
- **Resident Savings** – Lower fees for sports, classes, camps, and community events.
- **Belonging and Connection** – Your neighborhood is fully part of Clermont's shared story.

¹ Savings are based on community averages and may differ for each household depending on property and service factors.

² City services may vary by location and are not available in every area.



27
City of Clermont
685 W. Mantrouse St
Clermont, FL 34711



UTILITY SERVICE AGREEMENT FOR SEWER

This document constitutes an agreement between the CITY of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and Steven Hithersay, Trustee and any successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is requesting sewer utility service for a new 75 single family subdivision on 24.92 acres, located east of U.S. 27 and south of Hartwood Marsh Road ("Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Lake County and the OWNER is requesting sewer utility service from the CITY; and

Whereas, as a condition of CITY providing said sewer utility service to the property, OWNER is to extend sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the subdivision; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the sewer utility lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of sewer utility service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which sewer utility service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide sewer service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY. Sewer stub outs shall be provided to adjacent commercial properties.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Code.

- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until sewer is provided to the site and until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until sewer line extensions have been completed and accepted by the CITY.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 Any existing utilities along U.S. 27 must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.
- 1.9 Any proposed or required sewer infrastructure along U.S. 27 shall be placed in a utility easement.
- 1.10 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.11 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.
- 1.12 The OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.
- 1.13 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the sewer lines and appurtenances, both on site and off site, required to serve the Property, with reimbursement for the difference in costs as determined in Section 1.11 and 1.12 from the CITY in the form of Impact Fee Credits.
- 1.14 The Impact Fee Credits shall be established subject to Sections 1.11 and 1.12 and at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
- 1.15 Impact Fee Credits may not be transferred outside of the Property described on Exhibit "A" but may be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.
- 1.16 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.
- 1.17 Any fencing within public view, (including retention ponds), must be ornamental metal with complementing structural columns, as approved by the City's Site Review Committee. No chain link shall be used in public view areas.

- 1.18 The OWNER must coordinate with Lake County and the Metropolitan Planning Organization (MPO) for compliance with Transportation Concurrency, and the Transportation Concurrency Management System (TCMS).
- 1.19 The development shall be in substantial compliance with the Dimension Plan shown in Exhibit "C". Major changes as determined by the Clermont Site Review Committee may require an amendment to this Agreement.
- 1.20 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.
- 1.21 The Agreement shall be for residential utility flow/demand for sewer for 75 dwelling units x 220 gallons/ERU = 16,500 gallons per day, based on an annual average.

Section 2. DEVELOPMENT STANDARDS

The project shall be developed according to the JPA Land Development Regulations (Lake County Ordinance No. 2005-64). Items not addressed in the JPA Land Development Regulations must be developed to City standards unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a *Notice of Encumbrance to Annex* Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

Steven Hithersay, Trustee
98 Fieldcrest Lane
Ephrata, PA 17522

(5224 W. State Rd. 46, #379
Sanford, FL 32771)

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. EFFECTIVE DATE

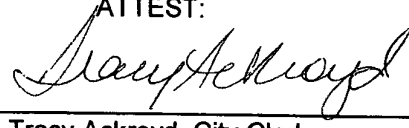
The effective date of this agreement shall be the day of execution of the agreement required hereunder. This Agreement shall be valid for no longer than five (5) years

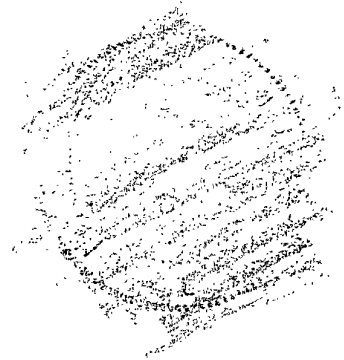
IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this 28 day of October, 2014.

CITY OF CLERMONT


Harold S. Turville Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk



OWNER: Steven Hithersay, Trustee

Steven Hithersay
Signature

Title: Trustee

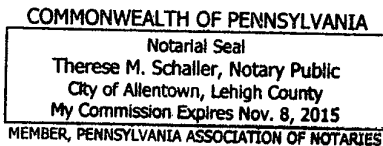
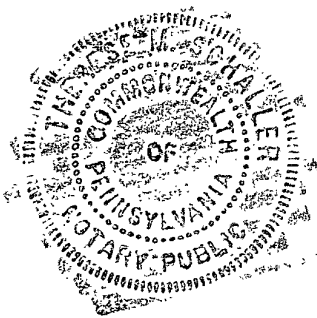
Steven Hithersay
Print Name

STATE OF Pennsylvania
COUNTY OF Lehigh

The foregoing instrument was acknowledged before me on this 5th day of February, 2015, by Steven Hithersay, who is personally known to me or who has produced a Florida Driver's License as identification and who did not take an oath.

Notary Public Therese M. Schaller SEAL:

Type/print name Therese M. Schaller



\\cityhall\shares\Economic Development\JHIT\JPA - Utility Agreements & Reviews\Louisa Vista - Hithersay\Lithersay Louisa Vista
USA for Sewer Agreement CC10-26-14.docx

EXHIBIT "A"**PROPERTY DESCRIPTION****Owner:**

Steven Hithersay, Trustee

Description:

Lake County Alt. Key #s (portions where applicable):

1663547
1663563
1663555
1663601
1663598
1412277

DESCRIPTION – RESIDENTIAL AREA

THAT PART OF TRACTS 55, 56, 57, 58, MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN N00°01'00"E, ALONG THE WEST LINE OF SAID TRACT 57 AND ALSO BEING THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 9, 240.10 FEET, TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57, TO THE POINT OF BEGINNING; THENCE CONTINUE N00°01'00"E, ALONG SAID WEST LINE, 757.24 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 56; THENCE RUN N89°04'20"E, ALONG SAID NORTH LINE, 427.55 FEET; THENCE RUN S89°10'12"E, 1143.08 FEET; THENCE RUN S01°40'07"E, 941.55 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S88°19'53"W, ALONG SAID SOUTH LINE, 614.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE RUN N00°06'24"E, 394.87 FEET, TO THE SOUTH LINE OF THE NORTH 261.50 FEET OF SAID TRACT 58; THENCE RUN S88°49'32"W, ALONG SAID SOUTH LINE, 328.10 FEET, TO THE EAST LINE OF SAID TRACT 57; THENCE RUN S00°04'35"W, ALONG SAID EAST LINE, 397.69 FEET, TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S88°19'53"W, ALONG SAID SOUTH LINE, 327.96 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 57; THENCE RUN N00°02'47"E, ALONG SAID EAST LINE, 240.11 FEET, TO THE AFORESAID NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57; THENCE RUN S88°19'53"W, ALONG SAID NORTH LINE, 328.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.640 ACRES MORE OR LESS.

[illegible]

EXHIBIT "B"

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this **28th day of October 2014**, between **Steven Hithersay, Trustee**, property owners in the County of Lake, State of Florida Grantor*, and the **CITY OF CLERMONT, FLORIDA, A Municipal Corporation, Grantee***:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below - described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law,

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit "A"

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

WITNESSES (Two required):

Steven Hithersay, Trustee

Witnesses

By: Steven Hithersay Trustee
Signature
Steven Hithersay Trustee
Type or print name

1. Patricia L. Garcia
Signature
Patricia L. Garcia
Type or print name

By: _____
Signature

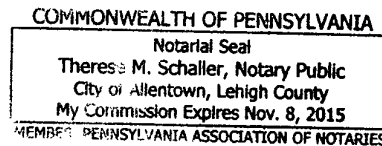
2. _____
Signature

Type or print name

Type or print name

STATE OF Pennsylvania
COUNTY OF Lehigh

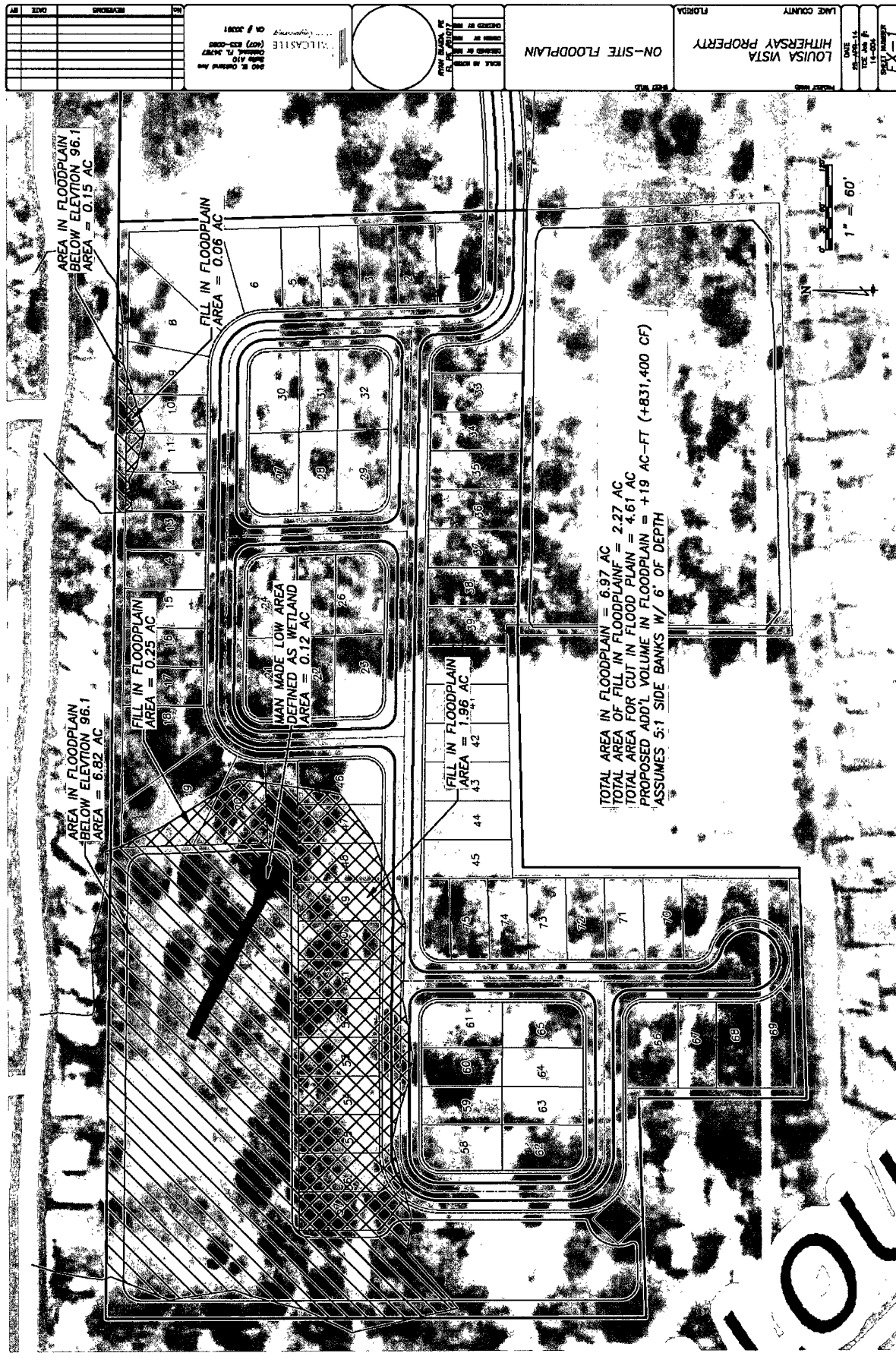
The foregoing instrument was acknowledged before me on this 5th day of February, 2015, by Steven Hithersay, who is personally known to me or who has produced a Florida Driver License as identification and who did not take an oath.

Notary Public Therese M. Schaller SEAL:Type/print name Therese M. Schaller

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Attorney, City of Clermont, Florida 34712

Hithersay, Utility Service Agreement for Sewer

Hithersay Property (Louisa Vista) – On-Site Floodplain

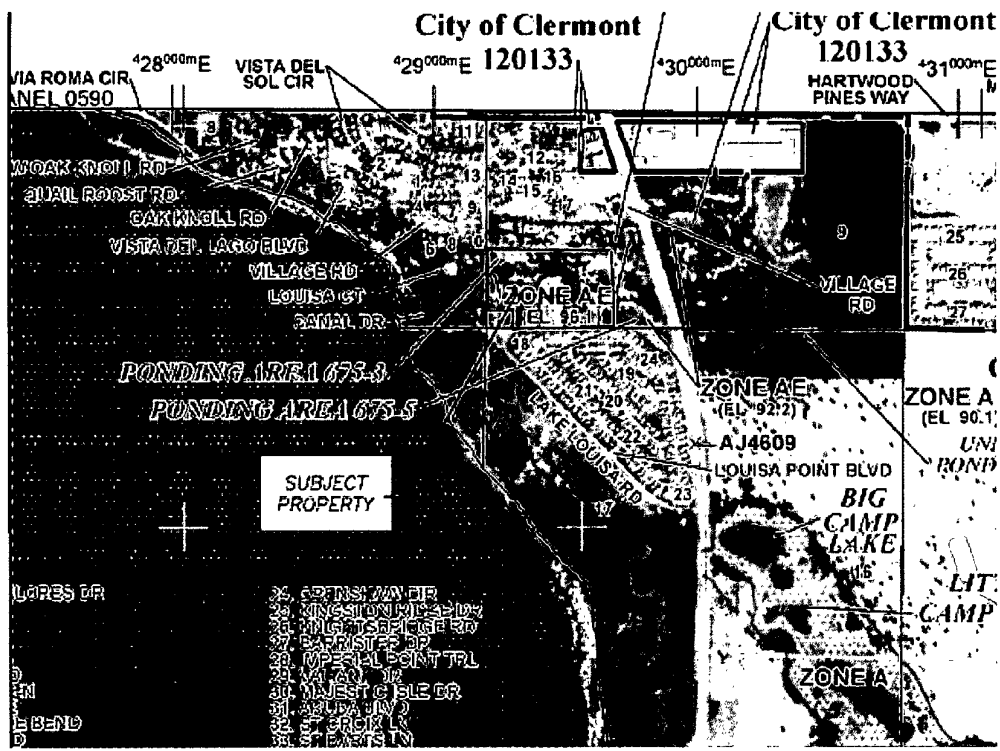


Hithersay, Utility Service Agreement for Sewer

Hithersay Property (Louisa Vista) – Aerial maps



Hithersay Property (Louisa Vista) – Aerial maps



FEMA FIRM PANEL 12069C0675E

SCALE: 1" = ~1,000'



Hithersay, Utility Service Agreement for Sewer



CITY OF CLERMONT

Development Services

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-0219

352-394-4083

Fax: 352-394-3542

September 11, 2025

Lake County BOCC & County Attorney & Lake County Growth MGMT
315 W. Main Street
Tavares, FL 32778

(Sent Via Email and Certified Mail #9489 0178 9820 3043 6771 59)

Re: Notice of Annexation Ordinance No. 2025-037
Louisa Grande
Site Area: 30.64 +/- acres
Location: Louisa Grande Subdivision

To whom it may concern:

As required by Chapter 171.044(6), Florida Statutes, please find the public hearing notice for the above-referenced ordinances that will come before the City of Clermont City Council for final reading on October 28, 2025.

Should you have any questions, please feel free to contact me at 352-241-7343.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justine Day", is written over a faint, larger blue signature.

Justine Day
Planner I

Via email: James Coyle – County Attorney's Office
James.Coyle@lakecountyfl.gov

LEGAL NOTICE

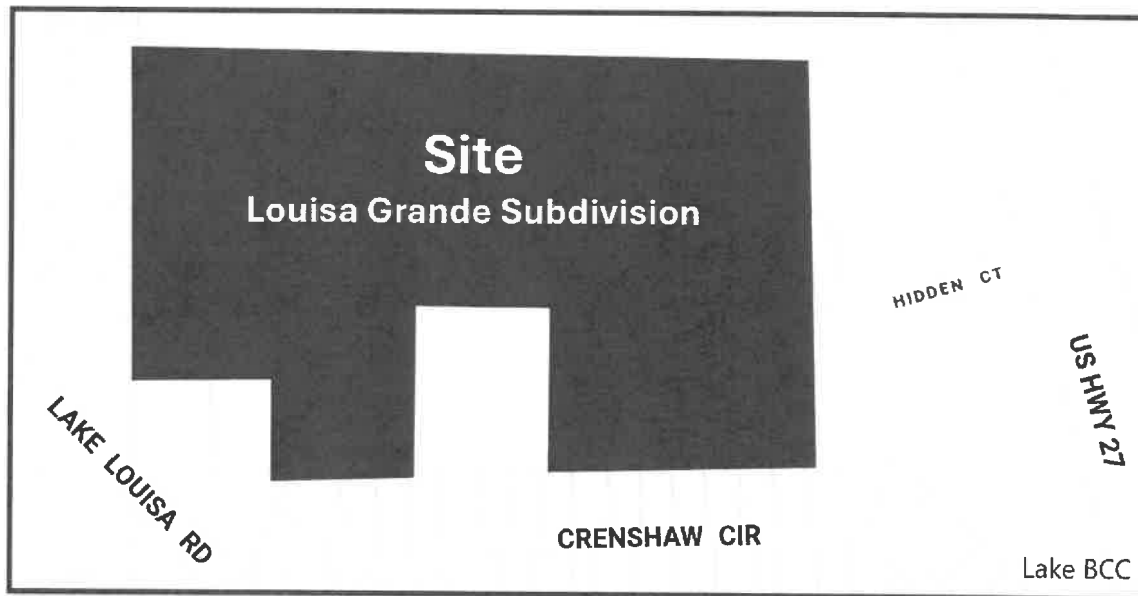
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, October 28, 2025 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2025-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

Louisa Grande Subdivision
West of Hidden Court and US Hwy 27 Intersection,
south of Hartwood Marsh Road and northeast of Lake Louisa Road
30.64 +/- Acres



LEGAL DESCRIPTION

DESCRIPTION - RESIDENTIAL AREA

THAT PART OF TRACTS 55, 56, 57, 58, MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN N 00° 01' 00"E, ALONG THE WEST LINE OF SAID

TRACT 57 AND ALSO BEING THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 9, 240.10 FEET, TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57, TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 01' 00"E, ALONG SAID WEST LINE, 757.24 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 56; THENCE RUN N 89° 04' 20"E, ALONG SAID NORTH LINE, 427.55 FEET; THENCE RUN S 89° 10' 12"E, 1143.08 FEET; THENCE RUN S 01° 40' 07"E, 941.55 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 614.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE RUN N 00° 06' 24"E, 394.87 FEET, TO THE SOUTH LINE OF THE NORTH 261.50 FEET OF SAID TRACT 58; THENCE RUN S 88° 49' 32"W, ALONG SAID SOUTH LINE, 328.10 FEET, TO THE EAST LINE OF SAID TRACT 57; THENCE RUN S 00° 04' 35"W, ALONG SAID EAST LINE, 397.69 FEET, TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 327.96 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 57; THENCE RUN N 00° 02' 47"E, ALONG SAID EAST LINE, 240.11 FEET, TO THE AFORESAID NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57; THENCE RUN S 88° 19' 53"W, ALONG SAID NORTH LINE, 328.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.640 ACRES MORE OR LESS.

All public meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC, City Clerk

Daily Commercial
Oct. 6 and 13, 2025

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, October 28, 2025 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2025-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

Louisa Grande Subdivision
West of Hidden Court and US Hwy 27 Intersection,
south of Hartwood Marsh Road and northeast of
Lake Louisa Road
30.64 +/- Acres



LEGAL DESCRIPTION

DESCRIPTION - RESIDENTIAL AREA

THAT PART OF TRACTS 55, 56, 57, 58, MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN N 00° 01' 00"E, ALONG THE WEST LINE OF SAID TRACT 57 AND ALSO BEING THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 9, 240.10 FEET, TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57, TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 01' 00"E, ALONG SAID WEST LINE, 757.24 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 56; THENCE RUN N 89° 04' 20"E, ALONG SAID NORTH LINE, 427.55 FEET; THENCE RUN S 89° 10' 12"E, 1143.08 FEET; THENCE RUN S 01° 40' 07"E, 941.55 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 614.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE RUN N 00° 06' 24"E, 394.87 FEET, TO THE SOUTH LINE OF THE NORTH 261.50 FEET OF SAID TRACT 58; THENCE RUN S 88° 49' 32"W, ALONG SAID SOUTH LINE, 328.10 FEET, TO THE EAST LINE OF SAID TRACT 57; THENCE RUN S 00° 04' 35"W, ALONG SAID EAST LINE, 397.69 FEET, TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 327.96 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 57; THENCE RUN N 00° 02' 47"E, ALONG SAID EAST LINE, 240.11 FEET, TO THE AFORESAID NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57; THENCE RUN S 88° 19' 53"W, ALONG SAID NORTH LINE, 328.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.640 ACRES MORE OR LESS.

All public meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC, City Clerk



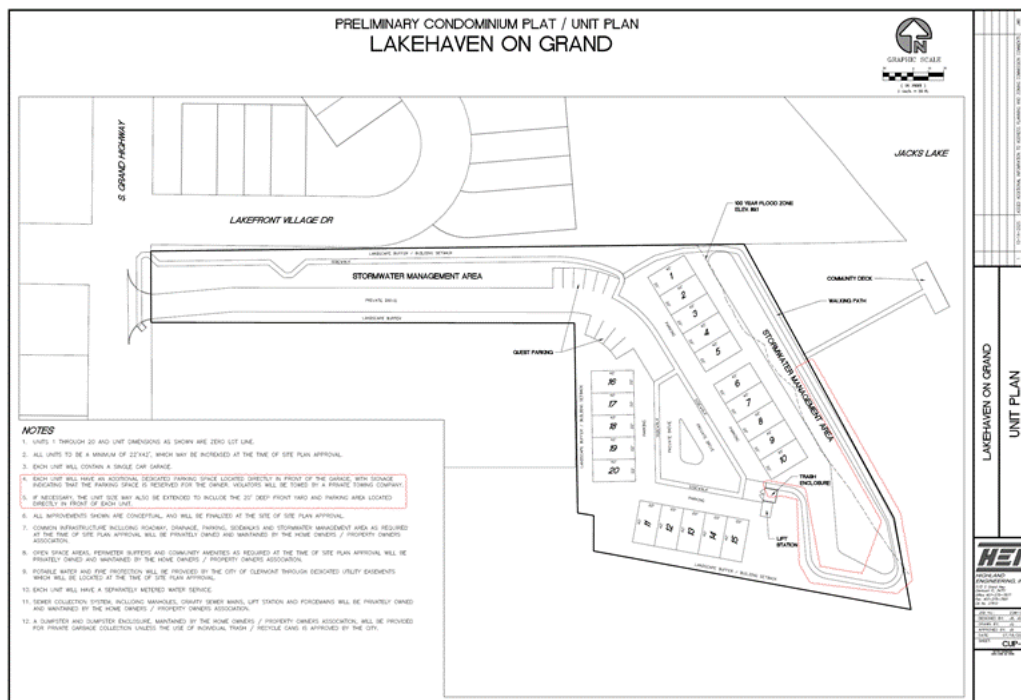
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 28, 2025	
Agenda Item Name	
Resolution No. 2025-026R <i>Lakehaven on Grand CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2025-026R	
Staff Report	

The applicant, Joe Zagame, Jr., is requesting a Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District. The vacant parcels are located east of South Grand Highway and north of East Highway 50.



The subject property is designated for High Density Residential use under the City's Future Land Use and is zoned R-2, which permits multifamily development subject to Conditional Use Permit approval. The proposed project includes a 20-unit condominium development that is consistent with both the density allowances and the intent of the R-2 zoning district.

The CUP process provides an opportunity to ensure that multifamily developments are compatible with the surrounding neighborhoods and that appropriate design, buffering, and access are addressed. Staff has reviewed the proposed request and found it to be in compliance with the City's Land Development Code requirements. No waivers or variances have been requested by the applicant at this time.

The site is located adjacent to residential and commercial uses, with frontage and access from South Grand Highway. The proposed development will serve as a compatible transition between existing single-family

neighborhoods and commercial corridors. The site is located directly behind the At Home store and down from an existing stormwater pond. The development could be considered infill development since the majority of the surrounding area has been developed.

The Site Plan has been updated in response to the Planning and Zoning Board's recommendation to extend the walking path and include dedicated parking for property owners.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. *Planning and Zoning recommended approval 5-0 with two additions to be added in Section 2 of the resolution. To prohibit on-street parking and allow waste collection through a centralized dumpster enclosure rather than individual cans at each specific parcel.* Staff recommends approval of the Conditional Use Permit, Resolution No. 2025-026R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2025-026R Lakehaven on Grand CUP (10.15.2025)	2025-026R Lakehaven on Grand CUP (10.15.2025).pdf
2.	Location Map	Location Map.pdf
3.	Lakehaven on Grand - Concept and Unit Plan - 10-15-25	Lakehaven on Grand - Concept and Unit Plan - 10-15-25.pdf
4.	3b LOG Front Elevation	3b LOG Front Elevation.jpg
5.	3c LOG Back Elevation	3c LOG Back Elevation.jpg
6.	Staff Analysis Lakehaven on Grand 10.15.25	Staff Analysis Lakehaven on Grand 10.15.25.pdf
7.	LOG CUP Application	LOG CUP Application.pdf
8.	Legal ad-Lakehaven on Grand-CC-10.28.2025	Legal ad-Lakehaven on Grand-CC-10.28.2025.pdf



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CONDOMINIUM DEVELOPMENT IN THE R-2 MEDIUM DENSITY RESIDENTIAL 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 October 7, 2025 recommended approval of this Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District; at the following location:

LOCATION:

Vacant parcels located east of South Grand Highway
and north of East Highway 50
(AK 3801341, 3801342, and 3801237)

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

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District; shall be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.
3. The property shall be developed in substantial accordance with Exhibit A, the conceptual site plan dated July 18, 2025, **with a revision 1 date of 10-14-2025**, prepared by Highland Engineering, Inc. Formal Construction Plans, incorporating all conditions stated in this Permit shall be submitted for review and approval 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.
4. 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.
5. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. 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.
7. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.
8. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of any Certificate of Occupancy.
9. 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.
10. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

11. 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, which may include additional parking requirements or revocation of the Conditional Use Permit.

SECTION 2: LAND USE

1. This Conditional Use Permit is for a condominium development with up to 20 units on 2.64 acres, for a density of 7.58 dwelling units per acre.
2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.
4. No on-street parking shall be permitted on site. All parking must be accommodated within designated on-site parking areas as shown on the approved site plan.
5. The use of a shared dumpster enclosure shall be the sole method of waste management for the site. Individual trash bins for separate units are not permitted.

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 AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of October 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

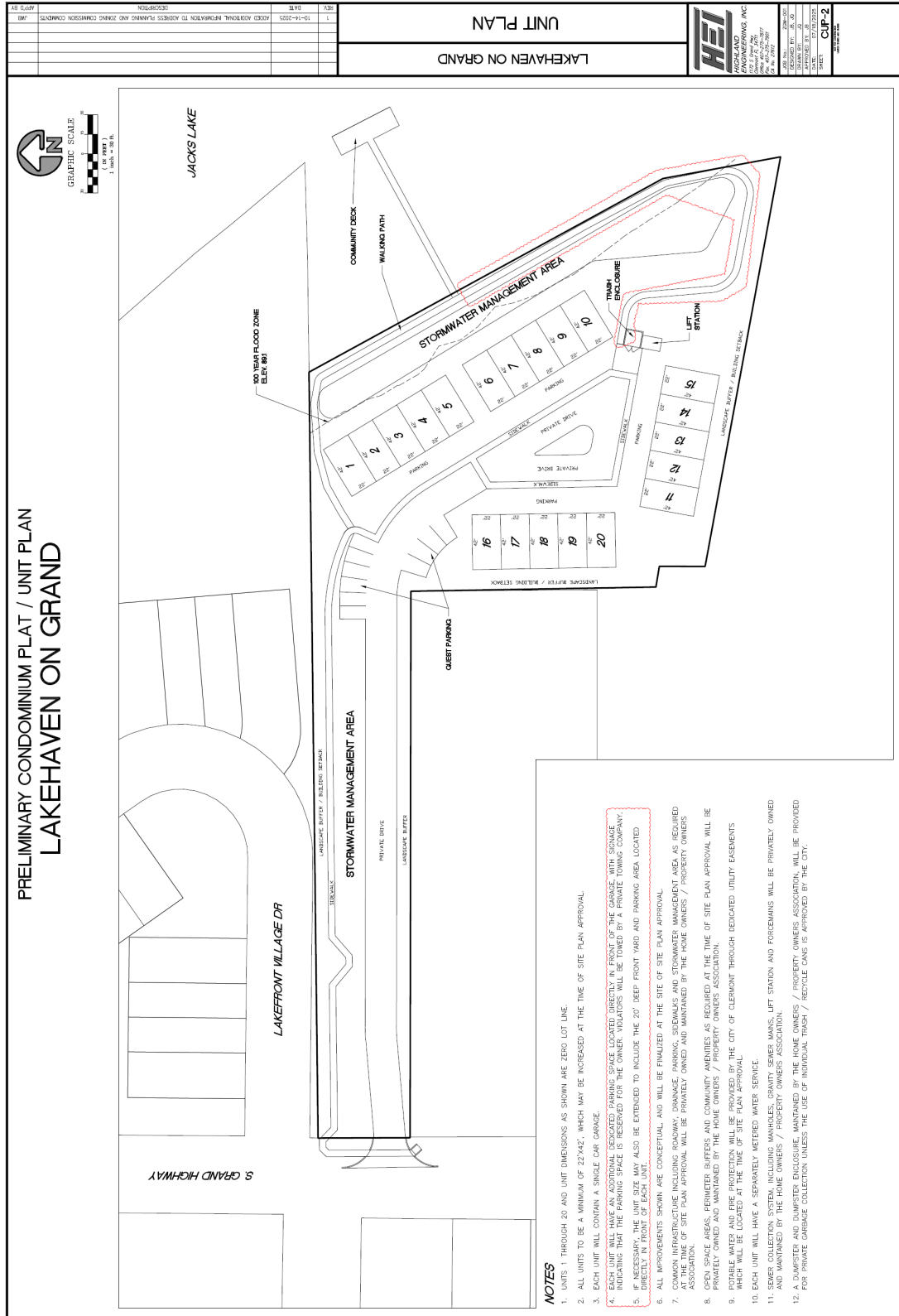
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

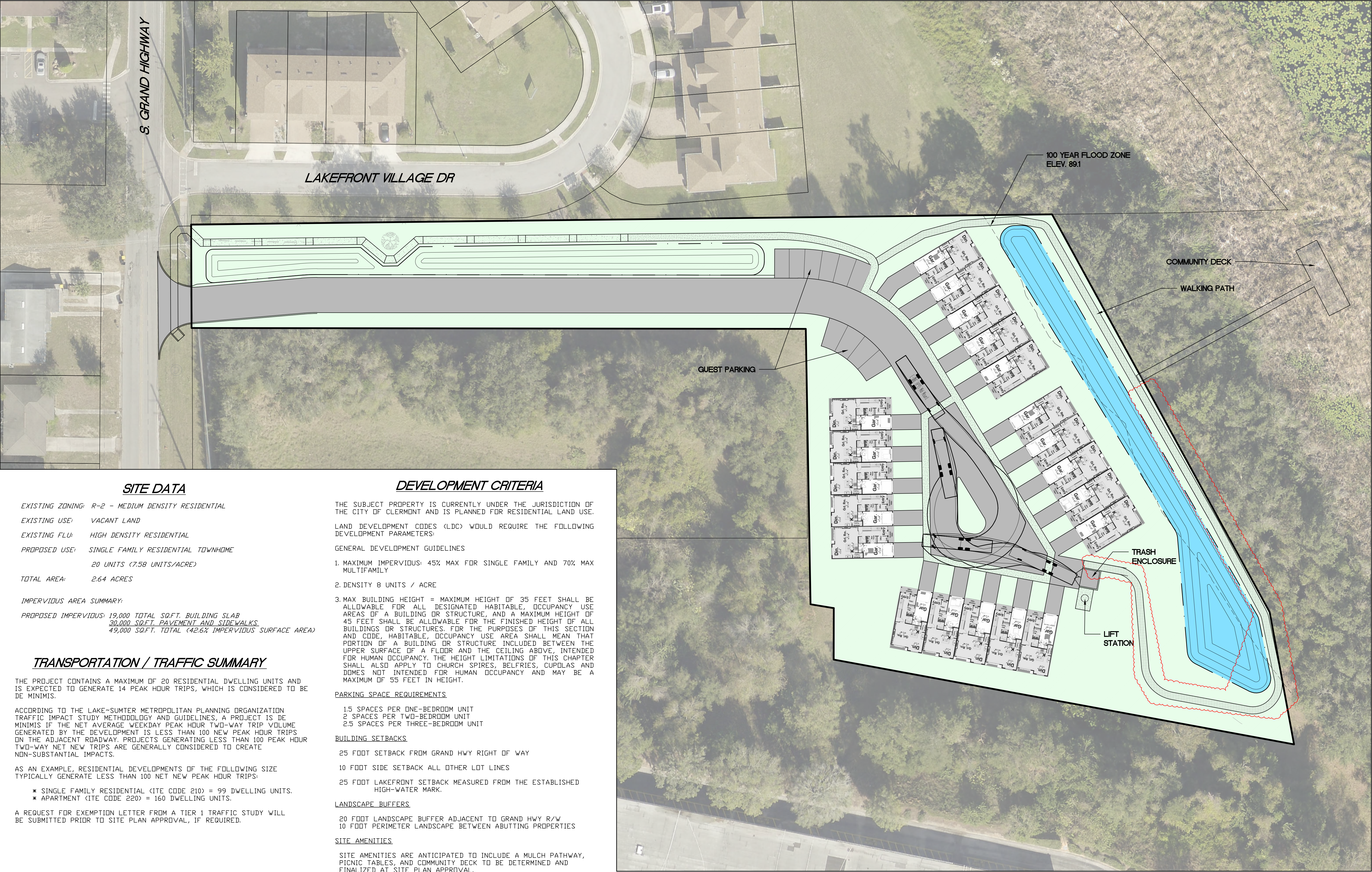
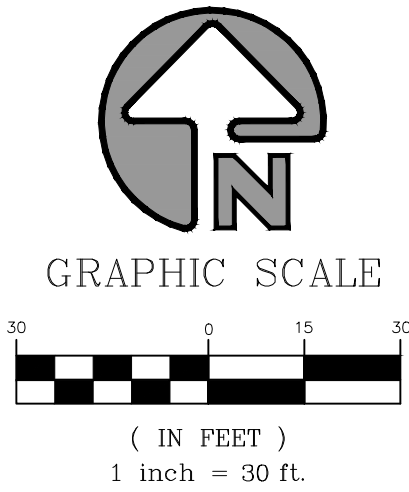
CITY OF CLERMONT RESOLUTION NO. 2025-026R

Exhibit A Conceptual Site Plan





CONCEPTUAL SITE PLAN
LAKEHAVEN ON GRAND
PARCEL No. 09-22-26-0805-57B-00001,
09-22-26-0805-57B-00004, and 09-22-26-0805-57B-00005



SITE DATA

EXISTING ZONING: R-2 - MEDIUM DENSITY RESIDENTIAL
EXISTING USE: VACANT LAND
EXISTING FLU: HIGH DENSITY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL TOWNHOME
20 UNITS (7.58 UNITS/ACRE)
TOTAL AREA: 2.64 ACRES
IMPERVIOUS AREA SUMMARY:
PROPOSED IMPERVIOUS: 19,000 TOTAL SQ.FT. BUILDING SLAB
30,000 SQ.FT. PAVEMENT AND SIDEWALKS
49,000 SQ.FT. TOTAL (42.6% IMPERVIOUS SURFACE AREA)

TRANSPORTATION / TRAFFIC SUMMARY

THE PROJECT CONTAINS A MAXIMUM OF 20 RESIDENTIAL DWELLING UNITS AND IS EXPECTED TO GENERATE 14 PEAK HOUR TRIPS, WHICH IS CONSIDERED TO BE DE MINIMIS.
ACCORDING TO THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION TRAFFIC IMPACT STUDY METHDDLOGY AND GUIDELINES, A PROJECT IS DE MINIMIS IF THE NET AVERAGE WEEKDAY PEAK HOUR TWO-WAY TRIP VOLUME GENERATED BY THE DEVELOPMENT IS LESS THAN 100 NEW PEAK HOUR TRIPS ON THE ADJACENT ROADWAY. PROJECTS GENERATING LESS THAN 100 PEAK HOUR TWO-WAY NET NEW TRIPS ARE GENERALLY CONSIDERED TO CREATE NON-SUBSTANTIAL IMPACTS.
AS AN EXAMPLE, RESIDENTIAL DEVELOPMENTS OF THE FOLLOWING SIZE TYPICALLY GENERATE LESS THAN 100 NET NEW PEAK HOUR TRIPS:
* SINGLE FAMILY RESIDENTIAL (ITE CODE 210) = 99 DWELLING UNITS.
* APARTMENT (ITE CODE 220) = 160 DWELLING UNITS.
A REQUEST FOR EXEMPTION LETTER FROM A TIER 1 TRAFFIC STUDY WILL BE SUBMITTED PRIOR TO SITE PLAN APPROVAL, IF REQUIRED.

DEVELOPMENT CRITERIA

THE SUBJECT PROPERTY IS CURRENTLY UNDER THE JURISDICTION OF THE CITY OF CLERMONT AND IS PLANNED FOR RESIDENTIAL LAND USE.
LAND DEVELOPMENT CODES (LDC) WOULD REQUIRE THE FOLLOWING DEVELOPMENT PARAMETERS:
GENERAL DEVELOPMENT GUIDELINES
1. MAXIMUM IMPERVIOUS: 45% MAX FOR SINGLE FAMILY AND 70% MAX MULTIFAMILY
2. DENSITY 8 UNITS / ACRE
3. MAX BUILDING HEIGHT = MAXIMUM HEIGHT OF 35 FEET SHALL BE ALLOWABLE FOR ALL DESIGNATED HABITABLE, OCCUPANCY USE AREAS OF A BUILDING OR STRUCTURE, AND A MAXIMUM HEIGHT OF 45 FEET SHALL BE ALLOWABLE FOR THE FINISHED HEIGHT OF ALL BUILDINGS OR STRUCTURES. FOR THE PURPOSES OF THIS SECTION AND CODE, HABITABLE, OCCUPANCY USE AREA SHALL MEAN THAT PORTION OF A BUILDING OR STRUCTURE INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR AND THE CEILING ABOVE, INTENDED FOR HUMAN OCCUPANCY. THE HEIGHT LIMITATIONS OF THIS CHAPTER SHALL ALSO APPLY TO CHURCH SPIRES, BELFRIES, CUPOLAS AND DOMES NOT INTENDED FOR HUMAN OCCUPANCY AND MAY BE A MAXIMUM OF 55 FEET IN HEIGHT.

PARKING SPACE REQUIREMENTS

- 1.5 SPACES PER ONE-BEDROOM UNIT
- 2 SPACES PER TWO-BEDROOM UNIT
- 2.5 SPACES PER THREE-BEDROOM UNIT

BUILDING SETBACKS

- 25 FOOT SETBACK FROM GRAND HWY RIGHT OF WAY
- 10 FOOT SIDE SETBACK ALL OTHER LOT LINES
- 25 FOOT LAKEFRONT SETBACK MEASURED FROM THE ESTABLISHED HIGH-WATER MARK.

LANDSCAPE BUFFERS

- 20 FOOT LANDSCAPE BUFFER ADJACENT TO GRAND HWY R/W
- 10 FOOT PERIMETER LANDSCAPE BETWEEN ABUTTING PROPERTIES

SITE AMENITIES

SITE AMENITIES ARE ANTICIPATED TO INCLUDE A MULCH PATHWAY, PICNIC TABLES, AND COMMUNITY DECK TO BE DETERMINED AND FINALIZED AT SITE PLAN APPROVAL.

LAKEHAVEN ON GRAND

CONCEPTUAL SITE PLAN



HIGHLAND
ENGINEERING, INC.
1172 S Grand Hwy
Clermont, FL 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.: ZGM-001

DESIGNED BY: JB, JQ

DRAWN BY: JQ

APPROVED BY: JB

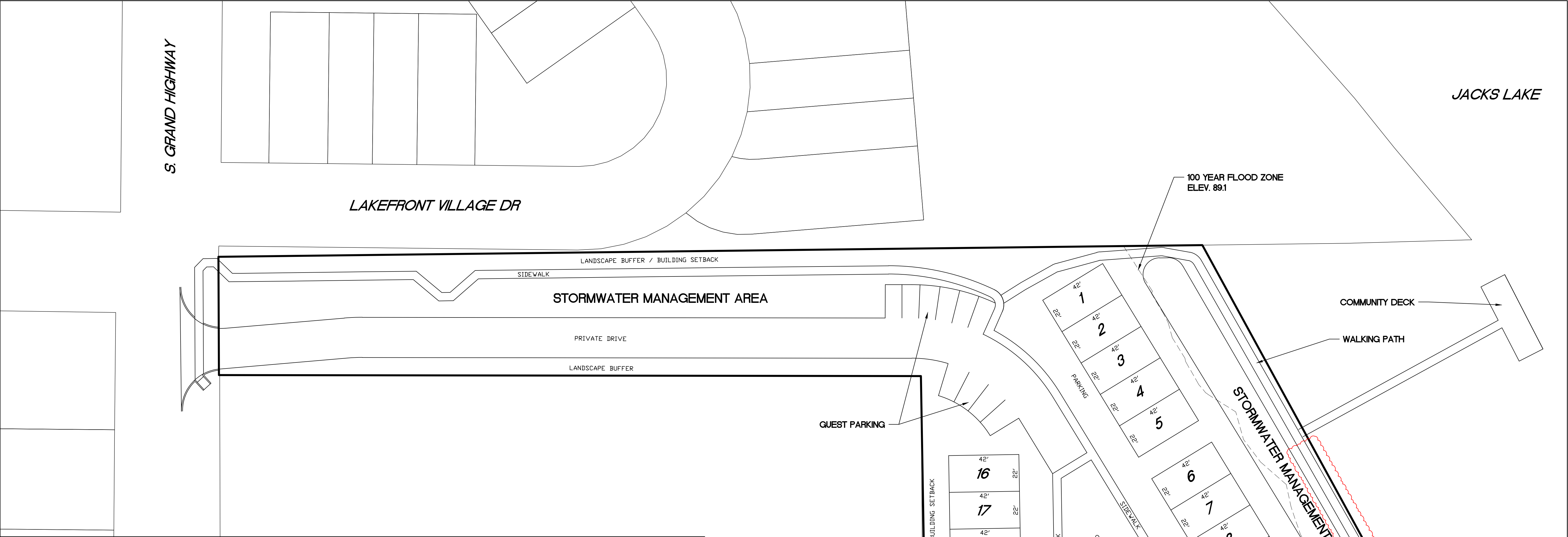
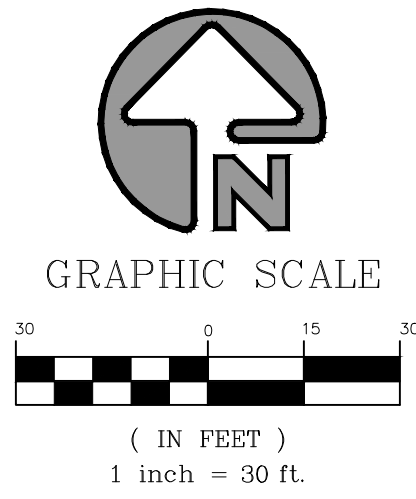
DATE: 07/18/2025

SHEET: CUP-1

NOT FOR CONSTRUCTION
UNLESS SOLED AND SEALED

REV.	DATE	ADDED ADDITIONAL INFORMATION TO ADDRESS PLANNING AND ZONING COMMISSION COMMENTS	APPD BY
1	10-14-2025		JMB

PRELIMINARY CONDOMINIUM PLAT / UNIT PLAN
LAKEHAVEN ON GRAND



NOTES

1. UNITS 1 THROUGH 20 AND UNIT DIMENSIONS AS SHOWN ARE ZERO LOT LINE.
2. ALL UNITS TO BE A MINIMUM OF 22'X42', WHICH MAY BE INCREASED AT THE TIME OF SITE PLAN APPROVAL.
3. EACH UNIT WILL CONTAIN A SINGLE CAR GARAGE.
4. EACH UNIT WILL HAVE AN ADDITIONAL DEDICATED PARKING SPACE LOCATED DIRECTLY IN FRONT OF THE GARAGE, WITH SIGNAGE INDICATING THAT THE PARKING SPACE IS RESERVED FOR THE OWNER. VIOLATORS WILL BE TOWED BY A PRIVATE TOWING COMPANY.
5. IF NECESSARY, THE UNIT SIZE MAY ALSO BE EXTENDED TO INCLUDE THE 20' DEEP FRONT YARD AND PARKING AREA LOCATED DIRECTLY IN FRONT OF EACH UNIT.
6. ALL IMPROVEMENTS SHOWN ARE CONCEPTUAL, AND WILL BE FINALIZED AT THE SITE OF SITE PLAN APPROVAL.
7. COMMON INFRASTRUCTURE INCLUDING ROADWAY, DRAINAGE, PARKING, SIDEWALKS AND STORMWATER MANAGEMENT AREA AS REQUIRED AT THE TIME OF SITE PLAN APPROVAL WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION.
8. OPEN SPACE AREAS, PERIMETER BUFFERS AND COMMUNITY AMENITIES AS REQUIRED AT THE TIME OF SITE PLAN APPROVAL WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION.
9. POTABLE WATER AND FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF CLERMONT THROUGH DEDICATED UTILITY EASEMENTS WHICH WILL BE LOCATED AT THE TIME OF SITE PLAN APPROVAL.
10. EACH UNIT WILL HAVE A SEPARATELY METERED WATER SERVICE.
11. SEWER COLLECTION SYSTEM, INCLUDING MANHOLES, GRAVITY SEWER MAINS, LIFT STATION AND FORCEMAINS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION.
12. A DUMPSTER AND DUMPSTER ENCLOSURE, MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION, WILL BE PROVIDED FOR PRIVATE GARBAGE COLLECTION UNLESS THE USE OF INDIVIDUAL TRASH / RECYCLE CANS IS APPROVED BY THE CITY.

LAKEHAVEN ON GRAND		UNIT PLAN	
		NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	
JOB No.:	ZGM-001	DESIGNED BY:	JB, JQ
DRAWN BY:	JQ	APPROVED BY:	JB
DATE:	07/18/2025	SHEET:	CUP-2
REV.	1	DATE	10-14-2025
DESCRIPTION		ADDED ADDITIONAL INFORMATION TO ADDRESS PLANNING AND ZONING COMMISSION COMMENTS	
		JMB	
		APPD BY	







CITY OF CLERMONT Staff Analysis Report

OWNER: Richard W. Weber Jr. and Linda B. Weber Joint Revocable Trust

APPLICANT: Joe Zagame, Jr.

PROJECT NAME: Lakehaven on Grand

REQUESTED ACTION: Consider the Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District

SIZE OF PARCEL: 2.64 Acres

LOCATION: Vacant parcels located east of South Grand Highway and north of East Highway 50 (AK 3801341, 3801342, and 3801237).

EXISTING ZONING: R-2 – Medium Density Residential

FUTURE LAND USE: High Density Residential

EXISTING USE: Vacant Parcel

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Medium Density Residential	R-3 – Residential/Professional	Townhomes	Lakefront Village
South	Commercial	PUD – Planned Unit Development	Commercial	At Home
East	N/A	N/A	Jacks Lake	
West	Residential/Office	R-3-A – Residential/Professional	Offices and Single-family use	

The subject property is designated for High Density Residential use under the City's Future Land Use and is zoned R-2, which permits multi-family development subject to Conditional Use Permit approval. The proposed project includes a 20-unit condominium development that is consistent with both the density allowances and the intent of the R-2 zoning district.

The CUP process provides an opportunity to ensure that multi-family developments are compatible with the surrounding neighborhoods and that appropriate design, buffering, and access are addressed. Staff has reviewed the proposed request and find it to be in compliance with the City's Land Development Code requirements. No waivers or variances have been requested by the applicant at this time.

The site is located adjacent to residential and commercial uses, with frontage and access from South Grand Highway. The proposed development will serve as a compatible transition between existing single-family neighborhoods and commercial corridors. The site is located directly behind the At Home store and down from an existing stormwater pond. The development could be considered infill development since majority of the surrounding area has been developed.

The Site Plan has been updated in response to the Planning and Zoning Board's recommendation to extend the walking path and include dedicated parking for property owners.

STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2025-026R.



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Lakehaven on Grand				
Applicant Lakehaven on Grand LLC				
Contact Person Joe Zagame, Jr.				
Address 230 Mohawk Road		City Clermont	State FL	Zip 34715
Telephone (352) 536-0925				
Email joe.zagame@prescogroup.com				
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)				
Property Owner Name Richard W. Weber Jr. and Linda B. Weber Joint Revocable Trust				
Owner Address 15035 Green Valley Blvd		City Clermont	State FL	Zip 34711
Telephone (352) 636-4622		Email rick@weberbuild.com		
PROPERTY INFORMATION				
Address of Subject Property XXX S Grand HWY, Clermont, FL		Alternate Key 3801237		Zip 34711
General Location Immediately north of the At Home Shopping Center and immediately south of Lakefront Village Townhomes				
Legal Description & Alternate Key (include copy of survey) Please see survey.				
Land Use (City verification required) Multifamily				
Zoning (City verification required) R-2				



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.

I am requesting the right to construct townhomes, similar to the Lakefront Village Townhomes north of and adjacent to the subject property.

The existing R-2 zoning allows for townhomes with a CUP.

Joseph Zagame
Applicant Name (print)

Richard W. Weber Jr
Owner Name (print)

Joseph Zagame
Applicant Name (signature)

Richard W. Weber Jr
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

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	City of Clermont-Legals
Contact Phone:	352-394-4081
Contact Email:	
PO Number:	

Date:	10/01/2025
Order Number:	11725324
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	48.0000
Height in Inches:	3.9800

Print				
Product	# Insertions	Start - End	Category	
LEE Daily Commercial	1	10/13/2025 - 10/13/2025	Govt Bids & Proposals	
LEE dailycommercial.com	1	10/13/2025 - 10/13/2025	Govt Bids & Proposals	
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				
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!			Order Confirmation Amount	\$77.84

LEGAL NOTICE

On Tuesday, October 28, 2025 at 3:00 PM the Clermont City Council will consider a request for a Conditional Use Permit (2025-026R) to allow for a townhome development in the R-2 Medium Density Residential Zoning District, at the following location:

LOCATION

Vacant parcels located east of South Grand Highway and north of East Highway 50 (AK 3801341, 3801342, and 3801237)

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
October 13, 2025



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 28, 2025		
Agenda Item Name		
Ordinance No. 2025-043 <i>Intro Police Pension Plan</i>		
Requested Action		
Recommend approval of Ordinance 2025-043.		
Staff Report		
Recommend approval of Clermont Police Officers' Retirement Plan Ordinance 2025-043, adding statutory language regarding the minimum non-service disability benefit equal to 25% of average earnings. The addition of the language is administrative in nature, as this is an existing benefit. The 25% is a minimum mandatory benefit as required by Florida Statutes §185.18. The Plan's benefit exceeds the minimum, but the auditor requests that the minimum be explicitly stated in the Plan. The ordinance will have no impact on the plan, according to the plan's actuary.		
Additional Analysis		
Fiscal Impact Summary		
This ordinance will have no actuarial impact on the plan.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Actuary Letter	Actuary Letter.pdf	
2. Ord. 2025-043 Police Pension Plan - Disability (10.21.2025)	Ord. 2025-043 Police Pension Plan - Disability (10.21.2025).pdf	
3. Legal Ad	Legal Ad.pdf	



Post Office Box 888343
Atlanta, Georgia 30356-0343
Telephone 770.392.0980
Facsimile 770.392.2193

September 29, 2025

Trustees of the Retirement Plan for the Police Officers of the City of Clermont
Mr. J. Scott Baur
Managing Partner
Resource Centers, LLC
4360 Northlake Boulevard, Suite 206
Palm Beach Gardens, FL 33410

Re: Retirement Plan for the Police Officers of the City of Clermont

Ladies and Gentlemen:

In response to your request, I have reviewed the recently proposed Ordinance No. 2025-_____ as submitted by Bonni Jensen on September 17, 2025. This ordinance corrects the plan language to add the minimum non-service disability benefit equal to 25% of average earnings. Because the benefit has already been included in the calculation of the minimum required contribution, this ordinance will have no actuarial impact on the plan.

If you have any questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink that reads "Charles T. Carr".

Charles T. Carr
Consulting Actuary

cc: Ms. Bonni Jensen



CITY OF CLERMONT
ORDINANCE NO. 2025-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT; LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT POLICE OFFICERS' RETIREMENT PLAN AT CHAPTER 28, ARTICLE III; AMENDING SECTION 28-63, DISABILITY; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Clermont Police Officers are provided pension and certain other benefits under Clermont City Code; Chapter 28, Article III;

WHEREAS, the City Council desires to amend the provisions of the Police Officers' Retirement Plan; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Lake County, Florida that (note: strikethrough indicates removed words and underlined indicates added text):

SECTION 1:

That Chapter 28, Pensions and Retirement, Article III, Police Officers' Retirement Plan, Section 28-63, Disability, subsection (c), Benefits not-in-line of duty, of the Code of Ordinances of the City of Clermont, is hereby amended to read as follows:

* * * * *

- (c) *Benefits not-in-line of duty.* Any member with ten years or more credited service who shall become totally and permanently disabled to the extent that the member is unable, by reason of a medically determinable physical or mental impairment, to render useful and efficient service as a police officer, which disability is not directly caused by the performance of the member's duties as a police officer shall, upon establishing the same to the satisfaction of the board, be entitled to a monthly pension equal to the greater of:
- (1) The member's accumulated contributions at five percent interest; or
 - (2) 2¼ percent of average final compensation times years of credited service earned prior to October 1, 2002, plus three percent of average final compensation times years of credited service earned on and after October 1, 2002;~~;~~ or

(3) 25 percent of the member's average final compensation.

A member determined to be totally and permanently disabled from a non-service-connected injury or disease and who has not completed ten years of service shall receive a return of accumulated contributions with five percent interest. Eligibility requirements for disability benefits are set forth in subsection (g) of this section.

SECTION 2: CODIFICATION

Specific authority is hereby granted to codify and incorporate this Ordinance in the existing Code of Ordinances of the City of Clermont.

SECTION 3: CONFLICT

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4: SEVERABILITY

If any section, subsection, sentence, clause, phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 5: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 1 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-043

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 18th day of November 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. 2025-043

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:	City of Clermont
Contact Phone:	352.394.4081
Contact Email:	
PO Number:	

Date:	10/17/2025
Order Number:	11766736
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	3.9000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	11/03/2025 - 11/03/2025	Govt Public Notices
LEE dailycommercial.com	1	11/03/2025 - 11/03/2025	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	\$76.26
Tax Amount	\$0.00
Service Fee 3.99%	\$3.04
Cash/Check/ACH Discount	-\$3.04
Payment Amount by Cash/Check/ACH	\$76.26
Payment Amount by Credit Card	\$79.30

Order Confirmation Amount	\$76.26
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, November 18, 2025 at 3:00 PM the Clermont City Council will consider the proposed ordinance to allow for the amendment of the City Code, Chapter 28, Article III.

ORDINANCE NO. 2025-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT; LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT POLICE OFFICERS RETIREMENT PLAN AT CHAPTER 28, ARTICLE III; AMENDING SECTION 28-63, DISABILITY; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

#11766736 11/3/2025