



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

3:00 PM, Tuesday, February 10, 2026

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 January 13, 2026 Council Meeting minutes.

Item No. 2 - Events and Road Closure Request
Clermont Main Street - March Update

Consider approval of Saturday Food Truck on March 7, 2026, with the time change of road closure 7am–5:30pm.

Item No. 3 - Emergency Purchase Approval and Budget Reallocation
FS No. 2 Temporary Site

Consider emergency purchase approval for temporary facilities to maintain Fire Station 2 operations during renovations and budget reallocation from F.S. 2 Renovation project to Temporary Housing F.S. 2 account.

Item No. 4 - Request for Proposal Award
Arts & Recreation Center Cater Svcs.

Consider RFP award and execute a Term Contract with the top ten-ranked vendors to acquire catering and bar services for the Clermont ARC.

Item No. 5 - Request for Proposal Award
Pre-employment services

Consider RFP award and execute a Term Contract with Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care to provide Medical Examination and Drug/Alcohol Tests.

Item No. 6 - Bid Award
Sanitary Sewer Lateral Rehabilitation

Consider bid award approval to the three lowest responsive and responsible bidders, BLD Services, LLC; LMK Pipe Renewal; and Rowland DE LLC, to provide sanitary sewer lateral rehabilitation services.

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Item No. 7 - Sole Source Purchase Approval
Ovivo USA, LLC

Consider single/sole source purchase approval from Ovivo USA, LLC for the acquisition of the rebuild of the aerator gearbox at the WWTP in the total budgeted amount of \$86,338.

Item No. 8 - Resolution No. 2026-004R
FYE 2026 Budget Amendment #1

Consider amending the Fiscal Year 2025-2026 Budget.

UNFINISHED BUSINESS

Item No. 9 - Ordinance No. 2025-041 *Final*
McKinnon Groves LSCPA

Consider land use change from Lake County Wellness Way North 1 to City of Clermont Wellness Way North 1.

Item No. 10 - Ordinance No. 2025-042 *Final*
McKinnon Groves Rezoning

Consider a zoning change from Lake County Planned Unit Development to City of Clermont Planned Unit Development.

Item No. 11 - Ordinance No. 2026-002 *Final*
Golf Cart Extension

Consider approval to extend the current golf cart program.

NEW BUSINESS

Item No. 12 - Resolution No. 2026-001R
Crab Cakes Conditional Use Permit

Consider a CUP to allow for a food truck to operate on a vacant parcel located at the northeast corner of Lake Ave. and W. Hwy 50 intersection.

Item No. 13 - Lake County Disc Golf Event Request
Lake Hiawatha Preserve

Consider approval to install a temporary disc golf course for the 2026 PDGA US Masters Championship May 7–10, 2026.

Item No. 14 - Clermont Fire Department 2026-2030 Strategic Plan Adoption

Consider approval of the Clermont Fire Department Five-Year Strategic Plan, including the updated mission, vision, values, strategic goals, and initiatives.

Item No. 15 - Ordinance No. 2026-003 *Intro*
Perimeter Park West III Annex

Consider annexation request of a parcel located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.

Item No. 16 - Ordinance No. 2026-004 *Intro*
Perimeter Park West III SSCPA

Consider a request for a Small-Scale Comprehensive Plan amendment of a parcel located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.

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Item No. 17 - Ordinance No. 2026-005 *Intro*
Perimeter Park West III Rezone

Consider rezoning of a parcel located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.

Item No. 18 - Ordinance No. 2026-008 *Intro*
Hartle Road Subdivision Annex

Consider annexation of two parcels located ¼ mile south of the Ray Goodgame Parkway and Hartle Road intersection.

Item No. 19 - Ordinance No. 2026-009 *Intro*
Hartle Road Subdivision SSCPA

Consider a request for a Small-Scale Comprehensive Plan Amendment for two parcels located ¼ mile south of the Ray Goodgame Parkway and Hartle road intersection.

Item No. 20 - Ordinance No. 2026-010 *Intro*
Hartle Road Subdivision Rezone

Consider a rezoning request for two parcels located ¼ mile south of the Ray Goodgame Parkway and Hartle Road intersection.

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
January 13, 2026

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, January 13, 2026, 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, Bain, Myers and Petersen.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Jordan of New Jacob Chapel gave the invocation, followed by the Pledge of Allegiance.

PRESENTATION

Economic Development Director Norris summarized the city's December 2–3 economic development and design tour of the 30A corridor in Florida's Panhandle, where staff visited Seaside, Rosemary Beach, and Alys Beach to study nationally recognized examples of urban placemaking and town center design. Although Clermont is not a resort community, these locations were selected because they best demonstrate principles that apply to Clermont's redevelopment opportunities, particularly downtown and along corridors such as State Road 50 and U.S. 27, where the goal is to accommodate growth while minimizing traffic congestion and loss of natural land. The tour and extensive discussions focused on core topics including urban versus suburban development, strategies to reduce vehicle dependence, placemaking as a driver of economic development, streets as outdoor rooms, the importance of shade and streetscape design, parking management, block size, form-based codes, mixed-use development, housing affordability and missing middle housing, third places that foster social interaction, improved connectivity between developments, support for local businesses and entrepreneurship, and the value of architectural variety and small civic spaces. Overall, the tour provided staff with shared experiences and a common understanding that will strengthen internal coordination and better equip them to work effectively with DPZ as the City's comprehensive plan and downtown code updates move forward.

City Attorney Waugh provided Council with a report on the basics of the December 2–3, 2025 educational trip to Seaside, Rosemary Beach, and Alys Beach. The trip was suggested by Economic Development Director Norris and approved by the City Manager and Deputy City Manager to help staff learn from well-planned communities as Clermont prepares for major updates to its comprehensive plan and zoning code. The trip was originally planned for staff, but when space became available and council members declined to attend, additional seats were offered to local stakeholders with help from Clermont Main Street. Participants included staff from Economic Development, Planning and Development Services, Fire, and Parks and Recreation, along with community partners and youth representatives. Travel was by charter bus, with tours during the day and group discussions focused on takeaways from the sites. Total costs were \$5,438.44, and Clermont Main Street contributed \$2,200, leaving the City's final cost at \$3,238.44. Expenses were paid using staff purchasing cards and later reimbursed where applicable; while this process was not ideal, staff have since worked with the Procurement Director on proposed updates to the procurement manual to improve oversight, require advance approval for meal expenses, and prevent similar issues in the future.

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Council discussed notification and inclusion of all Council Members and Planning and Zoning members in the tour, as well as transparency, liability, and funding related to non-city participants. Mayor Murry questioned the purpose, timing, and location of the trip, particularly why it occurred after hiring DPZ and why a distant resort community was chosen instead of closer examples. Additionally, they discussed approval and reimbursement of expenses, the city manager's spending authority, and the need for clearer communication and a possible future briefing to share information with the full council.

Council Member Bain requested an email to Council with the budget line items that the \$3,200 in city funds were charged to for awareness.

PUBLIC COMMENT

Kat Woodhouse, 2010 Sunset Lane – spoke about issues with the residence at 1919 Sunset Lane.

Daryl Woodhouse, 2010 Sunset Lane - spoke about issues with the residence at 1919 Sunset Lane.

Mayor Murry requested a meeting with Mr. and Mrs. Woodhouse and the Police Department to review the recent activities and developments.

Joe Fumasi, 2693 Jumping Jack Way – requested the city and the Wellness Way Community Development District (CDD) board establish a resident advisory committee.

Cornelius Meeks, 4477 Powderhorn Place Drive – expressed concern about his water bill continuing to rise.

Mayor Murry stated that there have been some complaints and staff are working to understand what is going on.

Deputy City Manager Matthys explained that staff are looking into software to assist with leak detection. He provided Mr. Meeks with his business card and requested to call him to investigate.

Banks Helfrich, 9100 Sams Lake Road – spoke about the property taxes fund and the ramifications if eliminated.

Kurt Schuh, VFW – questioned who paid for non-employees' food and lodging on the economic development and design tour.

City Attorney Waugh stated that the city did not pay for lodging of any non-employees.

Charlene Forth, 939 W. Desoto Street – spoke about protecting the lake and Council being public servants.

Mayor Murry asked for virtual comments.

John Tidona, 3611 Briar Run Drive – spoke about development in the city.

AGENDA CHANGES

Deputy City Manager Matthys informed the Council of the following changes to the agenda:

Item No. 20 – RFP Award, *Downtown Parking garage*

Deputy City Manager Matthys stated that this item has been withdrawn from the agenda.

Item No. 21 – Resolution No. 2025-031R, *Reimbursement*

Deputy City Manager Matthys stated that this item has been withdrawn from the agenda.

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Item No. 22 – Variance Request, *NE of Ryan and Chestnut Street*

Deputy City Manager Matthys stated that applicant has withdrawn the item.

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 November 18, 2025, and December 9, 2025, Council Meeting minutes.

Item No. 2 – Surplus Request

Consider declaring end-of-life inventory as surplus from various departments providing disposal per the Procurement Policy

Item No. 3 – Board Appointments

Consider appointing Derrick Larkin to the Police Officers Pension Board of Trustees and Jane McAllister to the Firefighters Pension Board of Trustees.

Item No. 4 – Justice Assistance Grant 230 Approval

Consider a JAG Grant for a mobile camera system with no required match from the city.

**Item No. 5 – Retirement Plan Actuarial Valuation
*Florida Municipal Pension Trust Fund***

Consider Annual Actuarial Valuation approval for the FMPTF Closed Pension Plan.

**Item No. 6 – Bid Award & Budget Amendment
*Floating Dock Installation***

Consider bid award approval to Midcoast Marine Group for the installation of the city-provided floating dock system in the total amount of \$159,061.20, including a budget amendment of \$160,000.

**Item No. 7 – Bid Award & Budget Amendment
*West Beach Pier Improvements***

Consider bid award approval to Q-ICE Builders LLC to renovate the existing pier at West Beach in total amount of \$86,600, including a budget amendment of \$87,000.

**Item No. 8 – Bid Award
*ARC Pool Resurfacing***

Consider bid award approval to Canono Investment LLC to provide pool resurfacing services in the budgeted amount of \$78,346.

**Item No. 9 – Request For Qualification Award
*Planning and Urban Design Services***

Consider Awarding Term Contracts to the top 8 providers for on-call planning and urban design consulting.

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Item No. 10 – Request For Qualification Award <i>Alternate Water Supply Planning and Design</i>	Consider Awarding Term Contracts to the top 4 firms for On-Call Alternative Water Supply Planning and Design Services.
Item No. 11 – Request for Proposal Award <i>Lease Agreement - Recreation Operations at VP</i>	Consider awarding RFP approval and executing a lease agreement with Luxe Rental Services LLC to provide recreation operations at Victory Pointe.
Item No. 12 – Piggyback Term Contract <i>Refuse & Recycling Container Solutions</i>	Consider piggyback approval of OMNIA Partners Term Contract No.226024-01 with Duramax Holdings, LLC d/b/a Otto Environmental Systems to provide refuse and recycling containers.
Item No. 13 – Piggyback Term Contract <i>Body Armor and Ballistic Resistant Products</i>	Consider piggyback approval of the State of FL NASPO Alternate Contract Source No. 46151500-NASPO-25-ACS with Point Blank Enterprises, Inc. to provide body armor and ballistic-resistant products.
Item No. 14 – Piggyback Term Contract <i>Fuel Tank Cleaning and Inspection</i>	Consider approval to piggyback Lee County Term Contract No. B220376LLP with Tank Wizards, Inc. to provide fuel tank cleaning and inspection services.
Item No. 15 – Clermont 2026 Special Events Approval	Consider approval of the 2026 special events and their associated road closure and open-container requests.
Item No. 16 – Downtown Temporary No Parking Sign Location Approval <i>2026 Special Events</i>	Consider approval of temporary no parking sign locations for events.
Item No. 17 – Non-Competitive Purchase <i>Stryker Equipment</i>	Consider approval to waive the procurement process and directly purchase Stryker Emergency Medical Equipment for Fire Station 5 Engine 105 and the Citywide AED Program.
Item No. 18 – Non-Competitive Purchase <i>Fire Department</i>	Consider approval to waive the procurement process and directly purchase readily available fill dirt for the FD training facility in the amount of \$260,000.

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Item No. 19 – Resolution No. 2026-003R

Consider amendment to the procurement procedures.

Council Member Strange pulled item 11.

Council Member Bain pulled items 9 and 19.

Council Member Petersen motioned to approve consent items 1-8, 10, 12-18: Seconded by Council Member Myers. The motion passed 5-0 with all members present voicing aye.

Item No. 9 – Request For Qualification Award, *Planning and Urban Design Services*

Council Member Bain questioned staff's recommendation regarding adding three companies when the ranking committee had originally recommended awarding contracts to five and requested clarification regarding the deficiencies in the original five proposals that led staff to deviate from the reviewers' recommendations.

Deputy City Manager Matthys said staff added three more firms because the top five did not have some of the specific expertise needed, especially in urbanism and architecture related to the Comprehensive Plan and form-based code. He also noted the benefit of having firms already working with the city, since they have background knowledge and existing relationships. By extending the cutoff to include firms with similar scores, staff felt having a broader range of expertise would better support future projects.

Council Member Bain questioned whether Urban Guild expertise was part of the Request for Qualification. Deputy City Manager Matthys said it was not specified, but that expertise is becoming more important, and the added firms provide valuable skills.

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

Mayor Murry asked for clarification on the absence of important qualifications in the Request for Qualification if they were important. Deputy City Manager Matthys explained the Request for Qualification was intentionally broad, covering many services, and was written before current needs were known, so it was kept flexible to adapt to future projects.

Mayor Murry questioned the purpose of the Request for Qualification and the decision to recommend more firms despite the top ranked ones not meeting the immediate need. Deputy City Manager Matthys explained that the Request for Qualification was meant to identify qualified firms across a broad range of services, allow flexibility over multi-year contracts, and give the city options as needs change.

City Attorney Waugh noted that approving multiple firms is common practice and that Council ultimately decides the number of firms to select.

Council Member Myers expressed support for the item, stating that the city is being proactive and that having diversity is beneficial.

Council Member Strange explained that a Request for Qualification is for qualifications, not a specific project, and supported giving staff flexibility to choose the best firm for each job. She said having multiple approved vendors helps get better estimates and value and offered to support selecting more firms if needed.

Deputy City Manager Matthys stated that staff recommended eight firms, but ten would be even better. He said eight should be sufficient, while noting more firms provide flexibility and competitive pricing.

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Council Member Strange motioned to approve the top ten qualified candidates: Seconded by Council Member Petersen.

Council Member Bain expressed concern that the recommendation seemed to be based on increasing the number of firms rather than matching specific qualifications.

The motion passed 3-2 with Council Member Bain and Mayor Murry opposed.

Item No. 11 – Request for Proposal Award, *Lease Agreement - Recreation Operations at VP*

Council Member Strange was concerned that the proposed use of the Victory Pointe property had not gone through a Council visioning process or been reviewed as part of the ABA and DPZ planning efforts, making action premature while planning was still underway. Although a new redevelopment plan has just been approved, she said that Council had not clearly established a vision before the RFP process. While both firms were qualified and closely scored, one had experience with jet skis, an area that generates the most citizen complaints, while the other focused on bicycles along the Coast-to-Coast Trail. Based on community feedback, she would like to schedule a workshop to discuss the vision and would not support adding more jet skis.

Council Member Myers stated that the RFP process required both firms to present because their scores were so close, and that Lux remained the selected proposer. She did not see the proposal as focused solely on jet skis, but rather include kayaks, bicycles, paddleboards, and pedal boats, and noted that the company was locally and veteran owned. Based on that, she did not see an issue with allowing the proposal to move forward.

Mayor Murry opened public comments.

Charlene Forth, 939 W. Desoto Street – felt we should give other operators a fair chance and bring the item back to Council and the public to consider non-motorized options.

Anna Sinclair, 575 W. Minneola – This is about fit and vision, not just qualifications, she was in support of tabling it and let Council decide.

Vincent Niemiec, Regency Hills – confused by the selection process and stressed trusting staff to make the right choice for downtown Claremont.

Valerie Schuett, Midpoint Rec LLC. – expressed gratitude for community support. Their business, Midpoint, is ready to responsibly activate Victory Pointe, emphasizing waterfront use, resident engagement, environmental care, and downtown economic vitality. While some view being a newer business as a liability, they consider it an asset, highlighting their local knowledge, experience, and commitment to Clermont. They have built a viable, community focused business endorsed by Clermont Main Street and aim to be a collaborative partner whose reputation reflects positively on the city.

Paola Angarita, Lux Rental Services LLC. – she emphasized that their veteran-owned, Clermont based business has over five years of experience and is committed to community engagement, safety, and eco-friendly tourism. She highlighted their focus on bringing visitors to Clermont, supporting local youth through internships, and providing high-quality, safe waterfront experiences while contributing financially and socially to the city.

Mayor Murry asked for virtual comments.

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Jenny May, 4062 Greystone Drive – supported delaying the decision to align with the city’s vision and support multiple local businesses.

Mayor Murry closed public comments.

Council Member Myers noted it is a one-year lease with extensions and saw no reason not to support a local, insured, veteran-owned business.

Council Member Bain felt the Council had failed to provide clear vision and guidance for the partnership, leaving staff and applicants unsupported. He said that the decision should be based on collaboration, alignment with the city’s purpose and vision, and a commitment to working with existing local partners, rather than just points or years in business. He noted concerns that the recommended company’s focus appeared more on Orlando and jet skis than on Clermont, and worried it might compete with, rather than collaborate with, existing city supported entities promoting the waterfront and downtown.

Council discussed the proposal for a bike rental at Victory Point stemming from an unsolicited request by Midpoint Rec and not Council, emphasizing that deciding the use of public real estate is a vision driven decision and that staff executed the RFP without clear guidance. Questions arose about scoring: time in business and experience gave Lux Rental Services the edge despite Midpoint Rec scoring higher on proposal quality, local engagement, and plan substance, while residency in Clermont had minimal impact. Council stressed the decision should prioritize vision, collaboration, and community alignment rather than points alone. They discussed tabling the item until DPZ and the American Bicycle Association visit to review the site, meet with the public, and provide recommendations, allowing the Council to consider public and consultant input before deciding, potentially bringing the item back in March.

City Attorney Waugh explained that while Council can table the item or seek additional input, any third-party feedback will not change the original rankings, and altering the rankings would require rejecting all bids and starting a new process.

Council Member Bain motioned to approve the award to Midpoint Rec. for one year.

Council Member Strange seconded for discussion.

Council Member Bain explained that his motion to award the project to Midpoint Rec was made because their higher scores in key criteria focused on relationship, vision, and partnership carry more weight than cost, and any additional input would only reinforce their lead

City Attorney Waugh explained to Council that the safest approach is always to accept the recommendation of the evaluation committee. Procurements come to council as the final decision maker; council can override a recommendation when it is based on the criteria set by council. The council does not have to agree with the evaluation committee or staff. Of all the reasons I have heard not to approve the first ranked bidder, following Council Member Baines recommendation is the most legally defensible and safest choice for the city.

Discussion ensued on whether to table the item for a workshop to gather more input or to reject it outright.

The motion failed 3-2 with Mayor Murry, Council Member Myers and Council Member Petersen opposed.

Council Member Bain motioned to reject the RFP. Seconded by Council Member Petersen.
The motion passed 4-1 with Council Member Myers opposed.

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Item No. 19 – Resolution No. 2026-003R

Council Member Bain stated that he pulled the item to seek clarification on whether it should be handled as a policy or a procedure and asked the Deputy City Manager to provide guidance after public comment.

City Attorney Waugh stated that this was a city attorney directed item, not a staff request. He explained that he chose to handle it as a procedure because the council has not adopted a policy on the issue, and the intent was to apply a minimal fix to address a specific concern related only to Request for Proposals. The item is scheduled for a future workshop for the council to establish policy, and ultimately it does not matter which approach is chosen as long as the council adopts it by resolution.

Procurement Director Suarez clarified the difference between policy and procedure and approval authority. He explained that policies are adopted by the city council by resolution, while procedures are typically approved and modified by the city manager and are more detailed, operating under an established policy. He expressed concern that council approval of the procedure could limit future administrative changes. City Attorney Waugh clarified that this concern was incorrect: while the city manager may continue to approve and amend procedures, any changes to local preference provisions must be approved by the council. He also noted that local preferences had been used since 2012 without a formal legal basis, which this action would correct.

Council Member Strange asked for City Attorney Waugh's legal advice regarding the city's use of the local preference since 2012.

City Attorney Waugh explained that although the city's past use of the local preference was likely incorrect, it does not appear to have caused any real issues or legal consequences. The goal now is simply to bring things back into compliance.

Procurement Director Suarez recommended this be handled as a policy rather than a procedure.

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

Council Member Strange asked for clarification, noting that approving page 17, paragraph D under section 5D seemed like adopting a policy, and that nothing else in the procedures had changed. She asked whether there is any legal significance to calling it a policy versus a procedure. City Attorney Waugh stated that there is no legal difference between calling it a policy or a procedure, as long as it is approved by resolution.

Council Member Strange suggested adopting page 17, paragraph 5D as a policy in a resolution on its own which would address staff concerns.

Council Member Strange motioned to approve Item No. 19 as a resolution, to revise the language to take paragraph 5D and incorporate it into the resolution so it is a policy adoption. Seconded by Council Member Myers. The motion passed 5-0 with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 20 – RFP Award, Downtown Parking garage

Item withdrawn from the agenda

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Item No. 21 – Resolution No. 2025-031R, Reimbursement

Item withdrawn from the agenda.

Item No. 22 – Variance Request, NE of Ryan and Chestnut Street

Item withdrawn from the agenda.

Item No. 23 – Variance Request, 693 Skyridge Road

Development Services Planner Day presented the item. This item was tabled at the September 23 City Council meeting to discuss with the applicant options to redesign the request. The applicant, Peter Lumsden, 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 55 percent maximum.

After the initial public hearing, staff coordinated an onsite meeting with the applicant that occurred on October 10 to discuss options of reducing or redesigning the request. The applicant provided an updated plot plan utilizing a “Hollywood” driveway on the south side of the property. This proposed design would reduce the Impervious Surface Ratio on the property to an estimate of 58 percent.

Upon review of the applicant’s request, staff cannot 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 sides 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 have reviewed the application as submitted and find the application does not meet a positive finding on three of the five criteria. Therefore, staff recommended denial of the variance request.

The applicants, Mr. and Mrs. Lumsden, were present. Mr. Lumsden stated that he met with staff at his property and confirmed the drainage was working properly with no pooling water. He discussed the previously suggested option of installing a Hollywood driveway and adding grass and palm trees in the front. He expressed concern that the alternative proposal would force most of their vehicles to park on the street, where there are frequent accidents, and they want to avoid damage to their vehicles.

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

Council Member Strange shared her concern that no written approval from the homeowner’s association or neighboring property owners was included, despite a prior request to coordinate with the homeowner’s association. Mrs. Lumsden stated the homeowner’s association would defer to the City Council’s recommendation but had not provided this in writing. Council Member Strange stated that she could potentially support alternative parking and driveway solutions, she said that her approval would be contingent on receiving a written letter from the homeowner’s association confirming their support.

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Discussion focused on how to deal with ongoing parking issues in the neighborhood without making things worse or setting a precedent. Council talked about narrow streets, large homes, and limited parking created problems and agreed residents should not be penalized for design decisions they did not make. There were concerns about turning front yards into solid pavements, impacts from heat and runoff, and other homeowners expecting the same treatment. Council discussed possible fixes which included cutting back the pavers, using a Hollywood-style driveway, lowering impervious surface to 55 percent or less, and exploring more permeable options. The consensus was to have staff help the homeowner adjust the design, so it meets the code, avoids the need for variances if possible, and still maintains the look and standards of the neighborhood.

Council Member Petersen motioned to deny the variance request. Seconded by Council Member Bain.

Council Member Petersen motioned to deny the variance request, giving the applicants 90 days to remedy the setbacks as well as the grass/gravel in the yard. Seconded by Council Member Bain.

Mrs. Lumsden asked for clear directions to come into compliance, and council confirmed that staff would work directly with them to identify acceptable materials and adjustments so the property could comply without returning to council.

The motion passed 5-0 with all members present voicing aye.

Item No. 24 – Ordinance No. 2026-001, *Accessory Dwelling Units Final*

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING CODE OF ORDINANCES CHAPTER 2, “ADMINISTRATION” ARTICLE VI, “FINANCIAL MATTERS” DIVISION 2 “IMPACT FEES”; AMENDING SECTION 2-264 “IMPACT FEE SCHEDULE” PROVIDING FOR A NEW IMPACT FEE SCHEDULE ADJUSTING AND REDUCING IMPACT FEES FOR ACCESSORY DWELLING UNITS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

Deputy City Manager Matthys reminded council that in October, a resident raised concerns about high impact fees for accessory dwelling units, and council asked staff to review options. After evaluating fees for services like parks, police, fire, water, and sewer, staff are recommending adoption of Ordinance 2026-001 to amend the fee schedule by reducing Accessory Dwelling Unit impact fees to 25 percent of the single-family rate to support workforce housing and in-law units.

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

Council Member Strange motioned to approve Ordinance No. 2026-001. Seconded by Council Member Myers. The motion passed by roll call 5-0 with all members present voicing aye.

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Mayor Murry recessed the meeting at 6:08pm. Mayor Murry reconvened the meeting at 6:18pm.

NEW BUSINESS

Item No. 25 – Variance Request, 4511 Lions Gate Ave.

Development Services Planner Gonzalez presented the item. He stated that the next two items involve neighboring properties that were submitted simultaneously. While some details may sound repetitive, each item will be presented individually and will require a separate vote.

The applicant, Adam Levy, is requesting a variance to the Land Development Code located at 4511 Lions Gate Avenue. The property is within the Hartwood Landing Subdivision and is designated as the Planned Unit Development zoning district by Ordinance No. 2019-09.

The variance request is to allow for a side yard setback to be less than the minimum five feet required by the ordinance. This would allow for an existing paver walkway to remain on the property, encroaching into the side yard setback at zero feet from the south property line. The proposed paver walkway is estimated to be 240 square feet and would increase the property's impervious surface ratio to the maximum allowed.

This variance has been requested because of a pending code enforcement case for installed pavers. The applicant has indicated that the area was flooding prior to the pavers being installed on the property. The lot layout indicates stormwater flow from the back to the front of the property. After two attempts of requesting the builder to fix the drainage issue, the applicant proceeded to have a French drain and the pavers installed on the property. The work included the gutters positioned in a way to redirect the water off the property, towards the road for the development's main stormwater drainage to catch the excess runoff.

The applicant has also mentioned a substantial hardship and claims that the work was necessary due to the property flooding within the walkway towards the back of their property.

Upon review of the applicant's request, staff are unable to support the reduction to the side setback of zero feet. Land Development Code Section 125-484 specifies that planned unit developments are specifically approved after thorough evaluation of the projects concept plan by the City Council. Ordinance No. 2019-09 was approved for a minimum side yard setback of five feet from the side lot lines to accommodate a minimum five-foot drainage and utility easement.

Enclosing this easement may negatively impact the abutting properties due to an increase in stormwater runoff and negatively impact the entire subdivision's capacity for conveyance and containment of stormwater as a whole.

Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff have reviewed the application as submitted and find the application does not meet a positive finding on three of the five criteria. Therefore, staff recommended denial of the variance request. The applicant, Adam Levy explained the request is driven by medical and safety needs to allow safe access for home maintenance and daily tasks, not for convenience or aesthetics. He also stated that he coordinated with the neighboring homeowner who has similar mobility issues to fix a longstanding drainage problem and asked the council to consider the variance based on those circumstances.

Mayor Murry opened public comment.

Joan Palmer, 4515 Lions Gate Avenue – spoke in support of the request.

Vincent Niemiec, Regency Hills – stated that this is an ongoing problem Lake County continues to allow.

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Mayor Murry closed public comment.

Mr. Levy shared photos showing the drainage issue was not properly fixed by the developer and confirmed the homeowner's association approved the request, offering to provide documentation if needed.

Council discussed whether the pavers were the right fix, setting precedent as well as drainage. Discussion ensued among the neighbors working together as well as the homeowner's association support. Staff explained the water already flows to the stormwater drain and the pavers will not increase runoff, so most council members agreed to approve the variance.

Council Member Strange motioned to approve item 25 variance request, 4511 Lions Gate.
Seconded by Council Member Myers.

Development Services Director Henschel requested to apply a hold harmless agreement to this since the city has access to that area through an easement, even though the city does not own the property. If the city ever needs to enter and alter the pavers or anything else, we want a simple hold harmless agreement signed so the city is not responsible for restoring it afterward.

Council Member Strange amended her motion to approve the variance and include the hold harmless. Seconded by Council Member Myers. The motion passed 5-0 with all members present voicing aye.

Item No. 26 – Variance Request, 4515 Lions Gate Ave

Development Services Planner Gonzalez presented the item. The applicant, Andrew Palmer, is requesting a variance to the Land Development Code located at 4515 Lions Gate Ave like the previous variance.

The variance request is to allow for a side yard setback to be less than the minimum five feet. This would allow for an existing paver walkway to remain on the property by encroaching into the side yard setback at zero feet from the north property line. The proposed paver walkway is estimated to be 240 square feet.

This variance has been requested because of a pending code enforcement case for installed pavers. As indicated the area was flooding prior to the pavers that were not remedy by the builder. After two attempts of requesting the builder to fix the drainage issue, the applicant proceeded to have a French drain and the pavers installed on the property.

Staff are unable to support the request under Land Development Code Section 125-484 which specifies that planned unit developments are specifically approved after thorough evaluation of the project's concept plan by the City Council.

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

Council clarified that this variance request would be requested to have a hold harmless agreement signed if approved.

The applicant, Joan Palmer informed Council that her request is the same as her neighbors.

Mayor Murry opened public comment.

Adam Levy, 4511 Lions Gate Ave. – spoke in support of the variance.

Mayor Murry closed public comment.

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Council Member Myers motioned to approve item 26, 4515 Lions Gate Ave. and include the hold harmless. Seconded by Council Member Petersen.

Council Member Strange stated that six neighbors and the homeowner's association were in support of the two requests. The stormwater maximum was not beyond the limit, and the water flows into the grassy area not the street.

The motion passed 5-0 with all members present voicing aye.

Item No. 27 – Council Board Appointments

Council Member Bain stated that only available board positions are the ones labeled open. He asked if any council members wanted to change their current appointments or continue with where they currently serve.

Council Members Petersen, Strange and Myers stated they would like to continue where they are currently.

Mayor Murry noted the only open positions were the liaison to the Main Street board and the MPO alternate seat. Council Member Bain suggested improving the appointment process by letting council members rank preferences ahead of time and providing the dates and times each board meets.

Council Member Bain motioned to appoint himself as the Liaison on the Main Street board and the alternate for the MPO board and leave all other appointments the same. Seconded by Council Member Petersen. The motion passed 5-0 with all members present voicing aye.

Item No. 28 – Selection of Mayor Pro Tem

Council Member Bain motioned to nominate Council Member Myers as Mayor Pro Tem. Seconded by Council Member Strange. The motion passed 5-0 with all members present voicing aye.

Item No. 29 – Resolution No. 2026-002R

A RESOLUTION OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE CITY OF CLERMONT RULES OF CONDUCT RELATED TO THE CONDUCT OF MEETINGS; THE PUBLIC'S RIGHT TO PARTICIPATE; AND THE ACTIVITIES AND PARTICIPATION OF COUNCIL MEMBERS, APPOINTED BOARD MEMBERS, STAFF AND THE PUBLIC; REPEALING RESOLUTION 2024-040R; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

Council Member Bain presented some proposed changes to the council meeting rules. He recommended changing the council meeting start time from 3:00 p.m. to 6:30 p.m., while keeping meetings on the second and fourth Tuesdays, and moving the fourth Tuesday starting time from 5:30 p.m. to 6:30 p.m. He proposed updated language to clarify the public comment rule so speakers can have up to 10 minutes if needed, rather than automatically receiving the full 10 minutes. He proposed removing the first Tuesday workshop meeting and keeping only the third Tuesday at 6:30 p.m., with any future changes determined by council vote. He removed the rule that allowed council members to attend two three-minute speaking sessions per item. Finally, he adjusted the agenda format to move reports down to where they appear on the agenda.

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Mayor Murry opened public comment.

Anna Sinclair, 575 W. Minneola Street – spoke in support of moving the meetings to 6:30pm and questioned Council Member Bain’s request to remove the three-minute time limit for Council.

Fran Falcone, 3904 Duane Way – spoke in support of moving the meetings to 6:30pm.

Joe Fumasi, 2693 Jumping Jack Way – spoke in support of moving the meetings to 6:30pm.

Vincent Niemiec, Regency Hills – spoke in support of keeping the meetings at 3:00pm as well as the three minute limit for council.

Mike Kramer, 208 Nautica Mile Drive– spoke in support of keeping the meetings at 3:00pm.

Jim Cretti, 2177 Cedar Ridge Way – spoke in support of moving the meetings to 6:30pm.

Cassie Murry, 574 E. Desoto Street – spoke in support of moving the meetings to 6:30pm.

Otis Taylor, 3686 Caladesi Road– spoke in support of moving the meetings to 6:30pm.

Mayor Murry asked for virtual comments.

Jenny May, 4062 Greystone Drive – spoke in support of keeping the three-minute limit for council.

Mayor Murry closed public comment.

Council Member Bain explained that the current time limit rule is not being used, and if there is going to be a policy, it should be enforced. As written, it could restrict council from asking needed questions during important items, and it creates confusion about whether the time is for question and answer or for making statements. He said he was okay with a time limit for statements, but the rule needs to be clearer and structured, so it does not interfere with fact finding or the flow of the meeting. He suggested that meetings would run smoother if council had a set speaking order to avoid the back-and-forth and interruptions we experienced tonight. He relayed his support moving meetings later because the current 3:00 p.m. start makes it hard for residents to attend, and most other municipalities meet much later, and he believed that a later time would increase participation.

Council Member Strange said she understands the issue from both sides, noting that council meetings are fundamentally business meetings that can run efficiently when members are prepared and have done their research, while also emphasizing that she values public engagement and has clearly heard from residents that a 6:30 p.m. start time works best for them.

She explained that her concern is that starting later cannot result in meetings routinely running late into the night, as she does not believe sound decisions are made at 10:30 p.m. or midnight, and that if council moves to a 6:30 p.m. start, it must include guardrails such as a firm end time around 9:30 p.m., with 10:00 p.m. only as an exception. She suggested options to support this approach, including moving public comment to the end of the agenda, holding separate town halls focused on public input, or adding a publicly noticed afternoon workshop to handle questions in advance and allow for a shorter, more focused evening business meeting, and stated that if a later start can be paired with better structure and a strict end time, she would be open to it.

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Council Member Myers opposed moving meetings to a later start time, noting that council meetings routinely last far longer than two hours and often extend four, five, or more hours. She expressed concern for the safety and well-being of council members and staff who would be required to drive late at night, emphasizing that public attendance typically declines after 9:00 p.m. and does not increase with later start times, particularly given the availability of technology that allows residents to participate remotely. She stated that if meetings were consistently limited to two hours, she would support a later start; however, until meeting length is better controlled, she does not believe it is reasonable to risk people's safety, health, and additional city resources simply to hold meetings later in the evening.

Council Member Petersen supported keeping meetings at 3:00 p.m., noting that public attendance drops off significantly as meetings run later and that the same group of residents tends to attend regardless of the start time. He pointed out that when this meeting began at 3:00 p.m., the room was full, including many seniors who were able to attend during the day, but that there was little to no additional participation in the evening hours. He also emphasized that council needs to be more consistent and disciplined with enforcing its own time limits, as those limits are rarely applied to council members in the same way they are to the public. Until council can better manage meeting length and hold itself accountable, he said he does not support moving meetings to a later start time.

Council Member Petersen motioned to deny the resolution.

Mayor Murry stated that he believed meeting length was driven by agenda management rather than the meeting start time. He explained that the consent agenda is often loaded with items that are not ready, leading to pulled items and hours of discussion that should have been resolved during agenda review. With better preparation, he felt meetings could start at 6:30 p.m. and still end at a reasonable hour. He also talked about the importance of in person public participation, noting that he felt evening meetings attracted more residents, and while safety and late nights were valid concerns, he said he ran for office understanding those demands and believed the council's priority should be effectively conducting the people's business.

Council Member Petersen motioned to deny Resolution No. 2026-002R. Seconded by Council Member Myers.

Council Member Bain clarified the parliamentary process for voting on motions, noting that a motion to deny is simply the opposite of a motion to approve. He expressed hope that structural issues, such as agenda preparation and meeting efficiency, would be addressed regardless of meeting start time. He expressed his concern that moving public comment or relying on pre-meeting reviews could send a message that what is said at the meeting does not matter.

The motion passed 3-2 with Council Member Bain and Mayor Murry opposed.

Item No. 30 – Ordinance No. 2026-002, *Golf Cart Extension Intro*

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 32, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES TO REMOVE THE EXPIRATION DATE; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVERNERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

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Mayor Murry opened the public hearing. There were no comments. Mayor Murry closed the public hearing. Council Member Strange clarified that approving the ordinance would remove the sunset date and make the permit permanent, noting about 25 people have applied and there has been no negative feedback. She suggested moving the ordinance forward but adding a two to three-year sunset to revisit and ensure no issues arise.

Council discussed making the golf cart ordinance permanent versus adding another sunset period. They noted only about 25 permits had been issued and debated whether that warranted a permanent policy. They also talked about whether golf cart parking/charging should be addressed now or later in the code rewrite.

Council Member Strange motioned to approve Ordinance No. 2026-002 with a 3-year sunset. Seconded by Council Member Petersen.

Council clarified the quadrant where golf carts are allowed.

The motion passed by roll call 4-1 with Council Member Bain opposed.

REPORTS

CITY MANAGER REPORT

Deputy City Manager Matthys –

- City offices will be closed on January 19 for observation of MLK day.
- There is no council workshop scheduled for January.
- The January 27 council meeting has been canceled.
- The next council meeting is February 10.
- January 14 is coffee with a cop.
- January 17 is Arbor Day at Lake Hiawatha Park.
- MLK parade and celebration will be on January 19.
- Ribbon cutting at the Fire Department public safety center on January 22.

CITY ATTORNEY REPORT

City Attorney Waugh –

- There will be training on best practices, sunshine, public records and interactions with the public at the next Planning and Zoning Commission meeting.
- Will be sending email reminders on the same laws to council.
- The Wellness Ridge CDD Interlocal Agreement is being negotiated.
- Wellness Ridge submitted a petition to expand the CDD.

Mayor Murry requested an update on how Lake County is using the Wellness Ridge CDD funds. City Attorney Waugh said he has been researching the matter and will provide an update at the next meeting

CITY COUNCIL REPORT

Council Member Bain –

- Lake County is having their Comprehensive Plan meeting at Aurelia Cole Academy on Thursday.
- Requested a workshop to set goals and an evaluation process for the City Manager.

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Council consensus was to place the item on the March workshop agenda.

Council Member Myers –

- Wished all a Happy New Year.

Council Member Petersen –

- Utility Billing department will be coming to King's Ridge to assist with the new utility bills and suggested reaching out to other communities.

Council Member Strange –

- Welcomed Rutgers University to Clermont.
- Madden Media will be interviewing Olympic contenders in South Lake downtown areas.
- Ghost Sports is working to bring a variety of sporting events (track, triathlon, soccer, softball, golf, swimming, rowing, wakeboarding, sailing) to the city, with bids lasting 1–5 years.

Mayor Murry –

- Questioned if the city is currently doing an Impact Fee study.

Deputy City Manager Matthys confirmed the city is currently conducting an Impact Fee study.

- Spoke about parking in the lot downtown behind the restroom.
- MLK parade and celebration will be on January 19.
- Stated his concern with the rising water bills.
- Invited Mr. Fumasi to come up and speak about the Wellness Ridge CDD and MSTU.

Mr. Fumasi provided his understanding of what was happening at the County level with the Wellness Ridge CDD and MSTU as well as negotiations between the city and the Wellness Ridge CDD.

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ADJOURN: With no further comments, this meeting adjourned at 8:48pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



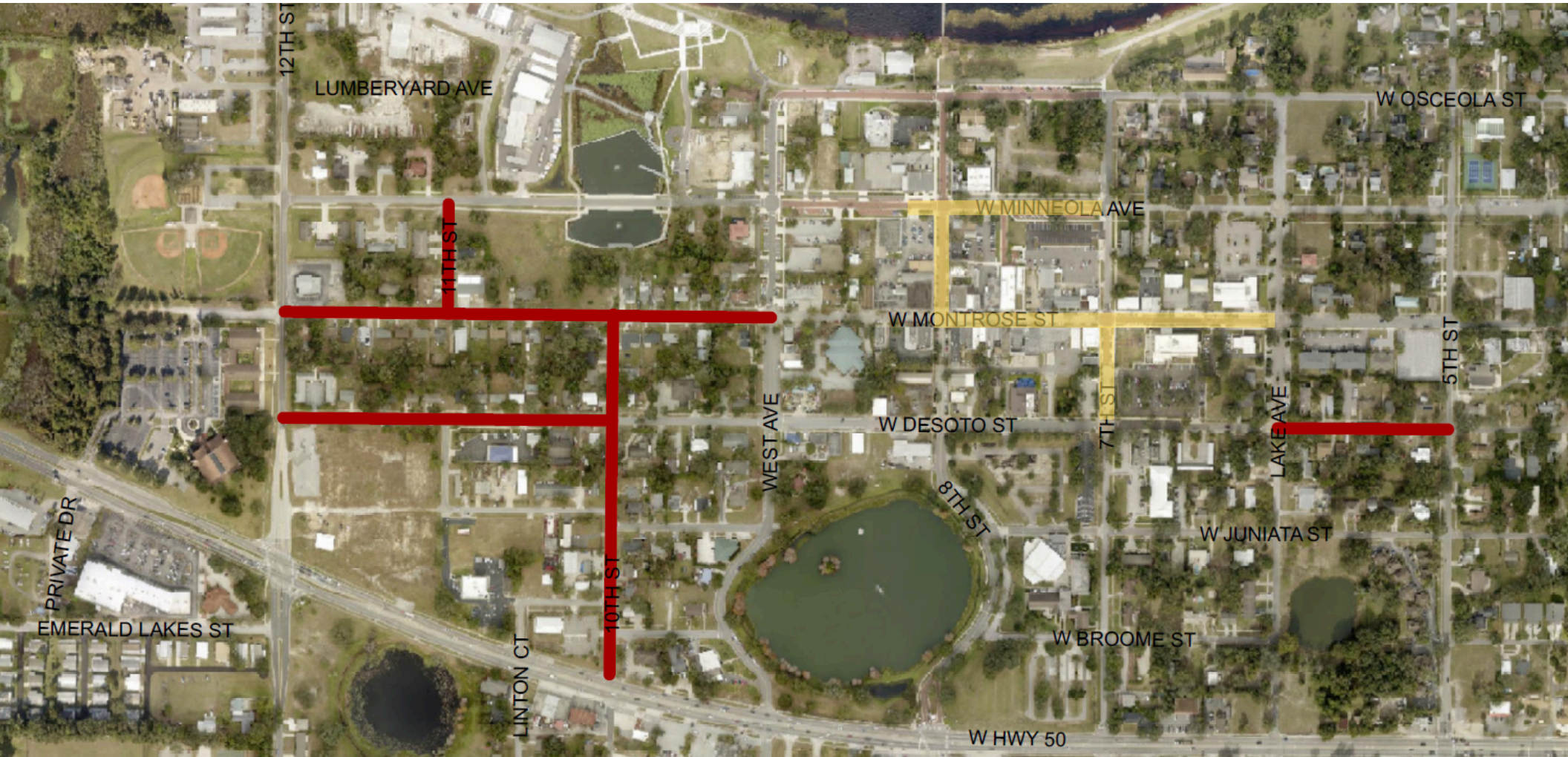
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 10, 2026		
Agenda Item Name		
Events and Road Closure Request <i>Clermont Main Street - March Update</i>		
Requested Action		
Consider the request from Clermont Main Street to approve their March 7 Saturday Food truck event to accommodate the requested time change.		
Staff Report		
Clermont Main Street is requesting re-approval of their March Saturday Food Truck event with a modified road closure time of 7 AM - 5:30 PM as the event will be partnered with the Fancy Flea to provide a vintage market along with the standard offering of food trucks. This road closure was previously approved during the November 11, 2025, council meeting for the requested times of 12 PM - 8 PM. The Fancy Flea Takes Over Saturday Food Trucks. 7:00 AM until 5:30 PM at the following intersections: -W. Minneola Avenue between 7th Street and West Avenue - Pavilion at 8th and Minneola - Montrose Street all the way from 8th to Lake Ave - 8th Street from Montrose to W. Minneola -Parking lot behind the News Leader & Mobility Rehab -Parking lot behind Encore and the Animal League -The Art Walk -Grassy area behind Roasted Spirit -City Hall Lawn -7th from W. Montrose to Desoto -W. Minneola from 8th to the driveway of the Post Office (not blocking the post office exit)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Map - March Saturday Food Truck	Map - Saturday Food Trucks.pdf	
2. Updated Event Flyer	March - Food Truck Saturday.pdf	

Food Truck Saturday - 3/7/2026



No Parking Signs



Road Closures

CLERMONT
MAIN STREET



The Fancy Flea

Takes Over



MARCH 7
9:00AM - 4:00PM

VINTAGE MARKET • FOOD TRUCKS • FUN FOR EVERYONE

clermontdowntown.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Emergency Purchase Approval and Budget Reallocation <i>FS No. 2 Temporary Site</i>	
Requested Action	
Requesting approval to execute an emergency purchase of the temporary housing for fire station 2 during renovations	
Staff Report	
The Fire Department recommends approval of this emergency purchase to provide both habitable living quarters and a secure, weather-protected apparatus area to support 24-hour staffing and adequate emergency response throughout the renovation of the current station. Temporary facilities for the staff, apparatus, and equipment are required prior to demolition and construction activities at the existing station. Without the timely establishment of the temporary site, Fire Station 2 renovations would be delayed and/or the department would be unable to maintain normal operations within Fire Station 2's response area. <u>Emergency Procurement Justification</u> Emergency procurement is warranted due to operational impacts arising from the Fire Station 2 renovation schedule. Temporary housing and apparatus protection must be in place prior to the start of construction activities to prevent interruption of fire and emergency medical services. Delays associated with a traditional competitive procurement process would prevent the timely relocation of personnel and apparatus, resulting in reduced service capacity, increased response times, and potential gaps in emergency coverage. The City's Procurement Policy (Rev. 3/14/23) and Procurement Procedures (Rev. 11/15/23) authorize emergency purchasing when delays would seriously impair the necessary function of the City or hamper normal operations related to public health and safety. The temporary relocation of an active fire station meets these criteria. <u>Budget Reallocation</u> This emergency purchase will be funded using Fire Impact Fees. The Fire Station 2 Renovation project (Account 16522-66201-22102) currently has an available balance of \$1,194,210. A budget reallocation in an amount not to exceed \$144,641 will be processed to support the establishment of the temporary Fire Station 2 site. The total project cost includes temporary housing, apparatus protection, and required site utility connections necessary to maintain Fire Station 2 operations during renovations. This reallocation will not expand the approved scope of the Fire Station 2 renovation project and does not require additional appropriations in the current fiscal year. No General Fund funds will be utilized.	
Additional Analysis	
Fiscal Impact Summary	
The establishment of the temporary Fire Station 2 site is an eligible Fire Impact Fee expenditure, as the temporary facilities are required to maintain uninterrupted fire and emergency medical service delivery during renovation of an existing fire station that serves current and future development within the City. The total budget for the temporary Fire Station 2 site shall not exceed \$144,641. This includes temporary housing, apparatus protection, and required site utility connections necessary to support continued operations throughout the	

renovation period.

A budget reallocation is required to move the funds from the Fire Station 2 Renovation project to the Temporary Housing Fire Station #2 account. This action has no impact on the General Fund.

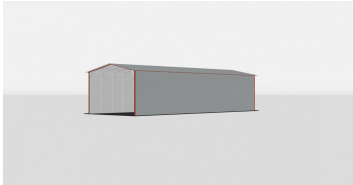
Fund	Account #	Current Budget	Reallocated Amount	Revised Budget
Fund #160 — Fire Impact Fees	16522-66201-22102	\$1,194,210	(\$144,641) (cumulative: temporary housing \$106,891 + apparatus carport \$9,384 + storage shed \$8,366 + utility connections and site work \$20,000)	\$1,049,569
Fund #160 — Fire Impact Fees	16522-66201-22104	\$0	\$144,641	\$144,641

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Apparatus carport quote	Apparatus carport quote.pdf
2. Station 2 Shed 11-25-25	Station 2 Shed 11-25-25.jpg
3. Temporary Station Quote FS 2	Temporary Station Quote FS 2.jpg

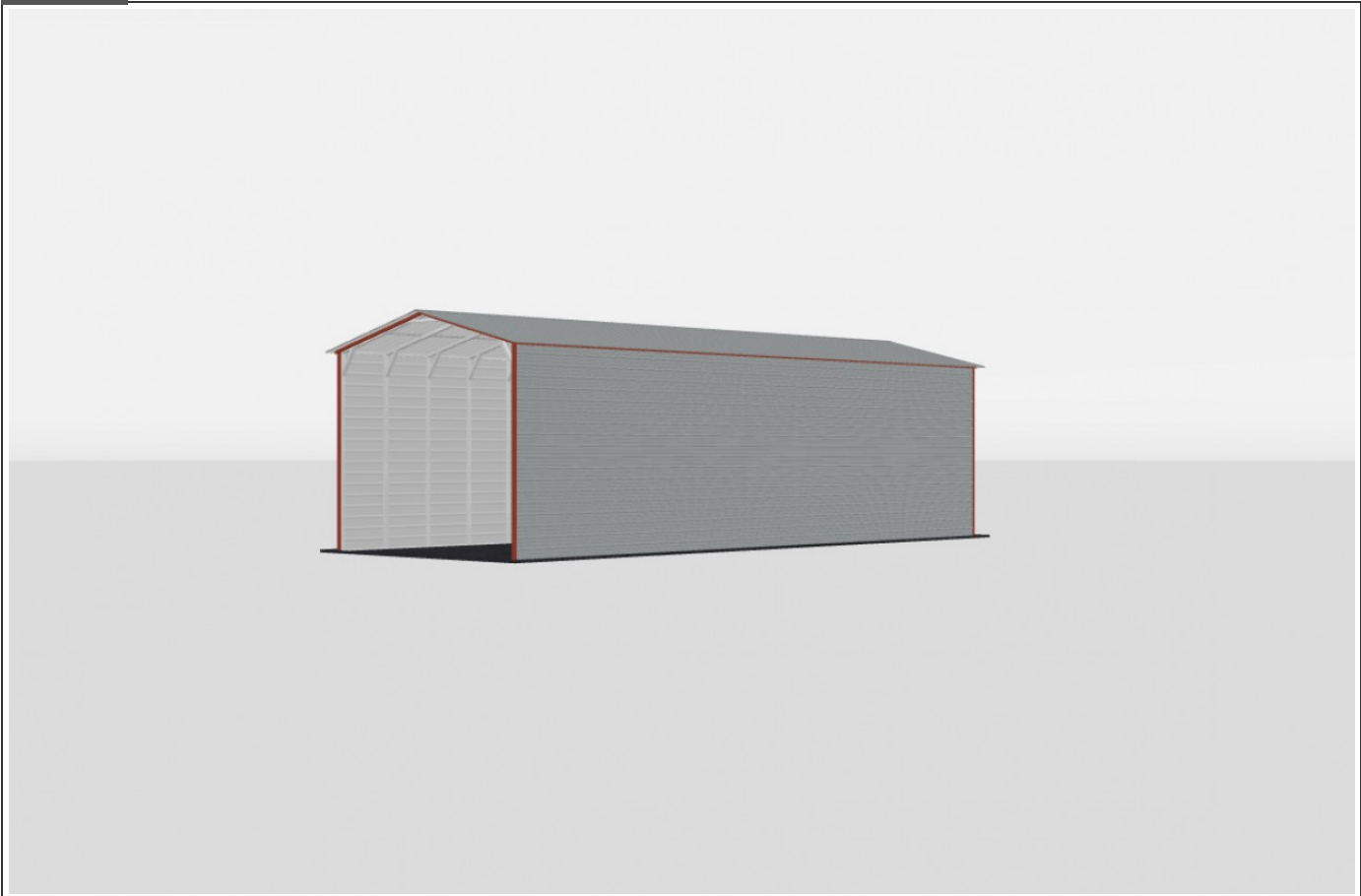
 Keens Portable Buildings Inc 📍 211 72nd Trace, Live Oak, Florida 32064 ✉ info@keensbuildings.com ☎ (386) 364-1548 🌐 https://keensbuildings.com/	Sales: Josh Schneider 📍 211 72nd Trace Live Oak, 32064 ✉ info@keensbuildings.com ☎ (386) 364-1548	Building Quote QTE-019936 Date 12/16/2025 Total \$9,384.00
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CUSTOMER DETAILS

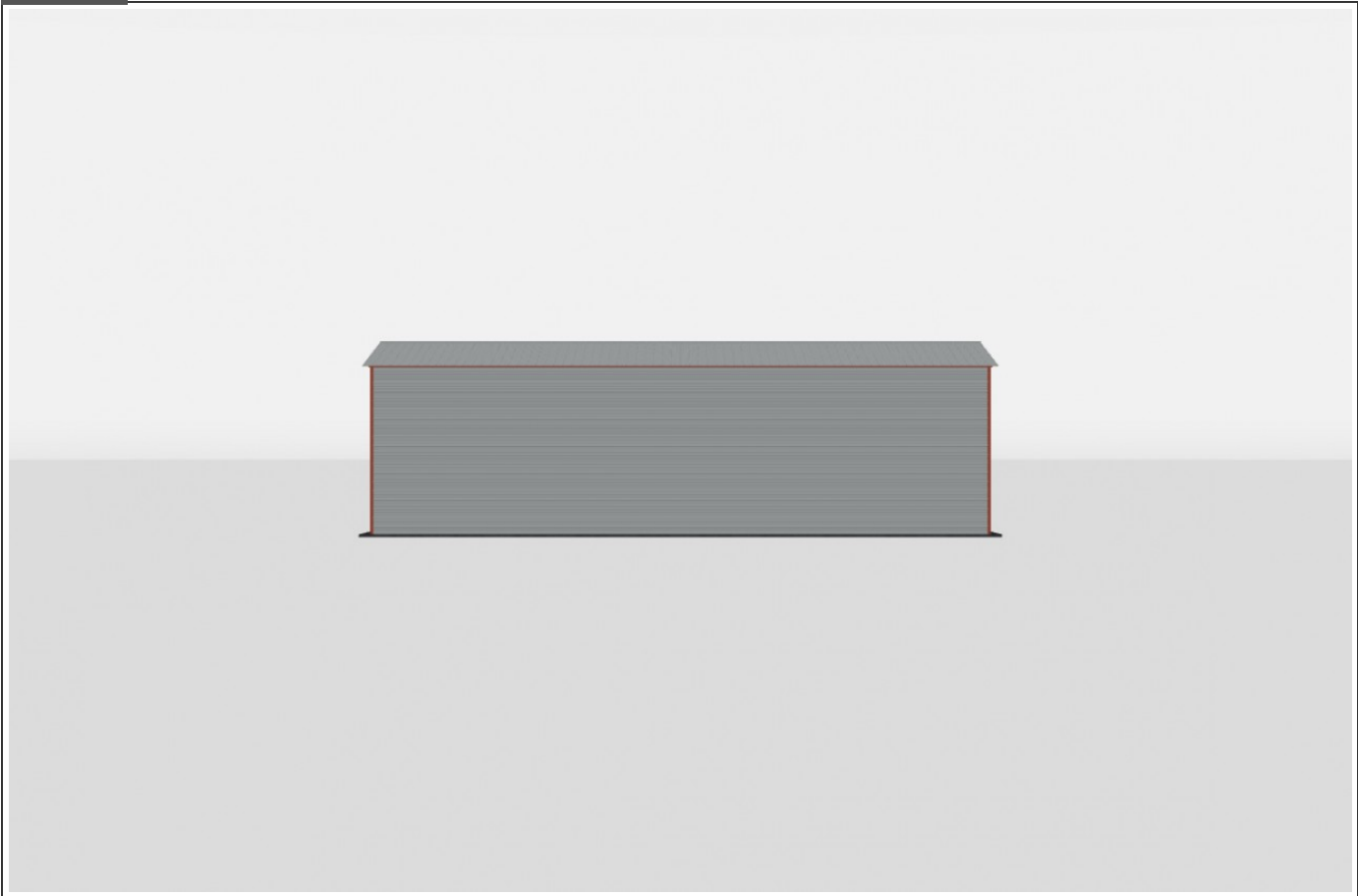
Kevin Hoey Billing Address 📍 439 W Highway 50, Clermont, Fl 34711 Clermont, Lake, Florida 34711 Shipping Address 📍 439 W Highway 50, Clermont, Fl 34711 Clermont, Lake, Florida 34711 ✉ khoey@clermontfl.org ☎ (352) 801-1172	Standard Carports - 18 x 50 x 14 Roof Color: Pewter Gray Trim Color: Barn Red Sides/Ends Color: Pewter Gray Door Color: NA Wainscot Color: NA 										
Ready for Installation? ☐ Jobsite Level? ☒ Permit Required? ☒ Inside City Limit? ☐ Electricity Available? ☒ Installation Surface? <u>Asphalt</u>											
<table border="0"> <tr> <td>Building Dimension</td> <td>Roof Style</td> <td>Gauge</td> <td>Wind/Snow Rating</td> <td>Distance on Center</td> </tr> <tr> <td>18'W x 50'L x 14'H</td> <td>Vertical</td> <td>14 Gauge</td> <td>170 MPH Wind Load Certified</td> <td>4 Feet</td> </tr> </table>		Building Dimension	Roof Style	Gauge	Wind/Snow Rating	Distance on Center	18'W x 50'L x 14'H	Vertical	14 Gauge	170 MPH Wind Load Certified	4 Feet
Building Dimension	Roof Style	Gauge	Wind/Snow Rating	Distance on Center							
18'W x 50'L x 14'H	Vertical	14 Gauge	170 MPH Wind Load Certified	4 Feet							

18X50' Vertical Roof (Roof 51' Ga : 14 3/12' Roof Pitch)	1	\$6,430.00
14' Height	1	\$1,860.00
170 MPH Wind Load Certified	1	\$600.00
Ends Open	2	\$0.00
Sides - Closed Horizontal	2	\$2,840.00
Extra Bows (Included)	1	\$0.00
4ft On Center (Included)	1	\$0.00
Manufacturer Discount (Christmas Sale)	1	(\$2,346.00)
Need Help? Have Questions? Can't Decide on Options? Want to talk to a Building Specialist?	No	
Would you like to Order this building? or discuss Financing Options?	No	

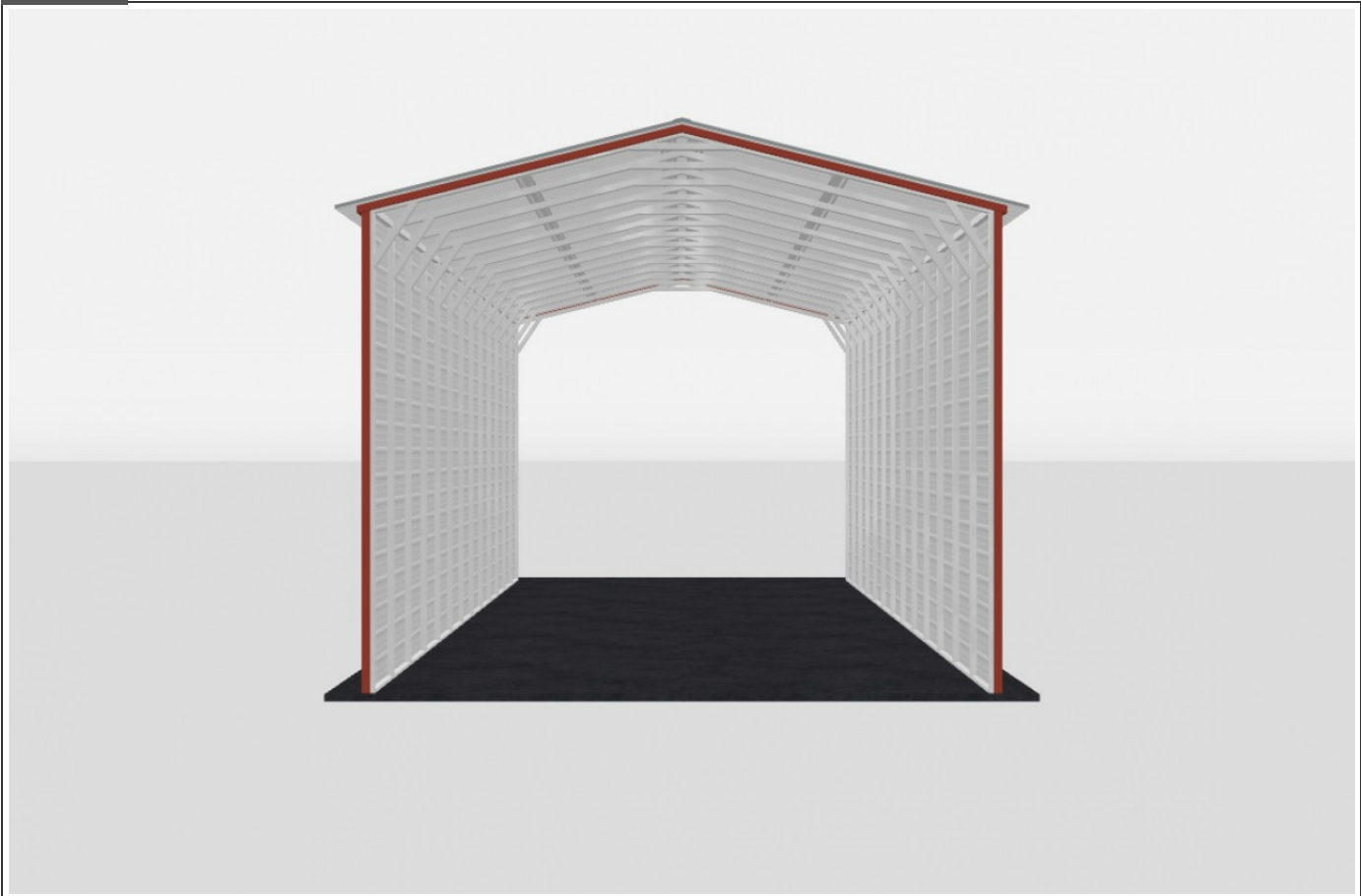
NOTES This will be used as a temporary garage for a fire truck, that will be placed on an asphalt parking lot.	Building Amount:	\$11,730.00
	Manufacturer Discount: (Christmas Sale)	(\$2,346.00)
	Sub Total:	\$9,384.00
	Additional Charges	\$0.00
	Grand Total	\$9,384.00
	Pay Now	
	Downpayment	\$938.40
	Balance Due	\$8,445.60



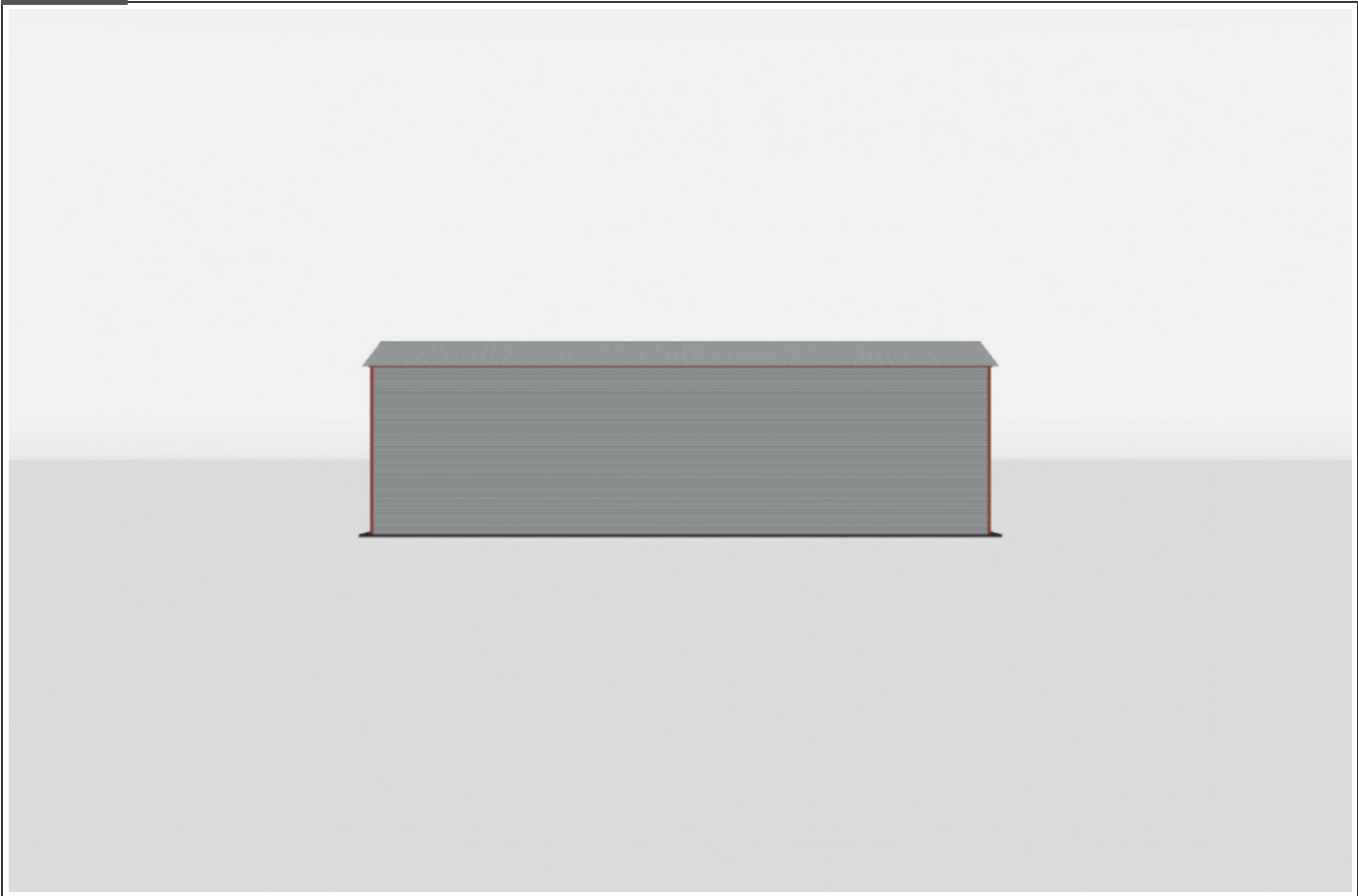
FRONT



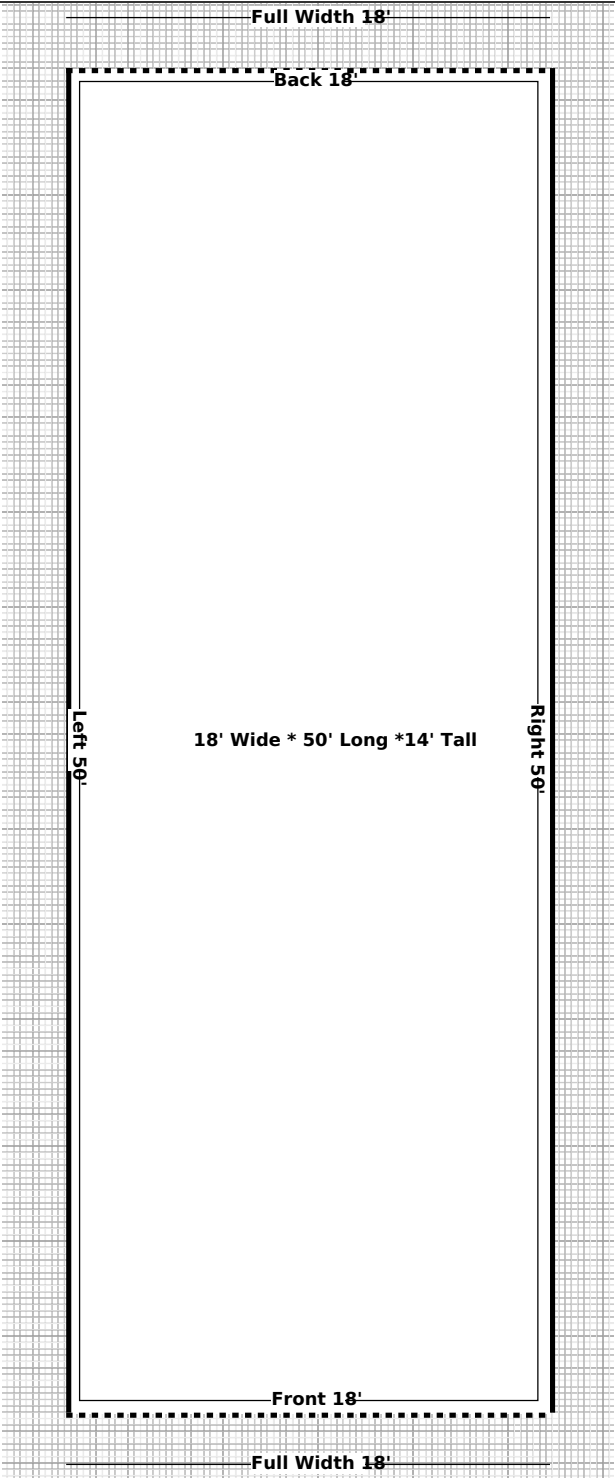
RIGHT



BACK



LEFT



LEGENDS							
C1	Garage Door	C2	Garage Door Frameout	C3	Walk in Door	C4	Walk in Door Frameout
C5	Windows	C6	Windows Frameout	C7	Open Wall	C8	Close Wall
C9	Distance	C10	Storage Length (Utility)	C	Cupola		



Tuff Shed <homedepotsales@tuffshed.com>

To  Kevin Hoey

 If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Building Configuration Details

*Building selections and prices based on delivery zip code 34711 selected by customer. Rules and limitations apply and prices are subject to change. Prices below are a subtotal of building base price, upgrades selected, and any promotional discounts applied. Any applicable sales tax that is added to the order when payment is processed by The Home Depot is not reflected here. Additionally fees for leveling, engineering and permits may apply. This saved quote includes any applicable promotional discounts, which have limitations and expiration dates. The price quoted is valid through the expiration date of the promotion running at the time the quote was saved. Once an order has been placed and reviewed, pricing is guaranteed for up to twelve (12) months. If the installation is not completed within twelve (12) months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges. [Click here](#) for a more detailed pricing disclaimer.

Quote Number	3806977
Base Building	SR-600
Size	12ft x 16ft
Roof Type	Standard
Roof Color	Birchwood
Siding Type	Siding
Siding Color	Red Gumball
Trim Color	Delicate White
Accent Color	None
Current Promotion:	10% Off Base, None
Configured Building Base Price	\$5,161.00
Selected Upgrades and Services	\$3,205.43
Promotional Discounts	(\$516.10)
Subtotal	\$8,366.43

Factory Select Homes

• 19280 Cortez Blvd. • Brooksville, FL 34601 • 1 (800) 965-8403

BUYER 1 Kevin Hoey		BUYER 2		DATE 1/22/2026	THIS CONTRACT REVISED FROM
MAILING ADDRESS 3700 S Hwy 27		CITY 3700 S Hwy 27	STATE FL	ZIP 34711	PHONE (352) 801-1172
DELIVERY ADDRESS 3700 S Hwy 27		CITY 3700 S Hwy 27	STATE FL	ZIP 34711	CELL (352) 801-1172
SALESPERSON Frank Smith -		EMAIL ADDRESS 1 khoey@clermontfl.org		EMAIL ADDRESS 2	
MAKE & MODEL Egan P2840H32P01 by Champion		YEAR 2026	BEDROOMS 3	BATHS 2	DEN
SERIAL NUMBER	NEW / USED NEW	FLOOR SIZE 28' 0" x 40' 0"	HITCH SIZE 44' 0"	APPROX. SQ. FT. 1067	
NOTICE OF CONSTRUCTION					
This is a cash transaction for the purchase of a stock unit. Buyer authorizes Factory Select Homes to take this home off the market for sale. Buyer understands that all down payments are non-refundable. Buyer agrees that the final payment must be paid as indicated under Notations & Remarks. X_____X_____		Retail Price	P2840H32P01 - Egan	\$ 91,223.87	
		Factory Direct Discount		\$ (13,020.62)	
		Sub Total 1		\$ 78,203.25	
		Addendum "A" Upgrades		\$ 0.00	
				\$ (7,728.00)	
				Sub Total 2	
NOTICE OF COMPLETION					
Buyer understands that the approximate completion month for home is: April Buyer understands that in the event delivery of the home does not occur to property within 12 days after home is completed at the factory there will be a \$20 per day storage charge that must be paid prior to shipment. X_____X_____ Buyer is financially responsible for insurance coverage on the home once completed by manufacturer and responsible for any damage incurred. X_____X_____		Standard Freight Charge		\$ 6,020.00	
		Setup Charges		\$ 30,000.00	
		Document Fee		\$ 395.00	
		Taxes		\$ 0.00	
		Taxes may change based on final delivery address.			
		Total		\$ 106,890.25	
		Down Payment		(-) \$ 0.00	
		Additional Payment as Agreed		(-) \$ 0.00	
		Unpaid Balance		\$ 106,890.25	
NOTATIONS & REMARKS					
*NO VERBAL PROMISES Changes may only be made via signed change order request and may incur extra charges. X_____X_____ Buyer understands that if not paid 7 business days prior to completion, balance must be paid in certified funds. X_____X_____ Buyer agrees that the unpaid balance due will be paid in full on or before: _____ X_____X_____ Title and Registration No Charge to Customer.					
Please read your Payment Disclosure carefully for termination of Purchase Agreement by any party. All sales are subject to fees for cancellation.					
Unless otherwise stated, if for any reason buyer is not ready to authorize construction of the above home, the amount of this purchase agreement is subject to an increase. If the cost of the home increases between the date of this agreement and the date buyer authorizes construction, buyer agrees that the purchase agreement amount will be adjusted to cover the increases incurred during such time. X_____X_____					
THIS AGREEMENT ALONG WITH ADDENDUMS CONTAIN THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS PURCHASE AGREEMENT.					



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date								
Tuesday, February 10, 2026								
Agenda Item Name								
Request for Proposal Award <i>Arts & Recreation Center Cater Svcs.</i>								
Requested Action								
Requesting approval to award a contract between the City of Clermont and the top ten ranked vendors to provide catering and bar services for the Clermont Arts and Recreation Center.								
Staff Report								
The Evaluation Committee recommends approval of this action. The Parks and Recreation Department coordinated with Procurement Services to identify the most cost-effective method for securing catering service providers for events at the Clermont Arts and Recreation Center. Based on that review, Procurement Services issued Request for Proposal (RFP) No. 26-031 on October 13, 2025, to solicit proposals from qualified firms to provide catering services for City events. The RFP was competitively solicited, formally advertised, and conducted in full compliance with the City of Clermont's Procurement Policy and Procedures. Thirteen proposals were received. An Evaluation Committee consisting of three members reviewed, scored, and ranked the proposals. The Evaluation Committee chose to make an award recommendation to the top ten-ranked companies: • Arthur's Catering Inc. • Chef Anji's Rescue Meals • Confectionately Confections LLC • Done Wright Culinary Services • Events by John Michael Inc. • Foodie Catering Inc. • Lake Catherine Farms • River City Catering • Second Harvest Food Bank of Central Florida d/b/a Plate Above Catering • Table Top Catering LLC. The initial contract term is two years, with the option for up to three additional one-year renewals based on performance and mutual agreement. This contract is intended to establish a pool of qualified, full-service catering companies to provide food, beverage, and bar services for a variety of events, which may include, but are not limited to, concerts, shows, weddings, fundraisers, business functions, and private celebrations. Catering Fees and Compensation for the City's fee schedule and reporting requirements, which outline the applicable percentages paid to the City (based on catering items, on-site sales and mixed events) are outlined below: <table> <tr> <th><u>Type of Sale</u></th><th><u>Description</u></th><th><u>City Fee</u></th></tr> <tr> <td>Catering Items</td><td>Pre-sold food, beverages, rentals, and staffing are billed through the event contract.</td><td>10%</td></tr> </table>			<u>Type of Sale</u>	<u>Description</u>	<u>City Fee</u>	Catering Items	Pre-sold food, beverages, rentals, and staffing are billed through the event contract.	10%
<u>Type of Sale</u>	<u>Description</u>	<u>City Fee</u>						
Catering Items	Pre-sold food, beverages, rentals, and staffing are billed through the event contract.	10%						

On-Site Sales	Items sold directly to guests (e.g., cash bar, concessions, CPAC shows)	20%
Mixed Events	Combination of catering items and on-site sales	10% on food, 20% on alcohol

Ten companies were selected to create a broad, competitive provider pool that supports a range of event needs, menus, service levels, and price points. Having multiple approved vendors helps ensure availability during peak dates, strengthens service reliability through competition, and improves flexibility for last-minute changes or specialized requests (e.g., dietary accommodations, cultural cuisines, or differing event sizes). Most importantly, clients renting the City facility will have meaningful options allowing them to choose the caterer that best fits their event vision and budget while maintaining consistent standards through the City's approved catering companies.

Additional Analysis

Fiscal Impact Summary

No impact on the current operating budget.

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

1.	RFP 26-031 Evaluation Summary	RFP 26-031 Evaluation Summary.pdf
2.	RFP 26-031 Notice of Intent to Award	RFP 26-031 Notice of Intent to Award.pdf
3.	Catering Fees and Compensation	Catering Fees and Compensation.pdf



EVALUATION SUMMARY

RFP No. RFP 26-031

Catering and Bar Services for the Clermont Arts & Recreation Center

RESPONSE DEADLINE: December 18, 2025, at 2:00 pm

PHASE 1

EVALUATORS

Name	Title
Alicia Cardarelli	Office Manager
Cory Cody	Events and Recreation Manager
Suzanne O'Shea	Facility Manager

MEETING SUMMARY

The Evaluation Committee met on Thursday, January 22, 2026, at 10:00 A.M. to review the results of their proposal evaluations. Each evaluator submitted their scores individually through OpenGov. During the meeting, the Procurement Services Director presented a score summary, guided the committee through the results, and facilitated discussion on the evaluations. The committee unanimously agreed with the summarized scores and confirmed the proposal rankings in the same order. Based on the final consensus, the Evaluation Committee voted to recommend an award to the ten highest-ranked firms: River City Catering, Table Top Catering, Confectionately Confections, Arthur's Catering, Foodie Catering, Second Harvest Food Bank, Lake Catherine, Done Wright Culinary, and Chef Anji's. This award recommendation is scheduled for consideration at the February 10th City Council meeting.

EVALUATION TABULATION

RFP No. RFP 26-031

Catering and Bar Services for the Clermont Arts & Recreation Center

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Total Average Score (Max Score 100)	Total Rank
River City Catering	100 (2)	94 (2)	84.5 (3)	92.83	1
Table Top Catering, LLC.	100 (2)	96.5 (1)	82 (5.5)	92.83	2
Events by John Michael, Inc.	100 (2)	93.5 (3)	81.5 (7)	91.67	3
Confectionately Confections, LLC	97.5 (4)	84 (5)	83.5 (4)	88.33	4
Arthur's Catering, Inc.	91.5 (8)	88.5 (4)	82 (5.5)	87.33	5
Foodie Catering, Inc.	93 (6.5)	70 (9)	93.5 (2)	85.5	6
Second Harvest Food Bank of Central Florida Dba Plate Above Catering	95.5 (5)	81 (7)	72.5 (10)	83	7
Lake Catherine Farms	93 (6.5)	59 (10)	94.5 (1)	82.17	8
Done Wright Culinary Services	68.5 (10)	83.5 (6)	80.5 (8)	77.5	9
Chef Anji's Rescue Meals	78 (9)	71.5 (8)	75 (9)	74.83	10
Allure Global Events	50.5 (11)	45.5 (11)	34.5 (11)	43.5	11
GOOD VIBES BY NICHOLE LLC	40.5 (13)	36.5 (12)	11 (13)	29.33	12
Big Mikes catering Inc	41 (12)	15 (13)	19.5 (12)	25.17	13

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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EVALUATION TABULATION

RFP No. RFP 26-031

Catering and Bar Services for the Clermont Arts & Recreation Center

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Experience and Qualifications 0-10 Points 20 Points (20%)	Menu Variety and Quality 0-10 Points 25 Points (25%)	Pricing and Value 0-10 Points 20 Points (20%)	References and Reputation 0-10 Points 15 Points (15%)	Marketing and Value-Added Services 0-10 Points 10 Points (10%)	Responsiveness and Completeness 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
River City Catering	9.3	9.3	9	9.7	9	9.3	92.83
Table Top Catering, LLC.	10	9	9	9.3	9	9.3	92.83
Events by John Michael, Inc.	9.3	9	9	9.7	9	9	91.67
Confectionately Confections, LLC	8.7	8.7	9.3	9.3	8	8.7	88.33
Arthur's Catering, Inc.	9.7	8.7	7.7	8.7	8.7	9.3	87.33
Foodie Catering, Inc.	9.7	7.3	8	9.7	8.3	9	85.5
Second Harvest Food Bank of Central Florida Dba Plate Above Catering	7.7	8.3	8	9	9	8.3	83
Lake Catherine Farms	8.7	8	8.3	7.7	8	8.7	82.17
Done Wright Culinary Services	8	8.7	8	7.7	5	7.3	77.5
Chef Anji's Rescue Meals	7	8.7	8.3	5.7	6.7	7.3	74.83

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

Vendor	Experience and Qualifications 0-10 Points 20 Points (20%)	Menu Variety and Quality 0-10 Points 25 Points (25%)	Pricing and Value 0-10 Points 20 Points (20%)	References and Reputation 0-10 Points 15 Points (15%)	Marketing and Value-Added Services 0-10 Points 10 Points (10%)	Responsiveness and Completeness 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
Allure Global Events	4.3	4.7	5	3	3.7	5	43.5
GOOD VIBES BY NICHOLE LLC	2.7	4.3	4.7	0.3	0.3	3	29.33
Big Mikes catering Inc	3.7	3	2.3	2	0.7	2	25.17

INDIVIDUAL PROPOSAL SCORES

Allure Global Events
Experience and Qualifications 0-10 Points 20 Points (20%)
Evaluator 1: 6
Evaluator 2: 5
experience mostly predicated upon booth and expo set-up. Not as experienced in catering for variety of rental events that would be featured in this agreement.
Evaluator 3: 2
Very few comparable venues were listed. Does not have 13CT
Menu Variety and Quality 0-10 Points 25 Points (25%)
Evaluator 1: 5
Evaluator 2: 4
Generic and vague, not any specific examples or photos provided.

EVALUATION TABULATION

Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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RFP No. RFP 26-031

Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 3: 5

basic outline of menu provided

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 5

Evaluator 2: 5

Broad pricing, not very clear or detailed in breakdown and structure. Wide ranges with no additional information or justification on basis of ranges.

Evaluator 3: 5

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 4

Evaluator 2: 3

Reference contact information provided but no letter of recommendation or evidence of support.

Evaluator 3: 2

References were not comparable or sufficiently provided

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Evaluator 2: 6

- Floral arrangements – Linen and table styling – Ambient lighting accents – Small-scale entertainment coordination (acoustic performers, DJs, hosts, children's activity corners) – Specialty or themed service elements for cultural event

Evaluator 3: 2

Generic information not specific to bid or facility

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 1: 7

Evaluator 2: 5

Evaluator 3: 3

did not provide a lot of required information

Arthur's Catering, Inc.

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 10

2024 Events: 1,490 • 414 Weddings • 703 Corporate (inclusive of Fundraisers & Institutional Events) • 305 Social Events • 68 Miscellaneous 2025 YTD Events: 1,272 • 373 Weddings • 596 Corporate (inclusive of Fundraisers & Institutional Events) • 238 Social Events • 65 Miscellaneous 36 years of experience in Central Florida operating in similar facilities and functions All necessary licenses in possession Staffing: (282 employees total) Primary Project Manager - Mark Leggett Event Design Team - 6 team members Kitchen • 1 Executive Chef • 3 Kitchen Managers • 4 Kitchen Leads • 37 Chefs Service Staff • 171 Servers/Bartenders • 28 Captains/Event Supervisors Administration • 2 General Administration • 2 Supervisors • 5 Managers Sales • 9 Event Designers • 4 Event Coordinators Warehouse • 1 Manager • 2 Assistant Managers • 12 Staff Impressive and detailed operational procedures for all aspects of event coordination along with training procedure to ensure consistent quality and growth.

Evaluator 3: 9

extensive, quality experience in numerous local venues

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 9

Evaluator 2: 10

Themed menu and visually appealing for all options. Wedding Packages; corporate buffet and plated menu, station packages, and holiday menus

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Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 3: 7

Great selection for formal events. Less options for smaller, less formal events

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 7

Evaluator 2: 8

High-Quality and variety of options - Very expensive so affordability may be challenging for many.

Evaluator 3: 8

Great breakdown of menu options and costs

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 7

Evaluator 3: 9

Excellent reputation by local venues and customers

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 8

Proposed marketing or promotional strategies to enhance the visibility of the Clermont Arts & Recreation Center. Arthur's Catering can actively promote the Clermont Arts & Recreation Center through a multi-channel strategy: • Website Integration: Featuring the venue prominently with curated galleries, SEO optimization, and direct booking links • Social Media Campaigns: Real-event highlights, seasonal promotions, and venue spotlights Industry Engagement: • Participation in venue-hosted open houses and marketing events • Distribution of branded menu packages for venue staff • Word-of-mouth promotion through planners and vendor networks These efforts are designed to increase visibility, drive bookings and position the Clermont Arts & Recreation Center as a premier destination for events in Central Florida. Description of unique or value-added services available to event clients (e.g., deco, floral arrangements,

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

entertainment coordination, etc.) With 36 years of experience in Central Florida, Arthur's Catering offers significant value through our established network of trusted event professionals, whom we refer to as our "Friendor Network." Leveraging this robust network allows us to provide essential, value-added coordination services, including:

- Logistics Sourcing: We have the capability to source and manage all necessary event rentals, including linens, glassware, dinnerware, tables, and chairs.
- Vendor Recommendations: We provide highly vetted, top-tier recommendations for critical event services, such as professional planners, award-winning photographers, specialized rental companies, and décor specialists.

This extensive network ensures our clients receive not only exceptional catering but also a seamless planning experience with reliable, quality partners.

Evaluator 3: 8

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 9

Evaluator 3: 9

Big Mikes catering Inc

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 4

No venues listed and no bar service.

Evaluator 2: 4

Evaluator 3: 3

minimal information on history of business. does not have 13CT

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 6

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 2: 1

Evaluator 3: 2

Minimal information provided.

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 4

Evaluator 2: 1

Evaluator 3: 2

Minimal information provided

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 4

Evaluator 2: 1

Evaluator 3: 1

not included

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 1

Nothing found to support scoring here.

Evaluator 2: 0

Evaluator 3: 1

Not included

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

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Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 2: 1

Evaluator 3: 2

Did not provide a significant amount of required information

Chef Anji's Rescue Meals

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 8

Evaluator 2: 6

Five years of experience staff structure consists of lead chef; 1 supervisor, 5 prep-team members, 3-cleaning staff for each event. No alcohol certifications at this time.

Evaluator 3: 7

13CT not included but good experience

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 10

Evaluator 2: 8

Menu Customization: Your Vision, Our Craft We understand that every event has a unique pulse. You are never restricted to a static list; instead, we offer a collaborative design process: • Curated Excellence: Choose from our "Chef's Suggested Menus," which feature our mostloved farm-to-table pairings. • Creations: Build a menu from scratch. Whether you want to recreate a meaningful family recipe using local organic ingredients or fuse two international cuisines, Chef Anji works with you to make it a reality. Themed Culinary Packages Examples: Transport your guests with our globally-inspired themed packages. Each package is adapted to the season's local harvest: • The Mediterranean Escape: Fresh herb-crusted proteins, organic ancient grain salads, and vibrant mezze displays. • International Fusion: A bold journey through Asian, Caribbean, and Latin flavors—perfect for lively business parties. • Southern Harvest: Upscale comfort food featuring the best of local farms, from smoked meats to refined vegetable gratins. • The Modern Gala: Elegant, multi-course plated service designed for weddings and high-profile City events. Vegetarian: Dedicated Dietary

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Catering and Bar Services for the Clermont Arts & Recreation Center

Accommodations We don't just "provide an option"—we create a masterpiece for every dietary lifestyle. Our 10- person team is trained to prevent cross-contamination and ensure every plate is as delicious as the last. To showcase the breadth of our plant-forward expertise, here is an expanded look at our Vegetarian and Vegan offerings. These aren't just alternatives; they are gourmet, farm-to-table masterpieces designed to satisfy the most discerning palates. Chef Anji's Signature Vegan Entrees • Roasted Root Vegetable Tagine: A fragrant Moroccan-inspired stew featuring local organic carrots, parsnips, and chickpeas over a bed of fluffy, herb-infused couscous. • Grilled Cauliflower Steaks: Thick-cut, organic cauliflower seasoned with a house-made chimichurri, served alongside a smoky red pepper purée and toasted pine nuts. • Wild Mushroom & Truffle Risotto: A creamy, dairy-free risotto (using high-quality coconut or cashew cream) featuring foraged mushrooms and a drizzle of truffle oil. • Stuffed Bell Peppers: Bell peppers filled with a savory blend of quinoa, black beans, roasted corn, and topped with a zesty avocado crema. Chef Anji's Signature Vegetarian Entrees • Heirloom Tomato & Goat Cheese Galette: A buttery, flaky pastry crust filled with caramelized onions, local heirloom tomatoes, and tangy goat cheese. • Spinach and Ricotta Stuffed Shells: Jumbo pasta shells filled with a blend of farm-fresh spinach and artisanal ricotta, baked in a rich, organic marinara sauce. • Eggplant Parmigiana Stack: Thinly sliced, lightly breaded eggplant layered with fresh buffalo mozzarella, basil, and a slow-simmered vine-ripened tomato sauce. Plant-Based Sides & Appetizers • Vegan Mezze Platter: House-made hummus, roasted beet muhammara, marinated olives, and grilled pita. • Harvest Salad: Seasonal greens from local farms, tossed with toasted walnuts, dried cranberries, and a champagne vinaigrette. • Crispy Brussels Sprouts: Flash-fried and tossed in a balsamic glaze with toasted pumpkin seeds (Pepitas)

Evaluator 3: 8

good variety and selections of food

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 8

Evaluator 2: 8

Menu Tiers: * Standard International (Buffet/Family Style): Starts at \$35 – \$55 per person. • Fine Dining / Curated (Plated Service): Starts at \$65 – \$95+ per person. • Ingredient Surcharge: Because we prioritize organic and locally farmed products, a seasonal ingredient adjustment (typically 5–10%) may be applied to reflect current market rates for highquality sustainable goods. Specialized Staffing To maintain our high service standards and safety compliance, labor is billed as a flat hourly rate or a percentage of the total food cost (typically 20–30%). Service Charge: A standard 18–22% service fee is applied to cover administrative overhead, insurance, and the logistical coordination required for "on the go" fine dining. Basic Tableware: (Plates, glassware, flatware, and linens) Typically

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Catering and Bar Services for the Clermont Arts & Recreation Center

averages \$5 – \$15 per person. • Service Equipment: (Chafing dishes, hot boxes, and mobile kitchen tech) Billed as a flat fee based on the event size, usually \$200 – \$500. • Large Rentals: (Tents, tables, chairs, or mobile power) If the venue does not provide these, we manage the third-party rentals at cost plus a 10% coordination fee.

Evaluator 3: 9

great pricing selection. standard to higher priced options available

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 6

Evaluator 2: 5

references listed but no evidence of support or reviews

Evaluator 3: 6

Minimal references and reviews

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 4

Evaluator 2: 9

To enhance the visibility of the Arts and Recreation Center and position it as the premier venue for "Fine Dining on the Go," we recommend a dual-focus strategy: community immersion and premium service integration. By leveraging Chef Anji's Rescue Meals as the exclusive or preferred culinary partner, we can transform the center into a vibrant hub for both culture and celebration. Part 1: Marketing & Promotional Strategies 1. The "Artist's Palette" Showcase • Strategy: Host a monthly "Open House" featuring a local artist's gallery opening paired with a themed tasting menu by Chef Anji. • Visibility: Use the local arts community's following to draw in new demographics who may not have visited the center before. 2. Digital "Farm-to-Table" Storytelling • Strategy: Launch a social media campaign (Instagram/TikTok) titled "From the Farm to the Center." • Content: Behind-the-scenes videos of Chef Anji sourcing local ingredients, combined with cinematic shots of the Recreation Center's event spaces fully decorated. • Goal: Humanize the brand and emphasize the 5-year history of local community support. 3. Corporate "Rescue" Packages • Strategy: Directly market to city departments and local businesses for their "Business Parties." • Incentive: Offer a "First-Time City Partner" discount or an upgraded dessert station for events booked during off-peak weekdays. Part 2: Unique & Value-Added Services We provide a "One-Stop-Shop"

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RFP No. RFP 26-031

Catering and Bar Services for the Clermont Arts & Recreation Center

experience that removes the stress of event planning from the client. Beyond our international cuisine, we offer the following premium additions: Decor & Atmosphere We don't just set tables; we create environments. Our team coordinates: • Themed Tables: From "Rustic Farmhouse" (using reclaimed wood and natural linens) to "Modern Gala" (with sleek metallics and glass). • Ambient Lighting: Custom lighting setups to highlight the architecture of the Recreation Center. *Exquisite serving dishes, bowls, vases and much more! Signature Floral Arrangements In keeping with our Farm-to-Table philosophy, our floral services focus on: • Seasonal & Local Blooms: We partner with the same local growers who provide our produce to create cohesive, seasonal floral designs. • Edible Florals: Unique to Chef Anji's, we can incorporate edible flowers into both the decor and the plating for a seamless aesthetic.

Evaluator 3: 7

Minimal marketing strategy

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 8

Evaluator 2: 7

Evaluator 3: 7

Good food selections and plan

Confectionately Confections, LLC

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 8

6 years in business similar areas of specialization (weddings and corporate events) Full-service off-premise catering and bar and beverage service similar Facilities: city of Leesburg venetian center; city of Tavaras - Pavilion on the Lake team consists of: Chef; Event Supervisor; Culinary Team; Service Staff; event support staff 1 server per 20 guests / 1 bartender per 75 guests Thorough operations and staffing plan all necessary licenses obtained

Evaluator 3: 8

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Excellent qualifications and experience

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 9

Evaluator 2: 8

wide-variety of options and styles to appeal to range of different tastes. Service styles include: Buffet, Family Style, Stations, and Plated

Evaluator 3: 9

Excellent variety of options

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 9

Evaluator 3: 9

Excellent variety of pricing available

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 10

Evaluator 3: 8

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 7

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service flow consultation with client decor rentals (linens, table settings, etc.) customized menu cards and signage social media cross promotion

Evaluator 3: 7

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 8

Evaluator 3: 8

Included all required information. Info was clear and concise

Done Wright Culinary Services

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 7

Evaluator 2: 9

Company Background & Qualifications Done Wright Culinary Services is a family-owned business established in 2024. We specialize in elevated catering with a private chef from scratch only approach, on-site cooking, and fullservice event hospitality. Our company combines scratch-made cuisine, professional staffing, and reliable execution for events ranging from intimate dinners to large-scale community gatherings. Experience Highlights • 24+ years' experience in the Food & Beverage field catering private, corporate, and municipal events. • Opened 20+ senior living communities nationwide, leading all pre-opening hospitality operations — staffing, training, onboarding, and leadership development — to ensure each community was fully prepared for an autonomous handoff at launch. • Served as Senior Director of Hospitality / Regional Food & Beverage Director, providing operational and culinary oversight to 50+ communities across multiple states, elevating standards, developing teams, and driving long-term F&B excellence. • Expertise with on-site cooking using portable commercial equipment (no full kitchen required). • Proven track record with weddings, baby showers, corporate functions, school partnerships, holiday events, and high-end chef-led dinners. • Capabilities include food service, dry bar service, rentals coordination, and themed menu design. Licenses & Certifications • Florida Food Service License • ServSafe

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Manager Certification • All staff required to have current ServSafe Food Handler's Certificate at minimum • All bartenders required to be licensed

Evaluator 3: 8

great experience locally

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 9

Evaluator 2: 9

Taste of Italy Tuscan chicken with spinach and tomato cream sauce, Beef & sausage lasagna, Herb roasted potatoes or mashed potatoes, Green bean almondine House salad and rolls with butter Southern Style BBQ Pulled pork with slaw and slider buns, Blackjack BBQ chicken, Southern potato salad or mac n cheese, Zesty coleslaw, Homemade cornbread and honey butter Oriental Sweet chili glazed chicken thighs, Hoisin glazed beef & broccoli, Jasmine rice Mixed oriental vegetables, House salad with ginger-carrot dressing Southwest Carne asada marinated chicken, Mojo roasted pork, Cilantro-lime rice Cuban style black beans, Fajita style vegetable blend Traditional Signature rubbed braised beef with French onion sauce, Herb crusted chicken thigh, Creamy mashed potatoes, Vegetable medley, House salad and rolls with butter

Evaluator 3: 8

great presentation, pictures, explanation

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 8

Evaluator 2: 8

tiered pricing for different affordability options Tier 1 — Classic Experience Starting at \$40 per person Choice of one preset menu (e.g., Taste of Italy, Southern BBQ, or Traditional) OR Pork, Chicken, Pasta, Vegetarian, & Select Seafood 2 Entrées, 2 Sides, 1 Salad, 1 Dessert, Rolls & Butter High-quality disposable plates, cups, and rolled cutlery & Setup Service Tier 2 — Signature Experience Starting at \$50 per person Build Your Own Menu (B.Y.O.M) flexibility 2 Appetizers or 1 Board, 2 Entrées, 3 Sides, 1 Salad, 1 Dessert, Rolls & Butter High-quality disposable plates, cups, and rolled cutlery & Setup Service Tier 3 — Premium Experience Starting at \$60 per person Custom menu creation with premium proteins (e.g., filet, fresh catch, lamb) 3 Appetizers or 1 Board, 3 Entrées, 3 Sides, 1 Salad

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, 1 Dessert, Rolls & Butter High-quality disposable plates, cups, and rolled cutlery & Setup Service Optional add-ons: stations, hors d'oeuvres, or chef-attended action stations

Evaluator 3: 8

Reasonable pricing

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 6

Evaluator 2: 8

Very impressive and unique recommendations. Two of the References were identical despite being from different references.

Evaluator 3: 9

Provided many high satisfaction reviews

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 1

Evaluator 2: 7

To support the City's mission of making the Clermont Arts & Rec Center a community hub, we offer: • Optional décor and centerpiece packages • Entertainment coordination through our partner vendors • Access to themed food stations and chef-interactive live cooking features • Social-media promotion for public events Past collaborations include partnerships with: • Nonprofit organizations (Hand in Hand Recovery, Significant Productions) • Schools (Pinecrest Lakes Academy Elementary & Middle School) • Private event venues (Casani Estates, Once Upon a Creation, Bricks & Minifigs) • Community groups (Women's Council of Realtors, Girl Scouts of Citrus County) • Vacation home partners (Magical Vacation Homes, Orlando Area Luxury Rentals & Top Villas) • Holiday event organizers across Central Florida (Pine Ridge Social Club, Wildwood Rotary Club, Edward Jones, Raymond James & Associates) • Weddings Associations (Wedding Venue Map, Zola)

Evaluator 3: 7

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

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Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 1: 6

Evaluator 2: 8

Evaluator 3: 8

well put together and thorough

Events by John Michael, Inc.

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 9

been in operations since 1995 (30 years) and has an extensive background and experience with providing catering and event planning services. Owned 100% by Michael J Thomas and a C-Corporation. We own a venue ourselves named Celebration Gardens thus having experience with understanding general needs of a venue. We believe in creative solutions to accommodate our client needs with many different types of events including weddings, social and corporate clients. With 30 years of experience, we have accumulated vast resources to accommodate any client needs. Comparable projects that are ongoing within the past five years are listed below. All of these listings are currently ongoing and we have gone through a similar RFP process with those listed. We provide the same scope of work at all these listings. City of Tavares - Tavares Pavilion on the Lake. 200 S. Disston Avenue, Tavares FL 32778. Contact: Amy England, assistant manager, 352-253-4300, amy.england@tavaresFL.gov City of Lake Mary - Lake Mary Events Center. 260 N. Country Club Road, Lake Mary FL 32746. Contact: Gunnar Smith, events center manager, 407-585-1497, mgsmith@lakemaryfl.com City of Winter Park – Winter Park Events Center. 1050 W. Morse Blvd., Winter Park FL 32789. Contact: Alexandria Pate, events center manager, 407-599-3571, apate@cityofwinterpark.org City of Orlando - Harry P. Leu Gardens. 1920 N. Forest Avenue, Orlando FL 32803. Contact: Kandace Carter, rental sales, 407-246-3681, kandace.carter@orlando.gov Art & History Museum of Maitland. 231 W. Packwood Avenue, Maitland FL 32751. Contact: Paola Narvaez, rental manager, 407-539-2181 x 102, events@artandhistory.org Orlando Science Center. 777 E. Princeton Street, Orlando FL 32803. Contact: Helen Tillem, director of events, 407-514-2290, htillem@osc.org Orlando Museum of Art, 2416 N. Mills Avenue, Orlando FL 32803. Contact: Shelly Strazis, director of sales, 407-896-4231 x 235, sstrazis@omart.org City of Leesburg - Leesburg Venetian Center. 1 Dozer Court, Leesburg FL 34748. Contact: TeRella Coleman, executive assistant recreation department, 352-728-9885, terella.coleman@leesburgflorida.gov

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Evaluator 3: 9

Excellent experience and quality of service

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 10

Evaluator 2: 9

All inclusive buffet option with additional items available wide range of items and very transparent pricing with range of quality options multiple beverage and bar service options

Evaluator 3: 8

Quality food and selection for higher end events. lesser options not as available

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 10

clear and easy to understand pricing / reasonable rates with ability to upscale if desired

Evaluator 3: 7

Fair but on the higher side

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 10

client reviews provided all different perspectives and raving reviews along with facility manager reviews.

Evaluator 3: 9

great reputation in the area

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

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Evaluator 1: 10

Evaluator 2: 9

Marketing for the Clermont Arts and Recreation Center includes listing on our preferred venues list and recommendations to clients seeking a quality venue. Social media has become crucial in today's market. We have a part-time staff member fully dedicated to routine social media posts, monthly newsletters and weekly e-mail blasts. We are a green-caterer and fully embrace sustainability in our food production and service. This is a core value of our company. We recycle all used glassware, aluminum and non-service plastics. We have an extensive composting program where all food scraps from our kitchen production and event waste are separated and then stored in compost bins at our facility. We work with O-Town Compost who picks up our compost bins weekly. To date, we have composted over 10,000 pounds of food waste. Our venue even has a worm bin where compost is used to create worm "tea" to fertilize our grounds. We are full event planners and our philosophy is "anything the client wants". We never refer services to clients, but rather believe in handling that for them thus creating an all-inclusive experience. Examples include furniture, audio-visual, staging, lighting, wedding vendors (see attached menu "Four Carat Diamond"), themed decor, entertainment and more.

Evaluator 3: 8

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 9

Evaluator 3: 8

Foodie Catering, Inc.

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 9

Foodie Catering, Inc. is an award winning, chef-owned, full-service catering company based in Orlando, Florida, proudly serving Central Florida for over 17.5 years. Since its founding, Foodie Catering has built a strong reputation for exceptional food quality,

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professional service, and reliable event execution across a wide range of private, corporate, and community events. Foodie Catering collaborates with venues similar to the ARC where we provide our services to groups of varying size, scale, and complexity. Our background includes extensive service at both municipally operated event facilities and large-scale private venues, allowing us to navigate the operational, compliance, and service expectations associated with public venues. Foodie Catering is a contracted catering partner at the Lake Mary Events Center, a city-operated venue accommodating up to 240 guests banquet-style, as well as the Ocoee Lakeshore Center, another city-operated venue with capacity for up to 400 guests banquet-style. At both locations, we have provided comprehensive catering and bar services for weddings, corporate events, and social gatherings. These partnerships demonstrate our ability to meet city standards for food safety, staffing, service execution, and event coordination. Relevant Licenses Include: • State of Florida Department of Business and Professional Regulation Division of Hotels and Restaurants #NOS5814080 • State of Florida Department of Business and Professional Regulation Division of Alcoholic Beverages & Tobacco (Series 13CT) #BEV5812437 Employees by category: Executive Chef - 1 Cooks - 5 Event On-Site Team - 4 in addition to the 5 Captains - 4 Servers - 20 Bartenders - 14

Evaluator 3: 10

Extensive experience and holds all required licensing

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 8

Evaluator 2: 5

Wedding Buffet Package 3 Passed Hors d' Oeuvres 2 Entrees 1 Starch 1 Vegetable 1 Salad Freshly Baked Dinner Rolls and Butter Standard Full Bar Pricing \$24.00 Per Person Premium Bar Pricing \$28.00 Per Person Beer and Wine Bar Pricing \$19.00 Per Person Bar Set Up (Liquor Bar) Pricing \$12.00 Per Person

Evaluator 3: 9

great variety for all types of food and budgets

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 9

Evaluator 2: 6

Wedding Buffet Package \$64++ Per Guest

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Evaluator 3: 9

Great options and price points

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 9

positive reviews from clients and facility managers

Evaluator 3: 10

great references and client satisfaction. Excellent reviews

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 7

1. Proposed marketing or promotional strategies to enhance the visibility of the Clermont Arts & Recreation Center. Foodie Catering is pleased to support the visibility and promotion of the ARC through a combination of digital marketing, collaborative promotion, and event-based outreach. • Digital & Social Media Promotion Foodie Catering will actively feature the ARC on our social media platforms, including Instagram and Facebook, with planned expansion to TikTok. Content may include event highlights, venue features, behind-the-scenes catering setups, and tagged posts to drive awareness and engagement. • Website & Proposal Integration The ARC will be highlighted on the Foodie Catering website with a direct link to the ARC website. Additionally, the ARC will be promoted within our package materials and customized client quotes, including the development of a custom ARC package featuring venue photography and event options in our proposals. • Collaborative Event Promotion Foodie Catering is pleased to collaborate with the ARC on wedding, corporate, and social promotional events, including participation in open houses, tastings, and showcase events when applicable. 2. Description of unique or value-added services available to event clients. Foodie Catering goes beyond food and beverage to provide comprehensive event support, ensuring each client's vision is executed seamlessly. • Rental Coordination & Sourcing We coordinate and source all rental needs for clients, including tables, chairs, linens, décor, and specialty event enhancements, providing a single point of contact to simplify planning and reduce stress. • Full-Service Event Management From initial consultation to on-site execution, Foodie Catering provides hands-on event management, providing guidance and our expertise. • Chef-Driven Culinary

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Experience As a chef-owned company, we offer house-made hors d' oeuvres, sauces, desserts, and specialty menu items, ensuring a high-quality, personalized culinary experience These value-added services are designed to provide clients with a turnkey, stress-free event experience, allowing them to focus on enjoying their celebration while we manage the details.

Evaluator 3: 8

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 7

Evaluator 3: 10

Very thorough proposal and highly experienced

GOOD VIBES BY NICHOLE LLC

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 3

Evaluator 2: 5

About Us Good Vibes by Nichole LLC is a single-member LLC operating from Windermere, FL. We offer full-service catering including buffet, plated, cocktail, bar packages, and Grab & Go options designed for private clients, public facilities, and government agencies. Licensing & Compliance – Business Tax Receipt: Orange County – Certificate of Insurance (General & Food Liability) – Florida Sales Tax Registration – Federal Vendor Registration (ACTIVE)

Evaluator 3: 0

did not provide required certificate and licensing. Did not list relevant experience. website down

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 6

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Evaluator 2: 5

Buffet Package A — Signature Comfort (\$22–28 pp) — Herb Roasted Chicken — Yellow Rice Pilaf — Garden Salad — Dinner Rolls — Cookies or Mini Cakes Buffet Package B — Elegant Dinner (\$32–40 pp) — Braised Beef or Lemon Herb Salmon — Garlic Mashed Potatoes — Seasonal Vegetables — Artisan Rolls — Dessert Table Latin Fusion Package (\$26–34 pp) — Pernil or Pollo Guisado — Rice (Gandules or White) — Sweet Plantains — House Salad — Mini Guava Cakes Cocktail Menu (\$18–25 pp) — Charcuterie Cups — Mini Guava Cakes — Fruit Shots — Chicken Skewers Grab & Go Menu (\$10–14 pp) — Charcuterie Cups — Root Veggie Chips — Cookies (variety) — Muffins (Blueberry, Double Chocolate)

Evaluator 3: 2

very limited examples of food selections and menus. Only up to 250 guests

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 7

Evaluator 2: 5

Evaluator 3: 2

Very limited

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 1

Evaluator 2: 0

Evaluator 3: 0

none provided

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 1

Evaluator 2: 0

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Evaluator 3: 0

no plan submitted

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Evaluator 2: 4

Evaluator 3: 2

Proposal did not have most of the required information

Lake Catherine Farms

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 9

Evaluator 2: 7

Company Overview Lake Catherine Farms is a family-owned and operated business based in Groveland, Florida. Founded in 2014, we have grown from a local blueberry farm into a premier venue and fullservice catering provider known for our Southern hospitality, versatile menus, fresh ingredients, and professional event management. We specialize in creating memorable culinary experiences for a wide range of events, including concerts, corporate functions, community festivals, weddings and private celebrations. Our deep roots in the Lake County community and many years experience performing catering and bar services at the Clermont Arts & Recreation Center allow us to understand the local culture and preferences, making us an ideal partner. We have extensive experience managing high-volume food and beverage operations. Our team regularly executes events ranging from intimate dinners to large-scale festivals. • Venue Experience: We operate our own event venue at Lake Catherine Farms, giving us a unique owner-operator perspective. We understand the importance of protecting the venue's assets, adhering to timelines, and ensuring guest satisfaction. • Capacity: Our culinary and service teams are capable of serving groups from 100 to over 1,000 guests with consistent quality and speed. • Alcohol Service: We provide full-service bar operations, including inventory management, ID verification, and liability mitigation. Our CT13 license is attached. Similar Experience • Lake Catherine Farms Events: We manage year-round public events (Fall and Christmas Events, Corporate Functions, Concert Events, etc.) serving thousands of guests. • THE Spring Games: We

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manage and provide all concession and bar services at two locations for the month-long college softball event in Clermont. • The City of Clermont's Sips and Salsa: We manage and provide all bar service as well as operating our famous authentic Mexican taco stand for this large and popular annual event at Waterfront Park • Clermont Arts & Recreation Center: Over the last several years, we have provided catering and bar service for many events held at this venue including Bras for the Cause, Dancing Under the Stars and the South Lake Chamber of Commerce's Hob Nob events. Lake Catherine Farms is fully licensed and insured to conduct business in the State of Florida. We are committed to maintaining compliance with all City, State, and Federal regulations throughout the duration of this contract. Licenses & Registration • Florida Department of State: We are an active entity registered with the Division of Corporations. Document Number: L15000003622 • Alcohol License: We hold a current CT13 license, which authorizes the sale and service of alcoholic beverages at the Clermont Arts & Recreation Center. Insurance Coverage As required by the RFP, we maintain comprehensive insurance coverage. Attached in Tab 9 as requested, is our Accord Certificate of Insurance demonstrating the following limits: • Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate. • Liquor Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate. • Automobile Liability: \$300,000 combined single limit. • Workers' Compensation: Meeting statutory Florida requirements (\$500,000). Also attached is a letter from our insurance agent stating if any part of our current coverage is insufficient, we have the ability to comply.

Evaluator 3: 10

great experience and qualifications

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 9

Evaluator 2: 6

Buffet Packages All Buffets include Iced Tea, Lemonade, Lemon Water, and Dinner Rolls. The All American (\$32.00 per person) • Salad: Garden Salad with Ranch & Italian Dressing 8 / 18 Entrée: Pot Roast with Beef Gravy • Upgrade: Oven Roasted Sirloin (+\$4pp) or Beef Tenderloin (+\$6pp) • Sides: Redskin Mashed Potatoes, Roasted Carrots Choice of Chicken (\$32.00 per person) • Salad: Spinach Salad with Pesto Dressing • Entrée: Choice of Chicken Marsala, Balsamic Chicken, Creamy Mushroom, or Creamy Mustard. • Sides: Vegetable Medley, Side of Pasta The Fine Swine (\$30.00 per person) • Salad: Garden Salad • Entrée: Herb Roasted Pork Loin • Sides: Roasted Red Potatoes, Vegetable Medley The Mexican Fiesta (\$32.00 per person) • Salad: Mexican Chopped Salad • Entrée: Mexican Street Taco Bar (Seasoned Sirloin & Chicken, Sautéed Peppers/Onions). Served with soft corn tortillas and full topping station. • Sides: Black Beans, Mexican Rice The Italian (\$28.00 per person) • Salad: Classic Caesar Salad • Entrée: Choice of Classic Cheese Lasagna OR

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Pasta with Marinara & Meatballs • Sides: Vegetable Medley Casual & Themed Buffets • Classic BBQ (\$32.00): Smoked Chicken Quarters, Pulled Pork, BBQ Beans, Mac n Cheese. • The Big Easy (\$30.00): Low Country Boil (Shrimp, Sausage, Corn, Potatoes), Red Beans & Rice, Corn Bread. • Country Time (\$30.00): Baked Ham, Baked Beans, Gratin Potatoes. • Deli Buffet (\$22.00): Assorted Deli Meats, Cheeses, Breads, Salads. • Grilled Chicken Sandwich Buffet (\$22.00): Grilled Chicken Breast, Kaiser Buns, Toppings. Specialty Stations & Appetizers Interactive Stations • Taco Stand (Cooked to Order): Fresh tacos cooked on-site. (Chicken/Pork \$3.00, Steak \$3.50). • Mac n Cheese Bar (\$25.00): Creamy mac with bacon, chicken, and veggie toppings. • Grazing Table (\$500.00 serves 50): Beautiful display of assorted meats, cheeses, spreads, and fruit. • Chocolate Fountain (\$25.00): With fruit, pretzels, and treats for dipping. A La Carte Appetizers (Serves 25) • Classic Crudit  (\$100) • Spinach Dip (\$120) • Meatballs (Marinara, BBQ, or Honey Garlic) (\$130) • Pulled Pork Lettuce Wraps (\$150)

Evaluator 3: 9

high quality and options

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 6

Evaluator 3: 9

offers range of pricing for variety of events

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 9

Evaluator 2: 4

references provided but no evidence of support

Evaluator 3: 10

well known and great reputation in area

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

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Evaluator 1: 9

Evaluator 2: 6

Lake Catherine Farms is not just a service provider; we are a partner in promoting the Clermont Arts & Recreation Center. Marketing Strategy • Cross-Promotion: We will feature the ARC as a preferred venue on our promotional material. • Social Media: We will tag the City of Clermont and the ARC in posts featuring events we cater at the venue, leveraging our follower base to increase venue visibility. Our local social media following exceeds 30,000 people. • Client Referrals: When our farm venue is not suitable for a specific client inquiry (e.g., indoor requirement), we will actively refer clients to the ARC. Value-Added Services • Décor & Theming: We offer optional décor packages, including linen upgrades and table centerpieces, to enhance the visual appeal of events. • Vendor Network: We have established relationships with local bands, DJs, florists, and photographers and can act as a "one-stop-shop" resource for clients renting the ARC.

Evaluator 3: 9

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 6

Evaluator 3: 10

very organized and qualified. top candidate

River City Catering

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 9

25 years of business. licenses all provided Our experience at similar venues, such as the Sanborn Center, the Center at Deltona, the Brannon Center, and the Lake Mary Events Center, has equipped us with practical, hands-on knowledge of logistics planning, guest flow management, kitchen setup requirements, and service execution in multi-use public spaces. Our staff is proficient in working

EVALUATION TABULATION

Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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EVALUATION TABULATION

RFP No. RFP 26-031

Catering and Bar Services for the Clermont Arts & Recreation Center

within city guidelines, coordinating with facility teams, and adapting to each venue's unique layout, storage limitations, and event schedules. 10 chefs / 40-50 servers / 17 bartenders / 19 supervisors Detailed and organized plan of operation

Evaluator 3: 9

excellent experience. All necessary licenses and certifications

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 10

Evaluator 2: 10

Very wide range of styles and cuisines available We specialize in American, Cuban, Italian, and Mexican, and we also offer a large variety of cuisines including Caribbean, Chinese, French, Greek, Indian, Halah, & Thai. We are also happy to accommodate most custom requests; if your client has a specific recipe that grandma used to make, we can bring it to life for their event. extensive and varied bar menu and options

Evaluator 3: 8

great selection and variety of options

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 9

\$45 buffet or \$55 buffet / cheef's diinner also prices at varying ranges for different price points. all pricing is transparent and easy to understand for client.

Evaluator 3: 8

variety of pricing for different price points

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 10

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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EVALUATION TABULATION

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Catering and Bar Services for the Clermont Arts & Recreation Center

strong recommendations from previous clients and existing facility managers all varied and personal

Evaluator 3: 9

great, local references

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 9

website integration social media account promotion reference to clients interested in office and provide brochures and materials to interested clients additional services: Event Planning Day of Coordination Decor Tents Outdoor Heaters Staging & Dance Floor Event Equipment & Props Audio Visual Entertainment

Evaluator 3: 8

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 9

Evaluator 3: 9

Second Harvest Food Bank of Central Florida | DbA Plate Above Catering

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 9

Evaluator 2: 7

Fully licensed Operating since 2013 Utilizes subcontractors for hospitality staff; servers; and bartenders Plate Above is an approved or preferred partner for various venues and organizations, including: • University of Central Florida (UCF) • Rollins College • Orlando Regional Realtor Association • Orlando Science Center • Crystal Ballroom locations

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 3: 7

good experience in Orlando area. provided certs and licenses

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 10

Evaluator 2: 8

breakfast and brunch wedding packages (silver, gold, and platinum) wide--range of options and unique and varied themes

Evaluator 3: 7

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 7

transparent and clear pricing - bit on the high-end of price

Evaluator 3: 7

good variety of options

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 9

Evaluator 2: 10

Positive testimonials from customers and partnered organizations

Evaluator 3: 8

good reviews mostly Orlando

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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EVALUATION TABULATION

RFP No. RFP 26-031

Catering and Bar Services for the Clermont Arts & Recreation Center

Evaluator 2: 10

social media newsletter website facility feature Mission-Driven Impact with Every Event Every event catered by Plate Above directly supports Second Harvest Food Bank of Central Florida's mission to provide meals and nourish hope across Brevard, Lake, Marion, Orange, Osceola, Seminole, and Volusia counties. Each booking at the Clermont Arts & Recreation Center contributes to helping neighbors facing food insecurity. This added layer of social impact offers renters and event hosts a meaningful way to elevate their event's purpose. Client Experience Enhancements That Simplify Planning We streamline the planning process to ensure renters feel supported every step of the way. Our client experience services include: • Customized sample menus and curated packages tailored to any event type, including weddings, galas, corporate gatherings, and community events. • Access to our catering specialists for guidance on timeline flow, space utilization, and menu selection. Partnership-Driven Approach We view our work with the City of Clermont as a collaborative partnership. Our commitments include: • Providing annual performance recaps and impact highlights • Supporting open houses, tastings, or community events at the ARC • Gathering client feedback to refine offerings and improve satisfaction • Maintaining open, responsive communication with City staff

Evaluator 3: 7

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 9

Evaluator 2: 8

Evaluator 3: 8

Table Top Catering, LLC.

Experience and Qualifications | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 10

- Table Top Catering is contracted as the exclusive catering partner for multiple hotel properties throughout the region, including several Marriott-branded hotels, and Drury Plaza Hotel near Disney Springs. These properties feature large ballroom spaces where we

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

routinely support events serving 500 or more guests, often managing multiple events per day. • Florida Department of Business and Professional Regulation (DBPR) food service licensing • Active Florida alcoholic beverage license (13CT) authorizing the service of alcoholic beverages • Current local business tax receipts and applicable county registrations - Table Top Catering has planned and executed large-scale high-end events for major corporate clients including Blue Origins, Hilton, Marriott, and Microsoft with events serving 2,500 or more guests.

Evaluator 3: 10

excellent company and staff. Submitted all req. info

Menu Variety and Quality | 0-10 Points | 25 Points (25%)

Evaluator 1: 10

Evaluator 2: 10

High variety of high-quality items available. multiple options to increase value or standardized menu options. vegetarian, salads, seafood, beef, pork, & lamb, poultry, many appetizers, dessert, and alcohol options.

Evaluator 3: 7

Great selection but serves primarily higher end events

Pricing and Value | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Evaluator 2: 10

FOOD SERVICE - Breakfast Buffet | \$18 per person See breakfast menu for buffet options - Lunch Buffet or Plated | \$35 per person - Includes: • Two (2) appetizers • One (1) salad • One (1) vegetarian entrée • Two (2) protein entrées • Two (2) side dishes • Dessert - Dinner Buffet or Plated | \$40 per person - Includes: • Three (3) appetizers • One (1) salad • One (1) vegetarian entrée • Two (2) protein entrées • Two (2) side dishes • Dessert Menus may fully customized to accommodate guest preferences, dietary requirements, and event themes. STAFFING \$250 for each staff member Applicable to Banquet Captains, Chefs, Servers, Bartenders SERVICE AND PRODUCTION CHARGE 18% of subtotal RENTALS • Glassware: \$1.00 per piece • Chargers: \$1.00 per piece • China plateware: \$1.50 per piece • Silverware: \$1.00 per person • Table linens: \$20.00 each • Linen napkins: \$1.00 each Specialty rental items are available upon request; pricing varies based on selection and availability. BEVERAGE SERVICE OPTIONS • Coffee Bar - \$3.00

EVALUATION TABULATION

Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

per person • Coffee & Tea Bar - \$4.00 per person • Soft drink package - \$3.50 per person • Bar setup with mixer package - \$5.50 per person • Beer and wine package - \$9.00 per person • Liquor package - \$10.00 per person • Signature cocktails - \$6.00 per person 3. Menu Customization, Themed Packages, or Dietary Accommodations Table Top Catering offers fully customized menus tailored to event themes, budget considerations, guest preferences, and dietary needs. The company routinely accommodates dietary restrictions, including gluten-free, vegetarian, and vegan options. In addition to custom menu development, Table Top Catering offers pre-design themed menus inspired by international cuisines and frequently collaborates with clients on fully customized banquet functions, providing guidance across all aspects of menu planning and event execution. 4. Minimum Orders or Service Requirements Table Top Catering requires a minimum order value of \$1,000 for all catering events.

Evaluator 3: 7

On the higher side of pricing, but high value as well

References and Reputation | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 9

Evaluator 3: 9

Many local venues with exceptional reviews

Marketing and Value-Added Services | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 9

Marketing or Promotional Strategies Table Top Catering will actively promote the Clermont Arts & Recreation Center as an event venue through the following marketing initiatives: • Inclusion of a full venue description on the Table Top Catering website • Targeted social media campaigns (Instagram and Facebook) highlighting the venue as a new venue partnership • Distribution of a dedicated email campaign to Table Top Catering's client database promoting the Clermont Arts & Recreation Center, including venue features, capacities, and event capabilities Unique or Value-added Services As a full-service catering and events company, Table Top Catering offers comprehensive event support beyond food and beverage services. Value-added services include coordination and sourcing of: • Event décor and floral design • Entertainment and performers • Custom and specialty rentals • Large-scale props and themed

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Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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Catering and Bar Services for the Clermont Arts & Recreation Center

installations • Live plants, foliage, and immersive décor elements These services allow clients to streamline planning while maintaining a cohesive event design and high-quality guest experience.

Evaluator 3: 8

Responsiveness and Completeness | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

Evaluator 2: 9

Demonstrates understanding and examples of sample documentation and reporting.

Evaluator 3: 9

EVALUATION TABULATION

Request For Proposal - Catering and Bar Services for the Clermont Arts & Recreation Center

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NOTICE OF INTENT TO AWARD
RFP No. RFP 26-031
Catering and Bar Services for the Clermont Arts & Recreation Center

RESPONSE DEADLINE: December 18, 2025 at 2:00 pm

Thursday, January 22, 2026

After the careful and thorough review of all responses received to solicitation number RFP 26-031 titled Catering and Bar Services for the Clermont Arts & Recreation Center, the City hereby issues this Award Recommendation to the following companies:

River City Catering, Table Top Catering, LLC., Events by John Michael, Inc., Confectionately Confections, LLC., Arthur's Catering, Inc., Foodie Catering, Inc., Second Harvest Food Bank of Central Florida, Lake Catherine Farms, Done Wright Culinary, and Chef Anji's Rescue Meals.

Sincerely,

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

Freddy L. Suarez, MPA, CPPB
Procurement Services Director

Catering Fees and Compensation

The City seeks to establish a mutually beneficial partnership that generates revenue for both the City and approved caterers.

The following User Fee schedule applies:

Type of Sale	Description	City Fee
Catering Items	Pre-sold food, beverages, rentals, and staffing billed through the event contract	10%
On-Site Sales	Items sold directly to guests (e.g., cash bar, concessions, CPAC shows)	20%
Mixed Events	Combination of catering items and on-site sales	10% on food / 20% on alcohol

Definitions:

- *Catering Items:* Include food, beverages, staffing, rentals, and service charges (excluding gratuities).
- *Cash Bar:* Refers to a bar where guests purchase their own drinks during an event.

Non-compliance with fee terms or reporting requirements may result in contract termination.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, February 10, 2026		
Agenda Item Name		
Request for Proposal Award <i>Pre-employment services</i>		
Requested Action		
Requesting approval to award a contract between the City of Clermont and Adventist Health System/Sunbelt, Inc., dba AdventHealth Centra Care, to provide Medical Examination and Drug/Alcohol Testing Services.		
Staff Report		
The Evaluation Committee recommends approval of this action. The Procurement Services Department issued a Request for Proposal No. 25-083 on August 14, 2025, to solicit proposals from qualified companies for pre-employment, annual, and fit for duty medical examination services for general and police officer and firefighter personnel, as well as vaccines, drug and alcohol screens, and other services as needed. The solicitation was competitively bid, formally advertised, and fully complies with the City of Clermont's Procurement Policy and Procedures. A total of six (6) responses were received. An Evaluation Committee consisting of five (5) members reviewed, scored, and ranked the proposals. Adventist Health System/Sunbelt, Inc., dba AdventHealth Centra Care, was the top-ranked firm, selected for its qualifications, knowledge, and experience in providing occupational health and medical examination services for public safety and municipal employees. AdventHealth Centra Care demonstrated the ability to meet the City's operational and medical service requirements by using local facilities within the City of Clermont, including three conveniently located sites capable of conducting annual Police and Fire physical examinations. The availability of qualified staff and physicians to serve Police, Fire, DOT-regulated, and general City employees provides a significant operational advantage. The firm's local presence, facility accessibility, and staffing capacity support efficient scheduling, reduced employee travel time, and continuity of care, making it well-positioned to provide reliable and responsive services to the City. The award recommendation is being made to the most qualified respondent, Adventist Health System/Sunbelt, Inc., dba AdventHealth Centra Care. The initial contract term is three (3) years, with the option for up to four (4) additional one-year renewals at the City's discretion. The estimated contract value for the initial three (3) term is \$600,000, with a start date of February 11, 2026.		
Additional Analysis		
Fiscal Impact Summary		
The services provided under this contract are utilized by multiple City departments, including Police, Fire, DOT-regulated, and general personnel. Funding for these services is included in the Fiscal Year 2026 adopted budget within the respective departmental operating budgets.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Statement of Work	Statement of Work.pdf	
2. RFP 25-083 Notice of Intent of Award	RFP 25-083 Notice of Intent of Award.pdf	
3. RFP 25-083 Evaluation Summary Phase 1	RFP 25-083 Evaluation Summary Phase 1.pdf	
4. RFP 25-083 Evaluation Summary Phase 2	RFP 25-083 Evaluation Summary Phase 2.pdf	

3. Statement of Work

3.1. Scope of Services

The City of Clermont seeks to contract qualified medical service providers to perform:

- Pre-employment, annual, and fit-for-duty medical examinations
- Drug and alcohol testing services
- Vaccination services
- Additional medical support as required

These services shall be provided for Police, Firefighter, DOT-regulated, and general personnel under a term contract. Multiple awards may be issued.

3.2. Population Coverage

- 97 Police Officer positions
- 81 Firefighter positions
- 140 DOT-regulated employees (across ~25 classifications)
- 71 Non-DOT general positions

3.3. Examination Requirements

Firefighters

Must comply with NFPA 1582 standards and consider NFPA 1001 functions, including:

- Tolerance of extreme conditions (heat, cold, hazardous surfaces)
- Exposure to infectious and toxic agents
- Performance in confined spaces, stressful situations, and physically demanding environments
- Use of PPE (60 lbs), SCBA, and manual/power tools

Police Officers

Examinations should evaluate the candidate's ability to perform essential functions of police duties. Job descriptions will be made available upon contract execution.

DOT Safety-Sensitive Positions

Must comply with applicable federal DOT guidelines (49 CFR 40). Includes drug and alcohol testing and physicals.

3.4. Required Services

Annual Physical Exams

For Police and Firefighters (NFPA 1582 Compliant). Includes:

- Physical exam, vital signs, breast exam
- Cardiac: EKG, echocardiogram, ultrasounds, stress testing (VO2) max)
- Cancer screening: Skin, prostate, pelvic, testicular, thyroid, etc.
- Lab tests: Lipid profile, CBC, metabolic panel, PSA, TSH, diabetes screening
- Vision: Acuity, color, depth, night blindness, peripheral
- Hearing: Audiometric
- Physician consultation
- Health behavior & lifestyle counseling
- Fitness assessments (agility, strength, endurance, flexibility)

Additional Services (separately priced)

- Chest x-ray (5-year minimum frequency)
- Respirator fit testing (SCBA, N-95)
- Hepatitis A & B (testing, titers, vaccines)
- Hepatitis C testing
- Tuberculosis screening (QFT-GIT and PPD)
- Tetanus vaccine

Job Applicant Screening

Includes pre-employment exams for Police, Fire, and General positions:

- Medical exam (within 72 hours of request)
- Drug screens: pre-employment, random, reasonable suspicion, post-accident
- Height, weight, BP
- Bloodwork: CBC, lipids, CMP, TSH
- Urinalysis
- EKG or Stress EKG

- Chest x-ray, PFT, audiometric, vision tests

Drug & Alcohol Testing

City tests for:

- Alcohol, amphetamines, cannabinoids, cocaine, PCP, opiates, methaqualone, barbiturates, benzodiazepines, methadone, propoxyphene
- Services must cover CFL and non-CDL positions
- Includes MRP (Medical Review Officer) review and after-hours support

3.5. Minimum Qualifications

Personnel

- Medical Director: Board-certified with a minimum of five (5) years of experience in occupational health for public safety agencies
- Sonographers: Certified RDMS
- Project Managers: Experienced, communicative, and able to supervise full staffing plan
- Staff: Licensed, trained, and capable of mobile operations across multiple shifts and City locations

Equipment Maintenance

- Equipment must be sanitized and serviced regularly. City may seek alternatives of downtime exceeds reasonable limits.

Reporting

- Employee test results: Provide within 30 days
- Fit-for-duty certifications: Provide to City within 14 days
- Urgent findings: Reported within 24 hours (phone) and 3 days (written)
- Reports must be physician/PA/NP.MSN certified

Mobile Testing Capacity

- Exams must be performed on-site across various City locations and shifts

- City sites may be used with prior approval and proper care, utility, and insurance coverage

Safety and Compliance

Must submit a comprehensive Safety and Security Plan covering:

- Employee and facility safety
- Emergency preparedness
- HIPAA compliance
- Incident reporting protocols

Subcontracting

Permitted with City approval, subcontractor details must be provided upfront

Laboratory & MRO Standards

- Labs must comply with DOT (49 CFR 40) and Florida Statutes (440.102)
- MRO must be certified and comply with all applicable laws



NOTICE OF INTENT TO AWARD
RFP No. RFP 25-083
Medical Examination and Drug/Alcohol Testing Services

RESPONSE DEADLINE: August 14, 2025 at 2:00 pm

Thursday, January 29, 2026

After the careful and thorough review of all responses received to solicitation number RFP 25-083 titled Medical Examination and Drug/Alcohol Testing Services, the City hereby issues this Award Recommendation to the following company:

Notice

Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care

Sincerely,

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

Freddy L. Suarez, MPA, CPPB
Procurement Services Director



EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

RESPONSE DEADLINE: August 14, 2025 at 2:00 pm

Phase 1

EVALUATORS

Name	Title
David Ezell	Fire Chief
Linsey Fisher	Human Resources Generalist
Michael McMaster	Deputy Police Chief
Nadine Ohlinger	Human Resources Director
Adam Sawnsen	Wastewater Collections Manager

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5	Total Avg. Score (Max Score 100)	Rank Order
Beach Medical X2 LLC	84 (2)	71.5 (1)	88 (2)	83.5 (2)	79.5 (1)	81.3	1
Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care	88 (1)	71 (2)	91 (1)	88.5 (1)	60 (3.5)	79.7	2
COTG2021 LLC	71 (3)	56 (3)	83.5 (3)	69 (5)	61.5 (2)	68.2	3
Fastest Labs of NW Orlando	36.5 (4)	43.5 (5)	34 (4)	75 (3)	60 (3.5)	49.8	4
Excel Elite Labs	36 (5)	55.5 (4)	16 (6)	74.5 (4)	52 (5)	46.8	5
Mobile 7 Testing	17 (6)	13 (6)	26.5 (5)	20.5 (6)	29.5 (6)	21.3	6

EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

MEETING SUMMARY

The Evaluation Committee met on Wednesday, October 8, 2025, at 9:00 A.M. to review the results of their proposal evaluations. Each evaluator submitted their scores individually through OpenGov. During the meeting, the Procurement Services Manager presented a score summary, guided the committee through the results, and facilitated discussion on the evaluations. The Evaluation Committee agreed to invite the top four companies that scored the highest for questions/presentations. Those companies are Beach Medical X2 LLC, Adventist Health System/Sunbelt, Inc. d/b/a AdventHealth Centra Care, COTG2021 LLC, and Fastest Labs of NW Orlando. The Procurement Manager will be reaching out to the four companies to schedule meeting dates and times and provide information for the meeting.

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Executive Summary & Cover Letter 0-10 Points 5 Points (5%)	License and Insurance Pass / Fail 5 Points (5%)	Company Profile & History 0-10 Points 10 Points (10%)	Key Personnel & Staffing Plan 0-10 Points 15 Points (15%)	Reporting Samples 0-10 Points 10 Points (10%)	Mobile Testing Strategy 0-10 Points 10 Points (10%)	Safety & Security Program 0-10 Points 10 Points (10%)	Subcontractors & Medical Review Officer 0-10 Points 5 Points (5%)	Cost of Services 0-10 Points 15 Points (15%)
Beach Medical X2 LLC	8	100%	7.4	7.2	9	7	7.6	8.2	8.8
Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care	9	100%	9	8	6.4	6	9.4	9.6	8
COTG2021 LLC	7.8	100%	6.8	6.2	5.2	7	7.2	7.2	7.6
Fastest Labs of NW Orlando	5.8	100%	5	4	2	5.2	6.6	6	5
Excel Elite Labs	5.4	100%	5.8	5	5	5.6	0.6	6	3.2

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Vendor	Executive Summary & Cover Letter 0-10 Points 5 Points (5%)	License and Insurance Pass / Fail 5 Points (5%)	Company Profile & History 0-10 Points 10 Points (10%)	Key Personnel & Staffing Plan 0-10 Points 15 Points (15%)	Reporting Samples 0-10 Points 10 Points (10%)	Mobile Testing Strategy 0-10 Points 10 Points (10%)	Safety & Security Program 0-10 Points 10 Points (10%)	Subcontractors & Medical Review Officer 0-10 Points 5 Points (5%)	Cost of Services 0-10 Points 15 Points (15%)
Mobile 7 Testing	4.2	100%	2.4	0.6	0.6	0.6	0.6	0.6	3.2

Vendor	Business Location 0-5 Points 5 Points (5%)	Quality of Submittal 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
Beach Medical X2 LLC	5	8.2	81.3
Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care	2	8.6	79.7
COTG2021 LLC	2	6.8	68.2
Fastest Labs of NW Orlando	2	4.6	49.8
Excel Elite Labs	2	4.8	46.8
Mobile 7 Testing	2	2	21.3

INDIVIDUAL PROPOSAL SCORES

Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care	
Executive Summary & Cover Letter 0-10 Points 5 Points (5%)	
Evaluator 1: 10	
All items addressed	
Evaluator 2: 8	

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 3: 10

Evaluator 4: 10

Evaluator 5: 7

License and Insurance | Pass / Fail | 5 Points (5%)

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Evaluator 4: Pass

Evaluator 5: Pass

Company Profile & History | 0-10 Points | 10 Points (10%)

Evaluator 1: 9

Extensive experience matching the RFP requirements (over 40 years) and detail of org structure, however, content related to formation of the entity was not provided. References of other similar clients was provided. Overall, strong submission on this component.

Evaluator 2: 8

Evaluator 3: 10

Evaluator 4: 10

Evaluator 5: 8

Key Personnel & Staffing Plan | 0-10 Points | 15 Points (15%)

Evaluator 1: 8

Very detailed information on staff. Requested references were not provided, however, they were mentioned in the previous section.

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 2: 6

did not show staffing model, roles, and backup coverage.

Evaluator 3: 9

Evaluator 4: 10

Evaluator 5: 7

I do not see the sonographer

Reporting Samples | 0-10 Points | 10 Points (10%)

Evaluator 1: 9

Did not provide copies of the forms to be used, however, did provide very detailed information on the processes to receive the reports. Criteria met on this basis.

Evaluator 2: 2

did not show the sample reports of full physical evaluation, fit-for-duty status, medical alerts and urgent findings

Evaluator 3: 9

Evaluator 4: 10

Evaluator 5: 2

I do not see reporting samples

Mobile Testing Strategy | 0-10 Points | 10 Points (10%)

Evaluator 1: 7

Process for mobile testing well documented but the requested references were not provided

Evaluator 2: 6

did not cover contingency plan for cancellation, shift variations or emergencies

Evaluator 3: 9

Evaluator 4: 6

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 5: 2

no mention of mobile testing, no contingency planning

Safety & Security Program | 0-10 Points | 10 Points (10%)

Evaluator 1: 10

All criteria met and well documented in section

Evaluator 2: 9

Evaluator 3: 10

Evaluator 4: 10

Evaluator 5: 8

Subcontractors & Medical Review Officer | 0-10 Points | 5 Points (5%)

Evaluator 1: 10

All criteria met and well documented in section

Evaluator 2: 9

Evaluator 3: 10

Evaluator 4: 10

Evaluator 5: 9

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 9

Evaluator 3: 9

Evaluator 4: 7

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Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 5: 5

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Evaluator 4: 2

Evaluator 5: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 9

Very strong proposal. Demonstrated experience and capability to delivery annual exams in compliance with the specific needs for firefighters and police officers.

Evaluator 2: 8

Evaluator 3: 9

Evaluator 4: 10

Evaluator 5: 7

lengthy descriptions, some missing information; reporting info and mobile testing

Beach Medical X2 LLC

Executive Summary & Cover Letter | 0-10 Points | 5 Points (5%)

Evaluator 1: 10

All criteria met

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 2: 7

Evaluator 3: 8

Evaluator 4: 7

Evaluator 5: 8

States previous work for the city and is interested in a more focused relationship with the city

License and Insurance | Pass / Fail | 5 Points (5%)

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Evaluator 4: Pass

Evaluator 5: Pass

Company Profile & History | 0-10 Points | 10 Points (10%)

Evaluator 1: 9

Concise but all criteria addressed

Evaluator 2: 6

Evaluator 3: 9

Evaluator 4: 7

Evaluator 5: 6

not under the same name for 5 years. The practice is in the same location

Key Personnel & Staffing Plan | 0-10 Points | 15 Points (15%)

Evaluator 1: 7

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

Page 8

EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Very detailed staffing plan. Resumes not included for all personnel indicated and no references provided.

Evaluator 2: 5

Evaluator 3: 7

Evaluator 4: 9

Evaluator 5: 8

All aspects of the requirements are listed along with each of the personnel tasks

Reporting Samples | 0-10 Points | 10 Points (10%)

Evaluator 1: 9

Sample reports provided

Evaluator 2: 8

Evaluator 3: 8

Evaluator 4: 10

Evaluator 5: 10

very thorough set of reports

Mobile Testing Strategy | 0-10 Points | 10 Points (10%)

Evaluator 1: 6

Plan not well documented, but meets minimum reqs. Requested references not provided.

Evaluator 2: 6

Evaluator 3: 10

Evaluator 4: 7

Evaluator 5: 6

Nurses taking necessities to a location in a normal vehicle

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Safety & Security Program | 0-10 Points | 10 Points (10%)

Evaluator 1: 7

Plan not well documented, but meets minimum reqs.

Evaluator 2: 5

Evaluator 3: 10

Evaluator 4: 8

Evaluator 5: 8

meets all expectations

Subcontractors & Medical Review Officer | 0-10 Points | 5 Points (5%)

Evaluator 1: 9

Concise but all criteria addressed

Evaluator 2: 7

Evaluator 3: 8

Evaluator 4: 9

Evaluator 5: 8

meets all expectations

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 10

lowest cost with bids provided

Evaluator 3: 9

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 4: 8

Evaluator 5: 7

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 5

Evaluator 2: 5

Evaluator 3: 5

Evaluator 4: 5

Evaluator 5: 5

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 8

Concise proposal but qualified respondent. Demonstrated experience and capability to delivery annual exams in compliance with the specific needs for firefighters and police officers.

Evaluator 2: 7

Evaluator 3: 9

Evaluator 4: 8

Evaluator 5: 9

very thorough and detailed

COTG2021 LLC

Executive Summary & Cover Letter | 0-10 Points | 5 Points (5%)

Evaluator 1: 10

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Concise but met all requirements

Evaluator 2: 8

Evaluator 3: 8

Evaluator 4: 7

Evaluator 5: 6

License and Insurance | Pass / Fail | 5 Points (5%)

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Evaluator 4: Pass

Evaluator 5: Pass

Company Profile & History | 0-10 Points | 10 Points (10%)

Evaluator 1: 8

Did not discuss primary officers. Org chart provided in next section.

Evaluator 2: 4

Does not have at least 5 years, no organizational chart or roles of executive leadership team

Evaluator 3: 9

Evaluator 4: 7

Evaluator 5: 6

pretty new in florida

Key Personnel & Staffing Plan | 0-10 Points | 15 Points (15%)

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 1: 7

Resumes not provided and staffing plan not included. References provided earlier in proposal.

Evaluator 2: 3

Did not show experience of medical director and did not include board certification. Did not show sonographer certifications. Did not show backup coverage. Did n

Evaluator 3: 9

Evaluator 4: 8

Evaluator 5: 4

Seems to be a small staff

Reporting Samples | 0-10 Points | 10 Points (10%)

Evaluator 1: 6

Gave a brief description of the types of reports, but copies not provided

Evaluator 2: 4

no report samples provided

Evaluator 3: 8

Evaluator 4: 0

did not see any were provided

Evaluator 5: 8

reports sections does not explicitly say the documents will be physician certified

Mobile Testing Strategy | 0-10 Points | 10 Points (10%)

Evaluator 1: 5

No real plan discussed. Just bullet points. No references

Evaluator 2: 4

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

no detail provided and no description of mobile units. no utility/insurance responsibility

Evaluator 3: 8

Evaluator 4: 9

Evaluator 5: 9

This company seems to be tailored to mobile/ on-site

Safety & Security Program | 0-10 Points | 10 Points (10%)

Evaluator 1: 6

No real plan addressed in proposal. Did list compliance with various requirements (HIPPA)

Evaluator 2: 8

Evaluator 3: 8

Evaluator 4: 8

Evaluator 5: 6

No info about incident reporting

Subcontractors & Medical Review Officer | 0-10 Points | 5 Points (5%)

Evaluator 1: 5

Listed subs but only included partial information (name of individual or company)

Evaluator 2: 5

no qualifications listed, no addresses provided

Evaluator 3: 8

Evaluator 4: 10

Evaluator 5: 8

Board certified and at least one known subcontractor

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 10

Evaluator 2: 8

Evaluator 3: 8

Evaluator 4: 7

Evaluator 5: 5

Multiple items with no bid

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Evaluator 4: 2

Evaluator 5: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 6

Average proposal, but did demonstrate experience and capability to delivery annual exams in compliance with the specific needs for firefighters and police officers.

Evaluator 2: 6

Evaluator 3: 10

Evaluator 4: 7

Evaluator 5: 5

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Excel Elite Labs

Executive Summary & Cover Letter | 0-10 Points | 5 Points (5%)

Evaluator 1: 4

Work outlined in the intro letter specified the respondent's interest was limited to drug screens and MRO services.

Evaluator 2: 8

Evaluator 3: 1

Evaluator 4: 7

Evaluator 5: 7

no primary contact info

License and Insurance | Pass / Fail | 5 Points (5%)

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Evaluator 4: Pass

Evaluator 5: Pass

Company Profile & History | 0-10 Points | 10 Points (10%)

Evaluator 1: 6

Respondent has been active for just at the required time frame of 5 years. Key personnel listed, but no org chart provided. Listed several client references.

Evaluator 2: 7

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 3: 1

Evaluator 4: 10

Evaluator 5: 5

Not in existence for at least 5 years

Key Personnel & Staffing Plan | 0-10 Points | 15 Points (15%)

Evaluator 1: 3

Respondent does not have staff to carry out the scope of services in the RFP, with the exception of drug screens

Evaluator 2: 5

cannot provide full services needed. No board-certified medical director.

Evaluator 3: 1

Evaluator 4: 10

Evaluator 5: 6

They have rotating on call personnel with the main POC as the backup

Reporting Samples | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Reports provided only comply with drug screening portion of the RFP

Evaluator 2: 4

no physical evaluation or fit for duty reports, does not provide services. No answer to ability to customize.

Evaluator 3: 1

Evaluator 4: 10

Evaluator 5: 7

The supplied reports are detailed and easy to read. no Physical evals, no fit for duty, not bidding

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Mobile Testing Strategy | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Mobile testing strategy only complies with drug screening portion of the RFP

Evaluator 2: 8

no answer for handling insurance responsibilities

Evaluator 3: 1

Evaluator 4: 10

Evaluator 5: 6

They mention driving normal vehicles with necessities, no real mobile units

Safety & Security Program | 0-10 Points | 10 Points (10%)

Evaluator 1: 0

Item was not addressed

Evaluator 2: 1

no response, vaguely addressed in anothers section

Evaluator 3: 1

Evaluator 4: 0

not discussed

Evaluator 5: 1

no mention of safety or security

Subcontractors & Medical Review Officer | 0-10 Points | 5 Points (5%)

Evaluator 1: 9

Evaluator 2: 8

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 3: 1

Evaluator 4: 10

Evaluator 5: 2

No Medical review officers on staff, they use a third party.

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 2

Does not address scope of services requested

Evaluator 2: 4

no bid for most services

Evaluator 3: 1

Evaluator 4: 4

Evaluator 5: 5

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Evaluator 4: 2

Evaluator 5: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Proposal does not meet minimum requirements due to limiting services offered to drug screens and MRO services

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 2: 7

Evaluator 3: 1

Evaluator 4: 8

Evaluator 5: 5

Missing safety and security information, no real mobile units

Fastest Labs of NW Orlando

Executive Summary & Cover Letter | 0-10 Points | 5 Points (5%)

Evaluator 1: 4

Work outlined in cover letter limited to drug screen and MRO services. Does not satisfy scope of work.

Evaluator 2: 8

not signed

Evaluator 3: 3

Evaluator 4: 6

Evaluator 5: 8

License and Insurance | Pass / Fail | 5 Points (5%)

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Evaluator 4: Pass

Evaluator 5: Pass

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Company Profile & History | 0-10 Points | 10 Points (10%)

Evaluator 1: 5

Company history outlined, however, did not include a list of the officers or provide an org chart.

Evaluator 2: 3

no organizational chart or executive leadership team/roles listed

Evaluator 3: 2

Evaluator 4: 9

Evaluator 5: 6

Key Personnel & Staffing Plan | 0-10 Points | 15 Points (15%)

Evaluator 1: 3

Respondent does not have staff to carry out the scope of services in the RFP, with the exception of drug screens

Evaluator 2: 2

1.resume does not include board number, resume links to cleaning article? 2. sonographer information not provided 3. no staffing plan or model, no backup coverage 4.no mention of supervisory experience

Evaluator 3: 5

Evaluator 4: 6

Evaluator 5: 4

Described the MRO only, no plan

Reporting Samples | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Reports provided only comply with drug screening portion of the RFP

Evaluator 2: 0

report not attached or linked, section feels unfinished

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 3: 1

Evaluator 4: 0

none provided

Evaluator 5: 6

I cant read the report samples, i cant click to open them

Mobile Testing Strategy | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Mobile testing strategy only complies with drug screening portion of the RFP

Evaluator 2: 5

Evaluator 3: 3

Evaluator 4: 9

Evaluator 5: 6

no description of the mobile units or total number of them available

Safety & Security Program | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Safety and security plan outlined with bullet points, however, is limited to drug screens and MRO services

Evaluator 2: 9

Evaluator 3: 3

Evaluator 4: 10

Evaluator 5: 8

Subcontractors & Medical Review Officer | 0-10 Points | 5 Points (5%)

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 1: 6

MRO qualifications covered, however, location was not provided.

Evaluator 2: 4

No addresses or qualifications. No statement confirming compliance with Department of Health or FL requirements

Evaluator 3: 3

Evaluator 4: 10

Evaluator 5: 7

a Second MRO is now listed

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 2

Does not address scope of services requested

Evaluator 2: 5

no bid for most services

Evaluator 3: 3

Evaluator 4: 10

Evaluator 5: 5

No vaccinations, annual physicals or pre-employment exams and screening

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Evaluator 4: 2

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 5: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 3

Proposal does not meet minimum requirements due to limiting services offered to drug screens and MRO services

Evaluator 2: 3

Evaluator 3: 3

Evaluator 4: 8

Evaluator 5: 6

Information seems to be scattered throughout

Mobile 7 Testing

Executive Summary & Cover Letter | 0-10 Points | 5 Points (5%)

Evaluator 1: 2

Work outlined in the two page proposal specified the respondent's interest was limited to drug screens and MRO services. Only the most basic information was provided

Evaluator 2: 5

Evaluator 3: 5

Evaluator 4: 5

Evaluator 5: 4

no mention of managing office, no mention of primary contact, no signature of authorized officer

License and Insurance | Pass / Fail | 5 Points (5%)

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Evaluator 4: Pass

Evaluator 5: Pass

Company Profile & History | 0-10 Points | 10 Points (10%)

Evaluator 1: 4

Meets only the most basic requirements of 5 years in business doing drug screens

Evaluator 2: 1

does not have 5 years of service, vaguely addresses history

Evaluator 3: 2

Evaluator 4: 0

not provided separately

Evaluator 5: 5

not established for at least 5 years, no org chart

Key Personnel & Staffing Plan | 0-10 Points | 15 Points (15%)

Evaluator 1: 0

Not addressed

Evaluator 2: 0

no listing of key personnel or staffing plan

Evaluator 3: 2

Evaluator 4: 0

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

not provided separately

Evaluator 5: 1

no resumes, no staffing plan

Reporting Samples | 0-10 Points | 10 Points (10%)

Evaluator 1: 0

Not provided or addressed

Evaluator 2: 0

nothing provided

Evaluator 3: 2

Evaluator 4: 0

not provided

Evaluator 5: 1

no reporting samples

Mobile Testing Strategy | 0-10 Points | 10 Points (10%)

Evaluator 1: 0

Not addressed

Evaluator 2: 0

nothing provided

Evaluator 3: 2

Evaluator 4: 0

not provided

Evaluator 5: 1

no mention of how the mobile testing operates

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Safety & Security Program | 0-10 Points | 10 Points (10%)

Evaluator 1: 0

Not addressed

Evaluator 2: 0

nothing provided

Evaluator 3: 2

Evaluator 4: 0

not provided separately

Evaluator 5: 1

no mention of Hlppa or safety and security at all.

Subcontractors & Medical Review Officer | 0-10 Points | 5 Points (5%)

Evaluator 1: 0

Not addressed

Evaluator 2: 0

nothing provided

Evaluator 3: 2

Evaluator 4: 0

not provided separately

Evaluator 5: 1

No mention of any type of MRO, No addresses affiliated with the subcontractor

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 2

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Does not address scope of services requested

Evaluator 2: 1

high cost and no bid for most services

Evaluator 3: 2

Evaluator 4: 6

Evaluator 5: 5

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Evaluator 4: 2

Evaluator 5: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 2

Poor submission that did not address most items requested. Additionally, proposal does not meet minimum requirements due to limiting services offered to drug screens and MRO services.

Evaluator 2: 1

Evaluator 3: 2

Evaluator 4: 2

Evaluator 5: 3

not much information that was requested.

EVALUATION TABULATION

Request For Proposal - Medical Examination and Drug/Alcohol Testing Services

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EVALUATION TABULATION

Phase 2

RFP No. RFP 25-083

Medical Examination and Drug/Alcohol Testing Services

Presentations: November 18, 2025, at 11:00 AM and 1:00 PM, and November 20, 2025, at 10:00 AM

VENDOR SCORES

Vendor	Ranking Order
Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care	1
Beach Medical X2 LLC	2
COTG2021 LLC	3
Fastest Labs of NW Orlando	Withdrew Proposal

MEETING SUMMARY

The Evaluation Committee met on November 18, 2025, at 11:00 AM and 1:00 PM, and on November 20, 2025, at 10:00 AM, to conduct informal presentations with the three respondents. Each company provided presentations and responded to questions from the Evaluation Committee. Based on the written proposals and information presented during the presentations, the Evaluation Committee recommended an award to top ranked company, Adventist Health System/Sunbelt, Inc. dba AdventHealth Centra Care. The recommended company demonstrated the ability to meet the City's operational and medical service requirements by using local facilities within the City of Clermont, including three conveniently located sites capable of conducting annual Police and Fire physical examinations. The availability of qualified staff and physicians to serve Police, Fire, DOT-regulated, and general City employees provides a significant operational advantage. The firm's local presence, facility accessibility, and staffing capacity support efficient scheduling, reduced employee travel time, and continuity of care, making the firm well-positioned to provide reliable and responsive services to the City.

5. Pricing Proposal

ANNUAL PHYSICAL EXAMINATION REQUIREMENTS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Fire/Police Physical Examination	1	Per Employee	\$100	\$100
TOTAL					

ADDITIONAL TEST SERVICES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Ex Chest x-ray: Optional annually, required a minimum every five (5) years. * One view chest x-ray	1	Per Employee	\$50	\$50
3	Respirator Fit Testing (SCBA Face piece fit test/N95 respirators)	1	Per Employee	\$75	\$75
4	Hepatitis C Test	1	Per Employee	\$40	\$40
5	Hepatitis B Test (antigen)	1	Per Employee	\$30	\$30
6	Hepatitis B Titer (antibody)	1	Per Employee	\$30	\$30
7	Hepatitis B Vaccine (3 per series)	1	Per Employee	\$70	\$70
8	Hepatitis A Test (antigen)	1	Per Employee	\$30	\$30
9	Hepatitis A Titer (antibody)	1	Per Employee	\$30	\$30
10	Hepatitis A Vaccine (2 per series)	1	Per Employee	\$100	\$100
11	PPD Test	1	Per Employee	\$20	\$20

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
12	Tetanus (Tdap) *Td - \$45	1	Per Employee	\$70	\$70
13	Tuberculosis screening, annually by QuantiFERON – TB Gold In-Tube Test (QFT-GIT)	1	Per Employee	\$85	\$85
14	Physical Examination - appointments to be scheduled within 72 hours	1	Per Employee	\$75	\$75
15	Pre-employment drug screens	1	Per Employee	\$35	\$35
16	Height, Weight and Blood Pressure Recorded	1	Per Employee	\$0	\$0
17	Blood Chemical Profile: Complete Blood Count (CBC)	1	Per Employee	\$20	\$20
18	Blood Chemical Profile: Lipid Panel	1	Per Employee	\$20	\$20
19	Blood Chemical Profile: Comprehensive Metabolic Panel	1	Per Employee	\$18	\$18
20	Blood Chemical Profile: Thyroid Stimulating Hormone (TSH)	1	Per Employee	\$25	\$25
21	Urinalysis (U/A)	1	Per Employee	\$5	\$5
22	EKG at rest – or Stress EKG of recommended by physician)	1	Per Employee	\$45	\$45
23	Stress EKG	1	Per Employee	\$200	\$200
24	Purified Protein Derivative (PPD) – or chest x-ray if a positive reactor *One view Chest X-ray - \$50	1	Per Employee	\$20	\$20
25	Chest X-Ray (2 view)	1	Per Employee	\$65	\$65
26	Vision Test (Snellen and Ishihara Color) Titmus - \$20	1	Per Employee	\$10	\$10

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
27	Audiometric Test	1	Per Employee	\$25	\$25
28	Pulmonary Function Test (PFT)	1	Per Employee	\$30	\$30
29	Other exams as recommended for police officers and firefighters	1	Per Employee	\$100	\$100
30	Hazmat Labs: Heavy Metals	1	Per Employee	\$250	\$250
31	Hazmat Labs: Cholinesterase	1	Per Employee	\$40 RBC \$45 Serum	\$40 RBC \$45 Serum
TOTAL					

ADDITIONAL SERVICES: DRUG TESTING FOR FIRE, POLICE, AND GENERAL EMPLOYEE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
32	Random, Reasonable Suspicion and Post Accident Drug Screens for both CDL and non-CDL positions including MRO review and consultation as needed.	1	Per Employee	\$35	\$35
33	Random, Reasonable Suspicion and Post Accident Breath or Blood Alcohol Test as required including MRO review and consultation as needed.	1	Per Employee	\$35	\$35
34	After-hours drug and alcohol testing services.	1	Per Employee	N/A	N/A
TOTAL					

OTHER SERVICES AS NEEDED

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
35	Medical Fitness for Duty Evaluation	1	Per Employee	\$90-Simple \$175-Moderate \$300-Complex	\$90-Simple \$175-Moderate \$300-Complex
36	Psychological Fitness for Duty evaluation	1	Per Employee	N/A	N/A
37	Post Exposure services – exposure hotline, surveillance and source testing	1	Per Employee	See Attached	See Attached
38	MRO Consultation outside of drug test result review (e.g., review of prescription drug disclosures) *Expert witness fees quoted upon request	1	Per Employee	Expert witness fees quoted at time of request	Expert witness fees quoted at time of request.
TOTAL					

Physical Examination Includes: Vital Signs and Breast Examination	\$100.00
Resting EKG	\$45.00
Stress Test	\$200.00
Cancer Screenings: Skin Cancer Screening Full Body Ultrasound Screening Includes: Carotid Arteries, Ankle Brachial Index, Abdominal Aortic, Cardiac Ejection Fraction, Thyroid, Liver, Kidneys, Gallbladder, Pancreas, Spleen, Male (bladder, prostate, and testicles), Female (bladder and uterus).	Included in Examination \$150.00
Labs: Complete Metabolic Panel Lipid Profile CBC PSA TSH Glucose HgbA1c	\$18.00 \$20.00 \$20.00 \$25.00 \$25.00 Included in Complete Metabolic Panel \$20.00
Titmus Vision Screening Includes: Acuity, Color, Depth, Night Blindness and Peripheral	\$20.00
Audiometry	\$25.00
Physician Consultation	Included in Examination
Fitness Assessment (Agility, Strength, Endurance and Flexibility)	Included in Examination
Total Examination Price: • With EKG • With Stress Test	\$468.00 \$623.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 10, 2026		
Agenda Item Name		
Bid Award <i>Sanitary Sewer Lateral Rehabilitation</i>		
Requested Action		
Requesting approval to award and execute term contracts with BLD Services, LLC, LMK Pipe Renewal, and Rowland DE LLC, to provide all labor, materials, and equipment necessary for sanitary sewer lateral cleaning, CCTV inspection/condition assessment, rehabilitation (including main-to-lateral connection sealing), point repairs, and restoration on an as-needed, task order basis.		
Staff Report		
The Procurement Services Department and Public Services Department recommend approval of the proposed action. Procurement issued Request for Bid (RFB) 26-039, Sanitary Sewer Lateral Rehabilitation Services, on November 24, 2025, to establish a continuing services contract with multiple contractors to support cleaning, inspection, condition assessment, and rehabilitation of sanitary sewer laterals and associated main-to-lateral connections. In accordance with the solicitation, the City intends to award contracts to the three (3) lowest responsive and responsible bidders. Based on the bid tabulation totals, the three lowest bidders are BLD Services, LLC (\$3,475,500), LMK Pipe Renewal (\$4,064,925), and Rowland DE LLC (\$4,499,050). The bid tabulation totals may appear inflated because they are calculated using estimated quantities in the bid schedule multiplied by unit prices for comparison purposes only. Actual quantities will vary, and the City will issue work under individual task orders as needs are identified. The total annual budget for these services is \$100,000. Expenditures will be authorized by task order, subject to available appropriations, and will not exceed the annual budget allocation. The term contract will operate on a task order basis. For each project, staff will define the scope and allow awarded contractors to provide project-specific pricing/quotes. This approach preserves competition after award, improves responsiveness, and provides flexibility to select the best value for each assignment while maintaining competitively established unit pricing. Awarding to three contractors strengthens the City's ability to deliver timely rehabilitation across multiple locations, provides redundancy for emergency or time-sensitive needs, and encourages competitive pricing throughout the term of the contract.		
Additional Analysis		
Fiscal Impact Summary		
The total annual budget for these services is \$100,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 26-039 Bid Tabulation	RFB 26-039 Bid Tabulation.pdf	
2. Notice of Intent to Award	Notice of Intent to Award.pdf	



BID TABULATION

RFB No. RFB 26-039

Sanitary Sewer Lateral Rehabilitation Services

RESPONSE DEADLINE: January 22, 2026 at 2:00 pm

SELECTED VENDOR TOTALS

Vendor	Total
BLD Services, LLC	\$3,475,500.00
LMK Pipe Renewal	\$4,064,925.00
Rowland DE LLC.	\$4,499,050.00
Express Drain & Sewer Cleaning	\$4,801,800.00
Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	\$5,991,650.00
Pipeliner Pros/ Innovative Building Systems, LLC	\$7,041,750.00

EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

GENERAL / SUPPORT ITEMS (Table 1 of 2)

General / Support Items					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliner Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Mobilization/Demobilization	1	Lump Sum	\$6,500.00	\$6,500.00	\$400.00	\$400.00	\$38,500.00	\$38,500.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
X	2	Traffic Control / MOT (FDOT - Compliant, when required)	1	Lump Sum	\$6,500.00	\$6,500.00	\$400.00	\$400.00	\$17,900.00	\$17,900.00	\$5,500.00	\$5,500.00	\$1,500.00	\$1,500.00
X	3	Bypass Pumping (when required)	1	Each	\$15,000.00	\$15,000.00	\$500.00	\$500.00	\$550.00	\$550.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Total						\$28,000.00		\$1,300.00		\$56,950.00		\$22,000.00		\$13,000.00

GENERAL / SUPPORT ITEMS (Table 2 of 2)

General / Support Items					Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	1	Mobilization/Demobilization	1	Lump Sum	\$5,000.00	\$5,000.00
X	2	Traffic Control / MOT (FDOT - Compliant, when required)	1	Lump Sum	\$5,000.00	\$5,000.00
X	3	Bypass Pumping (when required)	1	Each	\$1,500.00	\$1,500.00
Total						\$11,500.00

EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

MAINLINE SEWER CLEANING (Table 1 of 2)

Mainline Sewer Cleaning					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliner Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	4	Sewer Cleaning – Light (6”– 12”, roots/debris <25% pipe height)	500	Linear Feet	\$4.00	\$2,000.00	\$2.40	\$1,200.00	\$1.85	\$925.00	\$8.00	\$4,000.00	\$3.50	\$1,750.00
X	5	Sewer Cleaning – Light (15”– 21”, roots/debris <25% pipe height)	500	Linear Feet	\$6.00	\$3,000.00	\$2.60	\$1,300.00	\$6.00	\$3,000.00	\$10.00	\$5,000.00	\$4.00	\$2,000.00
X	6	Sewer Cleaning – Medium to Heavy (6”– 12”, roots/debris ≥25% pipe height)	500	Linear Feet	\$6.50	\$3,250.00	\$3.40	\$1,700.00	\$3.25	\$1,625.00	\$12.00	\$6,000.00	\$5.00	\$2,500.00
X	7	Sewer Cleaning – Medium to Heavy (15”– 21”, roots/debris ≥25% pipe height)	500	Linear Feet	\$10.00	\$5,000.00	\$3.60	\$1,800.00	\$10.50	\$5,250.00	\$16.00	\$8,000.00	\$8.00	\$4,000.00

EVALUATION TABULATION

RFB No. RFB 26-039

Sanitary Sewer Lateral Rehabilitation Services

Mainline Sewer Cleaning					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliner Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Total						\$13,250.00		\$6,000.00		\$10,800.00		\$23,000.00		\$10,250.00

MAINLINE SEWER CLEANING (Table 2 of 2)

Mainline Sewer Cleaning					Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	4	Sewer Cleaning – Light (6”–12”, roots/debris <25% pipe height)	500	Linear Feet	\$3.50	\$1,750.00
X	5	Sewer Cleaning – Light (15”–21”, roots/debris <25% pipe height)	500	Linear Feet	\$5.25	\$2,625.00
X	6	Sewer Cleaning – Medium to Heavy (6”–12”, roots/debris ≥25% pipe height)	500	Linear Feet	\$5.50	\$2,750.00
X	7	Sewer Cleaning – Medium to Heavy (15”–21”, roots/debris ≥25% pipe height)	500	Linear Feet	\$7.25	\$3,625.00
Total						\$10,750.00

EVALUATION TABULATION

Request For Bid - Sanitary Sewer Lateral Rehabilitation Services

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EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

MAINLINE CCTV INSPECTION (Table 1 of 2)

Mainline CCTV Inspection					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliner Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	8	CCTV Inspection of Mainline Sewers (6"–12")	500	Linear Feet	\$1.00	\$500.00	\$2.50	\$1,250.00	\$1.50	\$750.00	\$5.00	\$2,500.00	\$3.50	\$1,750.00
X	9	CCTV Inspection of Mainline Sewers (15"–21")	500	Linear Feet	\$1.00	\$500.00	\$3.50	\$1,750.00	\$5.25	\$2,625.00	\$7.50	\$3,750.00	\$3.50	\$1,750.00
Total						\$1,000.00		\$3,000.00		\$3,375.00		\$6,250.00		\$3,500.00

MAINLINE CCTV INSPECTION (Table 2 of 2)

Mainline CCTV Inspection					Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	8	CCTV Inspection of Mainline Sewers (6"–12")	500	Linear Feet	\$3.50	\$1,750.00
X	9	CCTV Inspection of Mainline Sewers (15"–21")	500	Linear Feet	\$5.50	\$2,750.00
Total						\$4,500.00

EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

LATERAL CCTV INSPECTION (Table 1 of 2)

Lateral CCTV Inspection					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliner Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	10	CCTV Inspection of Laterals	400	Linear Feet	\$85.00	\$34,000.00	\$10.00	\$4,000.00	\$12.00	\$4,800.00	\$45.00	\$18,000.00	\$4.50	\$1,800.00
Total						\$34,000.00		\$4,000.00		\$4,800.00		\$18,000.00		\$1,800.00

LATERAL CCTV INSPECTION (Table 2 of 2)

Lateral CCTV Inspection					Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	10	CCTV Inspection of Laterals	400	Linear Feet	\$25.00	\$10,000.00
Total						\$10,000.00

EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

LATERAL REHABILITATION (CIPP OR EQUIVALENT – ≤50 LF PER LATERAL) (Table 1 of 2)

Lateral Rehabilitation (CIPP or Equivalent – ≤50 LF per Lateral)					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliner Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	11	Lateral Rehabilitation – 6"	150	Each	\$2,350.00	\$352,500.00	\$5,000.00	\$750,000.00	\$6,000.00	\$900,000.00	\$6,250.00	\$937,500.00	\$6,250.00	\$937,500.00
X	12	Lateral Rehabilitation – 8"	120	Each	\$2,350.00	\$282,000.00	\$6,500.00	\$780,000.00	\$3,500.00	\$420,000.00	\$6,250.00	\$750,000.00	\$3,750.00	\$450,000.00
X	13	Lateral Rehabilitation – 10"	120	Each	\$2,350.00	\$282,000.00	\$7,500.00	\$900,000.00	\$3,600.00	\$432,000.00	\$6,250.00	\$750,000.00	\$4,250.00	\$510,000.00
X	14	Lateral Rehabilitation – 12"	120	Each	\$2,350.00	\$282,000.00	\$8,500.00	\$1,020,000.00	\$3,700.00	\$444,000.00	\$6,250.00	\$750,000.00	\$6,250.00	\$750,000.00
X	15	Lateral Rehabilitation – 15"	20	Each	\$2,350.00	\$47,000.00	\$9,500.00	\$190,000.00	\$4,500.00	\$90,000.00	\$7,250.00	\$145,000.00	\$6,750.00	\$135,000.00
X	16	Lateral Rehabilitation – 18"	20	Each	\$2,350.00	\$47,000.00	\$9,500.00	\$190,000.00	\$5,500.00	\$110,000.00	\$7,250.00	\$145,000.00	\$7,500.00	\$150,000.00
X	17	Lateral Rehabilitation – 21"	10	Each	\$2,350.00	\$23,500.00	\$9,500.00	\$95,000.00	\$7,500.00	\$75,000.00	\$8,250.00	\$82,500.00	\$9,000.00	\$90,000.00
Total						\$1,316,000.00		\$3,925,000.00		\$2,471,000.00		\$3,560,000.00		\$3,022,500.00

EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

LATERAL REHABILITATION (CIPP OR EQUIVALENT – ≤50 LF PER LATERAL) (Table 2 of 2)

Lateral Rehabilitation (CIPP or Equivalent – ≤50 LF per Lateral)					Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	11	Lateral Rehabilitation – 6"	150	Each	\$5,900.00	\$885,000.00
X	12	Lateral Rehabilitation – 8"	120	Each	\$6,800.00	\$816,000.00
X	13	Lateral Rehabilitation – 10"	120	Each	\$7,700.00	\$924,000.00
X	14	Lateral Rehabilitation – 12"	120	Each	\$8,700.00	\$1,044,000.00
X	15	Lateral Rehabilitation – 15"	20	Each	\$10,800.00	\$216,000.00
X	16	Lateral Rehabilitation – 18"	20	Each	\$13,200.00	\$264,000.00
X	17	Lateral Rehabilitation – 21"	10	Each	\$16,000.00	\$160,000.00
Total						\$4,309,000.00

EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

MAIN-TO-LATERAL & REPAIR ITEMS (Table 1 of 2)

Main-to-Lateral & Repair Items					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliners Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	18	Main-to-Lateral Connection Seal (CIPP or Equivalent)	250	Each	\$4,000.00	\$1,000,000.00	\$950.00	\$237,500.00	\$3,250.00	\$812,500.00	\$4,950.00	\$1,237,500.00	\$4,200.00	\$1,050,000.00
X	19	Clean-Out Installation (Vacuum Excavation, ASTM F3097 Compliant, Same-Day Restoration)	20	Each	\$2,000.00	\$40,000.00	\$5,000.00	\$100,000.00	\$3,400.00	\$68,000.00	\$3,000.00	\$60,000.00	\$700.00	\$14,000.00
X	20	Point Repair – Trenchless (spot liner, sleeve, or equivalent)	20	Each	\$4,000.00	\$80,000.00	\$1,500.00	\$30,000.00	\$12,500.00	\$250,000.00	\$15,000.00	\$300,000.00	\$4,000.00	\$80,000.00
X	21	Point Repair – Open Cut (≤10 Linear Feet) - 6"	200	Linear Feet	\$600.00	\$120,000.00	\$200.00	\$40,000.00	\$200.00	\$40,000.00	\$750.00	\$150,000.00	\$125.00	\$25,000.00
X	22	Point Repair – Open Cut (≤10 Linear Feet) - 8"	200	Linear Feet	\$600.00	\$120,000.00	\$250.00	\$50,000.00	\$210.00	\$42,000.00	\$950.00	\$190,000.00	\$135.00	\$27,000.00

EVALUATION TABULATION

RFB No. RFB 26-039

Sanitary Sewer Lateral Rehabilitation Services

Main-to-Lateral & Repair Items					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliners Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	23	Point Repair – Open Cut (≤10 Linear Feet) - 10"	200	Linear Feet	\$600.00	\$120,000.00	\$300.00	\$60,000.00	\$215.00	\$43,000.00	\$1,050.00	\$210,000.00	\$145.00	\$29,000.00
X	24	Point Repair – Open Cut (≤10 Linear Feet) - 12"	200	Linear Feet	\$600.00	\$120,000.00	\$350.00	\$70,000.00	\$225.00	\$45,000.00	\$1,250.00	\$250,000.00	\$195.00	\$39,000.00
X	25	Point Repair – Open Cut (≤10 Linear Feet) - 15"	200	Linear Feet	\$800.00	\$160,000.00	\$400.00	\$80,000.00	\$265.00	\$53,000.00	\$1,450.00	\$290,000.00	\$210.00	\$42,000.00
X	26	Point Repair – Open Cut (≤10 Linear Feet) - 18"	200	Linear Feet	\$800.00	\$160,000.00	\$450.00	\$90,000.00	\$295.00	\$59,000.00	\$1,650.00	\$330,000.00	\$310.00	\$62,000.00
X	27	Point Repair – Open Cut (≤10 Linear Feet) - 21"	200	Linear Feet	\$800.00	\$160,000.00	\$500.00	\$100,000.00	\$450.00	\$90,000.00	\$1,850.00	\$370,000.00	\$360.00	\$72,000.00
Total						\$2,080,000.00		\$857,500.00		\$1,502,500.00		\$3,387,500.00		\$1,440,000.00

EVALUATION TABULATION

Request For Bid - Sanitary Sewer Lateral Rehabilitation Services

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EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

MAIN-TO-LATERAL & REPAIR ITEMS (Table 2 of 2)

Main-to-Lateral & Repair Items					Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	18	Main-to-Lateral Connection Seal (CIPP or Equivalent)	250	Each	\$3,750.00	\$937,500.00
X	19	Clean-Out Installation (Vacuum Excavation, ASTM F3097 Compliant, Same-Day Restoration)	20	Each	\$1,980.00	\$39,600.00
X	20	Point Repair – Trenchless (spot liner, sleeve, or equivalent)	20	Each	\$6,300.00	\$126,000.00
X	21	Point Repair – Open Cut (≤10 Linear Feet) - 6"	200	Linear Feet	\$298.00	\$59,600.00
X	22	Point Repair – Open Cut (≤10 Linear Feet) - 8"	200	Linear Feet	\$318.00	\$63,600.00
X	23	Point Repair – Open Cut (≤10 Linear Feet) - 10"	200	Linear Feet	\$340.00	\$68,000.00
X	24	Point Repair – Open Cut (≤10 Linear Feet) - 12"	200	Linear Feet	\$368.00	\$73,600.00
X	25	Point Repair – Open Cut (≤10 Linear Feet) - 15"	200	Linear Feet	\$427.00	\$85,400.00
X	26	Point Repair – Open Cut (≤10 Linear Feet) - 18"	200	Linear Feet	\$447.00	\$89,400.00
X	27	Point Repair – Open Cut (≤10 Linear Feet) - 21"	200	Linear Feet	\$491.00	\$98,200.00
Total						\$1,640,900.00

EVALUATION TABULATION
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

RESTORATION (Table 1 of 2)

Restoration					BLD Services, LLC		Express Drain & Sewer Cleaning		LMK Pipe Renewal		Pipeliner Pros/ Innovative Building Systems, LLC		Rowland DE LLC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	28	Restoration of Surfaces (pavement, sidewalk, landscape)	1	Lump Sum	\$3,250.00	\$3,250.00	\$5,000.00	\$5,000.00	\$15,500.00	\$15,500.00	\$25,000.00	\$25,000.00	\$8,000.00	\$8,000.00
Total						\$3,250.00		\$5,000.00		\$15,500.00		\$25,000.00		\$8,000.00

RESTORATION (Table 2 of 2)

Restoration					Southeast Services of the Treasure Coast, Inc. dba Coastal Pipe Renewal	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	28	Restoration of Surfaces (pavement, sidewalk, landscape)	1	Lump Sum	\$5,000.00	\$5,000.00
Total						\$5,000.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 26-039
Sanitary Sewer Lateral Rehabilitation Services

RESPONSE DEADLINE: January 22, 2026 at 2:00 pm

Thursday, January 29, 2026

After the careful and thorough review of all responses received to solicitation number RFB 26-039 titled Sanitary Sewer Lateral Rehabilitation Services, the City hereby issues this Award Recommendation to the following companies:

BLD Services, LLC
LMK Pipe Renewal
Rowland, DE LLC

Sincerely,

Freddy L. Suarez, MPA, CPPB
Procurement Services Director



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 10, 2026		
Agenda Item Name		
Sole Source Purchase Approval Ovivo USA, LLC		
Requested Action		
Requesting approval of single/sole source purchase from Ovivo USA, LLC for the acquisition of the rebuild of the aerator gearbox at the Wastewater Treatment Plant.		
Staff Report		
The Procurement Services Department, in coordination with the Public Services Department Sewer Division, 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. 25-102. This process ensures that the specifications are non-restrictive and can be met by more than one company. In accordance with the City of Clermont Procurement Policy, a purchase may be made without competition when 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 is capable of providing it. This purchase is for the rebuild of one aerator gearbox reducer used in the Carrousel aeration system at the City of Clermont East Side Water Reclamation Facility. Specifically, it covers the H3BV11B (also referenced as H3BV00B) reducer, which is a critical mechanical component that drives the aerator used in the wastewater treatment process. The rebuild will restore the gearbox to proper operating condition, extend the service life of existing aeration equipment, and ensure continued reliable operation of the facility. The RFI was posted on the City's website for seven (7) business days, and no responses were received, confirming that no other vendors expressed interest or capability. Based on these findings, the staff recommends that the City Council approve the single/sole source purchase.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$86,338 is included in the current year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$86,338	42535-66401 Sewer Capital Equipment	\$466,478.62
Exhibits Attached (copies of original agreements)		
1. Quote	Quote.pdf	
2. RFI 25-102	RFI 25-102.pdf	
3. Ovivo USA LLC 9-2-2026	Ovivo USA LLC 9-2-2026.pdf	



PROPOSAL Q2026012301

DATE: JANUARY 23, 2026

CLERMONT CITY EAST SIDE WATER RECLAMATION FACILITY

CLERMONT, FL

PREPARED FOR

Dan Cummins
Chief Wastewater Operator
dcummins@clermontfl.org

AREA REPRESENTATIVE

Gerald Mendez
TSC Jacobs
GMendez@tscjacobs.com

NOTES

Pricing is only valid through the Expiration Date listed in this proposal. Ovivo will not accept purchase orders for this proposal past that date without reviewing pricing and delivery of items proposed.

PREPARED BY

Jesse Bissegger
Phone (385) 226-7492
Fax (801) 931-3080
Jesse.Bissegger@ovivowater.com

Ovivo USA, LLC
4246 Riverboat Road – Suite 300
Salt Lake City, Utah 84123-2583



DATE: January 23, 2026

TO: Clermont City East Side WRF, FL

Ovivo USA, LLC is pleased to submit a proposal for the following equipment (the “Products”) on the project indicated above (the “Project”). This proposal, either in its original form or in its “as sold” format, constitutes Ovivo’s contractual offer of goods and services in connection with the Project. Please contact Ovivo’s sales representative in your area for any questions or comments you may have in connection with this proposal. The address is:

TSC - Jacobs
24156 SR 54
Suite 3
Lutz, FL 33559

Attention: Gerald Mendez
Telephone: 813-625-3318
Email: GMendez@tscjacobs.com

PRICING

This proposal is valid for 60 Days. Pricing Expiration Date: March 24, 2026.

ITEM	EQUIPMENT	ESTIMATED LEAD TIME*	PRICE
I	One (1) H3BV11B Reducer Rebuild	20-22 WEEKS	\$86,338.00

DELIVERY

*Ovivo will submit drawings and other information for approval within **eight (8) weeks** after Purchaser's receipt of Ovivo's written acknowledgement of an approved purchase order. Purchaser shall approve all submittals and release for fabrication no more than **four (4) weeks** from Ovivo's initial submittal date. Ovivo intends to ship all Products **Twenty Two (22) weeks** after receipt of approved submittals from Purchaser.

The following may be used to assist in scheduling, however the timeframes listed above prevail in the event of a conflict.

MILESTONE	AERATION EQUIPMENT DATES
Proposal Date	01/23/2026
Received PO from Customer (no LOIs or contingent POs)	3/24/2026
Ovivo Acknowledges Conforming PO or Executed Contract*	4/7/2026
Engineering Submittal by Ovivo**	6/2/2026
Submittal Approval by Purchaser	6/30/2026
Fabrication Complete & Begin Shipment	12/1/2026

*If Purchaser submits a PO not conforming to this proposal in its entirety, Ovivo makes no guarantee that an executed contract can be completed by the date shown. This is, however, the date by which an executed contract must be in place to maintain price validity and schedule delivery. Ovivo's required terms are included in this proposal.

**Ovivo will begin to work on submittals/shop drawings only after a conforming purchase order is acknowledged or a contract is fully executed.

GENERAL NOTES

The dates of drawing submission and shipment of the Products represent Ovivo's best estimate, but is not guaranteed, and Ovivo shall not be liable for any damages due to late delivery, including but not limited to liquidated damages. The Products shall be delivered to the delivery point or points in accordance with the delivery terms stated in this proposal. If such delivery is prevented or postponed by reason of Force Majeure, as defined in Ovivo's standard terms and conditions of sale, Ovivo shall be entitled at its option to tender delivery to Purchaser at the point or points of manufacture, and in default of Purchaser's acceptance of delivery, to cause the Products to be stored at such a point or points of manufacture at Purchaser's expense. Such tender, if accepted, or such storage, shall constitute delivery for all purposes of this proposal. If shipment is postponed at request of Purchaser, or due to delay in receipt of shipping instructions, payment of the purchase price shall be due on notice from Ovivo that the Products are ready for shipment. Handling, moving, storage, insurance and other charges thereafter incurred by Ovivo with respect to the Products shall be for the account of Purchaser and shall be paid by Purchaser when invoiced.

BUILD AMERICA, BUY AMERICA (BABA) REQUIREMENTS

The Infrastructure Investment and Jobs Act signed into law on November 15, 2021, includes substantive changes to the procurement requirements compared to those specified in the preceding American Iron and Steel Act. While Ovivo fabricates and procures the vast majority of steel domestically for our equipment for the United States market, there are certain components that are either unavailable domestically or impractical to procure domestically through long-established supply chains, while meeting other project specifications, internal requirements, and project schedules. This challenge is further exacerbated by supply chain and labor shortages in pandemic and post pandemic times. As with previous legislation, we are awaiting any additional guidance from the US Environmental Protection Agency or other Agencies for further clarification relating to current BABA requirements. As of now, the industry at large is unable to ascertain the parameters of the BABA requirement. Thus, Ovivo cannot make any guarantee that its scope of supply will be following any BABA requirements under the Infrastructure Investment and Jobs Act. Accordingly, any offer for sale, proposal, or budgetary quote/estimate submitted by or on behalf of Ovivo should not be construed as meeting such BABA requirements unless explicitly stated otherwise.

PROJECT SUMMARY:

Ovivo USA, LLC is pleased to offer the following proposal to provide pricing for the following options:

- One (1) Aerator Reducer (H3BV11B) rebuild.

All mechanism(s) are for installation in the existing Carrousel System basins. The design of the proposed mechanisms is based upon Ovivo's standard engineering practices and details which meet the intent of the project requirements. The following gearbox CSW216-132. Siemens Serial Number NFJ/46018611-0110-001/2015 will be rebuilt.

ITEM I – AERATOR REDUCER H3BV11B REBUILD**ITEMS INCLUDED PER REBUILD:****-Disassembly and Inspection:**

- Complete disassembly of gearbox into individual parts and components.
- Gearing will be inspected for excessive wear, pitting, corrosion, and misalignment.
- Bearing journals on all shafts will be inspected for excessive wear and scuffing.
- Bearing bores will be inspected for excessive wear and scuffing.
- Seal areas on the input shaft and seal sleeve will be inspected for grooving from the old seals.
- Evaluation Report to determine condition of all parts and components and identify scope of the rebuild.
- Customer provided with an evaluation report within 1-2 weeks after receipt of gearbox in the service center facility.

-Standard Rebuild:

- Teardown and inspection.
- Sandblast main housing and covers, inside and out.
- Clean and re-use all internal gearing components.
- Replace wear items: bearings, seals and O-rings.
- Reassemble complete gear unit.
- Prime and paint with 2-part epoxy paint.
- Test run gear unit.
- One-year warranty on parts and workmanship.
- Gearbox freight to and from rebuild facility.

-Non-Standard Rebuild items – NOT included.

- Any gears, pinions, housings or shafts which require replacing or the replacement of any major component not listed above. If any of these items require replacement, it will be an additional cost to the order.
- Motor.
- Fasteners.
- Special paint.
- Machining to shafts or housings
- Installation/Removal

SURFACE PREPARATION AND PAINT

- Submerged and non-submerged fabricated steel shall be shop-cleaned per SSPC-SP-10 and shop primed with (1) coat(s) of Tnemec 161-1211 (3.0 to 5.0 Mils D.F.T). SS will not receive a coating.
- Motors and gear reducers shall receive manufactures standard surface preparation. Shop priming and painting shall consist of a high-quality coating that is specifically resistant to chemical, solvent, salt water, and acid environmental conditions.

ADDITIONAL FIELD SERVICE

When included and noted in the Product pricing of each proposal item, Ovivo will supply the service of a competent field representative to inspect the completed installation and adjustment of equipment, supervise initial operation, and instruct Owner's personnel in the operation and maintenance of each proposal item for the number of eight (8) hour days. Notwithstanding Ovivo's performance of the above-referenced services, Ovivo shall not be held liable for any faulty workmanship or other defects in the Products' installation, or for other goods and/or services, performed by third parties unless such goods and/or services are expressly included under Ovivo's scope of work.

If additional service is required, it will be furnished to the Purchaser and billed to him at the current rate for each additional day required, plus travel and lodging expenses incurred by the service personnel during the additional service days.

It shall be the Purchaser's responsibility to provide for all necessary lubrication of all equipment prior to placing equipment in operation. All equipment must be in operating condition and ready for the Field Service Engineer when called to the project location. Should the Purchaser/Owner not be ready when the Field Service Engineer is requested or if additional service is requested, the Ovivo current service rates will apply for each additional day required, plus travel and lodging expenses incurred by the service personnel during the additional service days.

SURFACE PREPARATION AND PAINTING GENERAL INFORMATION

If painting the Products is included under Ovivo's scope of work, such Products shall be painted in accordance with Ovivo's standard practice. Shop primer paint is intended to serve only as minimal protective finish. Ovivo will not be responsible for condition of primed or finished painted surfaces after equipment leaves its shops. Purchasers are invited to inspect painting in our shops for proper preparation and application prior to shipment. Ovivo assumes no responsibility for field surface preparation or touch-up of shipping damage to paint. Painting of fasteners and other touch-up to painted surfaces will be by Purchaser's painting contractor after mechanism erection.

Clarifier motors, gear motors and center drives shall be cleaned and painted with manufacturer's standard primer paint only.

It is our intention to ship major steel components as soon as fabricated, often before drives, motors and other manufactured components. Unless you can insure that shop primed steel shall be field painted

within thirty (30) days after arrival at the jobsite, we encourage you to purchase these components in the bare metal (no surface prep or primer) condition.

Ovivo cannot accept responsibility for rusting or deterioration of shop applied prime coatings on delivered equipment if the primed surfaces have not been field painted within thirty (30) days of arrival at the jobsite using manufacturers' standard primers. Other primers may have less durability.

ADDITIONAL PRICING AND DELIVERY TERMS

The price and delivery validity of this proposal is contingent upon ALL of the following milestones being met:

1. Ovivo (a) receives a binding purchase order with written acceptance of this proposal agreeing to the terms of this proposal in its entirety and Ovivo acknowledges receipt to Purchaser or (b) a fully executed contract signed by both Ovivo and Purchaser occurs no later than the expiration date of this proposal or in accordance with the DELIVERY section of this proposal. Letters of Intent are not a means to comply with this requirement.
2. Ovivo receives approval by Purchaser to release for fabrication all equipment no later than the specified weeks/timeframe listed in the DELIVERY section of this proposal from the acknowledgement date of the binding purchase order (1(a) above) or date of signed contract (1(b) above). Ovivo will only release engineering submittals and materials / labor for fabrication with a binding, acknowledged purchase order or fully executed Contract.
3. Ovivo receives written approval to deliver equipment to the destination per the Contract no later than the specified weeks/timeframe listed in the DELIVERY section of this proposal from the acknowledgement date of the binding purchase order (1(a) above) or date of signed contract (1(b) above). If Purchaser is not ready to receive the equipment, then Purchaser shall provide storage in accordance with Ovivo's instructions for storage of equipment. All costs to consolidate, store, and maintain equipment during storage will be borne solely by Purchaser. Ovivo may require Purchaser to buy an extended warranty as a result of this storage requirement.

In the event the aforementioned milestones cannot be met, prices and delivery schedules will be subject to review and adjustment as follows.

- A. Should submittal approval and Purchaser's release for fabrication be extended beyond those listed in the DELIVERY section, escalation costs shall be added to the proposal or contract price and shall be paid by Purchaser. Any such labor, material and transportation/shipping price increases paid by Purchaser shall be based on an industry-standard pricing measure or index for that particular labor, material, or transportation/shipping that accurately represents the market increase or, at Ovivo's reasonable discretion, actual increases

incurred by Ovivo. The resulting cost and schedule impact shall be disclosed to the Purchaser prior to fabrication.

- B. Should Purchaser-requested shipment dates/timeframes be extended beyond those listed in the DELIVERY section, Ovivo reserves the right to charge Purchaser all appropriate costs incurred up to date of such event, which may include, but is not limited to, further escalation costs, storage costs, costs associated with cessation and/or resumption of work, extended warranty costs, and partial or full payment for completion of milestones.
- C. If the Purchaser fails to issue submittal approval or delay fabrication of the equipment or cause any delay to Seller's work beyond **ninety (90) days**, the Seller reserves the right to adjust the contract price or cancel the contract upon notice to the Purchaser. The adjustment shall reflect any additional costs incurred due to the delay, cancellation or suspension, including but not limited to increased material costs, engineering costs, labor costs, and other related expenses."

Prices quoted are FCA surface point of shipment, with freight included to an accessible point nearest the jobsite. Federal, state or local sales, use or other taxes are not included in the sales price.

Any additional duties and tariffs invoked after the issue date of this proposal will be added to the total proposed price.

PAYMENT TERMS

Payment terms are as follows:

Milestone	Cumulative Percent Invoiced – Type Muni
Ovivo Acknowledgement of P.O.	5%
Submittals First Sent to Purchaser	10%
Submittal Approval	30%
Fabrication Complete and Ready to Ship ¹	90%
Equipment Delivery	95%
Field Service Trips Per Contract	100%

¹This milestone will only be invoiced if delays from Purchaser or due to parties other than Ovivo occur. Additional storage and other terms may apply per paragraphs below.

Invoice will be billed for **100%** of the work complete in accordance with the schedules above. No more than 5% retention shall be withheld from each invoice. The final 5% (Retention) shall be invoiced at Substantial Completion of Ovivo's Scope, which may be different that Substantial Completion of the overall project, not to exceed **sixty (60) days** from equipment delivery of the Major Item.

Purchaser shall remit payment for proper invoices received from Ovivo in accordance with the payment terms stated above even if the Purchaser has not been paid by the Purchaser's customer

(the "Owner"), if Purchaser is not the end-user of the Products. Payments are due within thirty (30) days after Purchaser's receipt of invoice. Overdue and unpaid invoices are subject to a service charge of 2% per month until paid.

Credit is subject to acceptance by Ovivo's Credit Department.

TAXES

Any and all taxes, excises, tariffs and/or other governmental charges are not included in the sales price and shall be the responsibility of Purchaser. Furthermore, Purchaser shall pay and/or reimburse Ovivo, in addition to the sales price, for all costs Ovivo incurs arising out of any taxes, excises, tariffs, and/or governmental charges imposed on, or related to, the Products, materials used in the Products, as well as the manufacturing, transportation or storage of such Products and Product materials.

BONDS

Any performance and/or payment bond agreed to be provided by Ovivo will extend to supply of equipment and services for a period not to exceed the first twenty-four (24) months of the service or warranty period, and for a value not to exceed the total price of this Proposal.

BACKCHARGES

In no event shall Purchaser/Owner do or cause to be done any work, purchase any services or material or incur any expense for the account of Ovivo, nor shall Ovivo be responsible for such work or expenses, until after Purchaser/Owner has provided Ovivo's PROJECT MANAGER full details (including estimate of material cost and amount and rate of labor required) of the work, services, material or expenses, and Ovivo has approved the same in writing. Ovivo will not accept Products returned by Purchaser/Owner unless Ovivo has previously accepted the return in writing and provided Purchaser/Owner with shipping instructions.

****PURCHASE ORDER SUBMISSION****

In an effort to ensure all purchase orders are processed timely and efficiently, please submit all purchase order documentation to the following department and address. If customer sends PO by mail, Customer shall also notify Ovivo electronically.

Ovivo USA, LLC
4246 Riverboat Road, Suite 300
Salt Lake City, Utah 84123

Attn: Amy Harrison / Jesse Bissegger
Tel. #: 801-931-3000
Email: amy.harrison@ovivowater.com
jesse.bissegger@ovivowater.com

MANUALS

The content of any and all installation, operation and maintenance or other manuals or documents pertaining to the Products are copyrighted and shall not be modified without the express prior written consent of Ovivo. Ovivo disclaims any liability for claims resulting from unauthorized

modifications to any such manuals or other documents provided by Ovivo in connection with the Project.

GENERAL ITEMS NOT INCLUDED

Unless specifically and expressly included above, prices quoted by Ovivo do not include unloading, hauling, erection, installation, piping, valves, fittings, stairways, ladders, walkways, grating, wall spools, concrete, grout, sealant, dissimilar metal protection, oakum, mastic, field painting, oil or grease, electrical controls, wiring, mounting hardware, welding, weld rod, shims, leveling plates, protection against corrosion due to unprotected storage, special engineering, or overall plant or system operating instructions or any other products or services.

Performance and payment security, including but not limited to bonds, letters of credit, or bank guarantees, are not included, but can be provided if purchased for an additional cost.

WARRANTY AND CONDITIONS

Ovivo standard Terms and Conditions of Sale is attached and made an essential part of this proposal. These terms and conditions are an integral part of Ovivo's offer of Products and related services and replace and supersede any terms and conditions or warranty included in Purchaser or Owner requests for quotation or specifications and cannot be changed without written approval from an authorized representative of Ovivo.

PERFORMANCE WARRANTY DISCLAIMER

The performance of the Products is dependent upon many factors, including, but not limited to, the influent or feed quality and quantity, additives required, time, temperature, rates of change, sizing criteria used, operating conditions, etc. Therefore, Ovivo cannot assume any liability or responsibility for performance or process results that Purchaser is expecting or has predicted. No verbal or written information or advice given by any personnel of the Ovivo shall create a warranty or in any way increase the scope of the warranties.

THE PARTIES AGREE THAT OTHER THAN ITS MECHANICAL WARRANTY SET FORTH IN THIS PROPOSAL, OR ANY PERFORMANCE WARRANTY SET FORTH ON OVIVO'S STANDARD, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY PROCESS OR PERFORMANCE RELATED WARRANTIES OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHETHER WRITTEN, ORAL OR STATUTORY, ARE EXCLUDED TO THE FULLEST EXTENT PERMISSIBLE BY LAW.

CONFIDENTIALITY

This document is not to be reproduced or submitted to any third party without the written consent of Ovivo.

This document contains, or Ovivo may have previously disclosed to Purchaser, certain technical and business information of Ovivo and/or Ovivo's affiliated entities, including certain copyrighted material, which is considered to be confidential. Such information, hereinafter referred to individually and collectively as the "Information", may include, without limitation, ideas, concepts, development

plans for new or improved products or processes, data, formulae, techniques, flow sheets, designs, sketches, know-how, photographs, plans, drawings (regardless of what name, if any, is stated on the title block), specifications, samples, test specimens, reports, customer lists, price lists, findings, studies, computer programs and technical documentation, trade secrets, diagrams, and inventions, notes, and all information pertaining thereto and/or developed there from. This Information is disclosed in good faith solely for the purposes of our proposal, and in addition on the understanding that its confidentiality will be properly maintained and safeguarded.

Neither this proposal, the Information nor any part thereof may be copied, reproduced or used for any purpose other than that for which it is disclosed by Ovivo. Except as reasonably necessary for the evaluation of this proposal, no part thereof may be disclosed to any other person, without Ovivo's prior consent in writing.

Ovivo will retain the rights to any intellectual property rights ("IPR") related to the Products. Ovivo will grant a non-exclusive royalty free license to use the IPR for the sole purposes of operating and maintaining the equipment supplied by Ovivo.

The duties, obligations, restrictions, and responsibilities described hereinabove shall apply to the Purchaser, their agents, affiliates, and all related parties regardless of whether any transaction occurs between Ovivo and Purchaser, and shall survive termination, cancellation, and expiration of any transaction between Ovivo and Purchaser.

In the event of a breach of the terms herein, Ovivo maintains the right to seek any and all remedies and damages available to it, including but not limited to the amount, including interest, by which Purchaser profited from the breach, any gains made by Purchaser or any third party who received Information from Purchaser, compensation for all Ovivo loss or injury, and the value of Ovivo's expectation created by the promise of Purchaser. The parties agree Ovivo would suffer irreparable harm in the event of any breach of these terms, and therefore Ovivo shall be entitled to any and all injunctive relief available.

As an equipment supplier, Ovivo's scope of responsibility is limited to the equipment that it supplies and its ability to meet the agreed upon project specifications. Unless expressly stated in its proposal document, Ovivo is not responsible for a treatment plant's process performance, engineering decisions in relation to the plant's construction or operation nor the appropriateness or compatibility of Ovivo's equipment within such plant.

Very truly yours,

Ovivo USA, LLC

Attachment(s):

Ovivo USA, LLC General Terms and Conditions



Ovivo USA, LLC.

4246 Riverboat Road, Suite 300
Salt Lake City, UT 84123

Bringing water to life

Tel: 1 801 931 3000

International - Muni FIELD SERVICE RATE SHEET

Effective January 1st, 2025

Standard (Travel)	Daily Rate (8 hour day)	\$ 1,500.00
Hourly Rate (4 hour minimum)		\$ 187.50
Standard (Labor)	Daily Rate (8 hour day)	\$ 1,500.00
Hourly Rate (4 hour minimum)		\$ 187.50
Saturday	Daily Rate (8 hour day)	\$ 2,250.00
Hourly Rate (4 hour minimum)		\$ 281.25
Sundays/Holidays ***	Daily Rate (8 hour day)	\$ 3000.00
Hourly Rate (4 hour minimum)		\$ 375.00
Overtime/Saturday ***	Hourly Rate - Standard Day	\$ 281.25
Hourly Rate - Sundays & Holidays ***		\$ 375.00

*** For all hours worked over eight (8) hours per standard day and Saturdays

*** Sunday and Holiday requests will be billed at the double-time rate

UNLESS OTHERWISE ARRANGED; EXPENSES ARE CHARGED AT ACTUAL COST PLUS 10%

Please Note:

- All of the rates provided are portal to portal. In addition, travel and living expenses will be invoiced at **actual cost** plus 10% and documentation will be provided for these expenses. Travel/Labor on Saturday and all overtime, will be billed at the overtime rate. Travel/Labor on Sundays or Holidays, will be billed at the double-time rate.
- All reservations for lodging and travel to/from airport, restaurants, hotel and site for OVIVO Field Service will be made with the assistance of the customer requesting this service.



Bringing water to life

TERMS AND CONDITIONS OF SALE

1. ACCEPTANCE. The proposal of **Ovivo USA, LLC** ("SELLER"), as well as these terms and conditions of sale (collectively the "Agreement"), constitutes SELLER's contractual offer of goods and associated services, and PURCHASER's acceptance of this offer is expressly limited to the terms of the Agreement. The scope and terms and conditions of this Agreement represent the entire offer by SELLER and supersede all other solicitations, discussions, agreements, understandings and representations between the parties. Any scope or terms and conditions included in PURCHASER's acceptance/purchase order that are in addition to or different from this Agreement are hereby rejected.

2. DELIVERY. Any statements relating to the date of shipment of the equipment and parts ("the Products") represent SELLER's best estimate, but is not guaranteed, and SELLER shall not be liable for any damages due to late delivery. The Products shall be delivered to the delivery point or points in accordance with the delivery terms stated in SELLER's proposal. If such delivery is prevented or postponed by reason of Force Majeure (as defined below), SELLER shall be entitled at its option to tender delivery to PURCHASER at the point or points of manufacture, and in default of PURCHASER's acceptance of delivery to cause the Products to be stored at such a point or points of manufacture at PURCHASER's expense. Such tender, if accepted, or such storage, shall constitute delivery for all purposes of this Agreement. If shipment is postponed at request of PURCHASER, or due to delay in receipt of shipping instructions, payment of the purchase price shall be due on notice from SELLER that the Products are ready for shipment. Handling, moving, storage, insurance and other charges thereafter incurred by SELLER with respect to the Products shall be for the account of PURCHASER and shall be paid by PURCHASER when invoiced. Delivery by SELLER of the Products shall constitute acceptance of the Products by PURCHASER, unless written notice of defect or nonconformity is received by SELLER within thirty (30) days of SELLER's delivery of the Products.

3. TITLE AND RISK OF LOSS. SELLER shall retain the fullest right, title, and interest in the Products to the extent permitted by applicable law, including a security interest in the Products, until the full purchase price has been paid to SELLER. The giving and accepting of drafts, notes and/or trade acceptances to evidence the payments due shall not constitute or be construed as payment so as to pass SELLER's interests until said drafts, notes and/or trade acceptances are paid in full. Risk of loss shall pass to PURCHASER at the delivery point.

4. PAYMENT TERMS. SELLER reserves the right to ship the Products and be paid for such on a pro rata basis, as shipped. If payments are not made by the due date, interest at a rate of two percent (2%) per month, calculated daily, shall apply from the due date for payment. PURCHASER is liable to pay SELLER's legal fees and all other expenses in respect of enforcing or attempting to enforce any of SELLER's rights relating to a breach or threatened breach of the payment terms by PURCHASER. In the event of nonpayment SELLER reserves the further right to seek compensation from any third party in possession of the Products.

5. TAXES. Any and all taxes, excises, tariffs and/or other governmental charges are not included in the sales price and shall be the responsibility of PURCHASER. Furthermore, PURCHASER shall pay and/or reimburse SELLER, in addition to the sales price, for all costs SELLER incurs arising out of any taxes, excises, tariffs, and/or governmental charges imposed on, or related to, the Product, materials used in the Product, as well as the manufacturing, transportation or storage of such Product and Product materials.

6. MECHANICAL WARRANTY. Solely for the benefit of PURCHASER, SELLER warrants that Products supplied to PURCHASER by SELLER shall be free from defects in material and workmanship. The warranty period shall be twelve (12) months from startup of the equipment not to exceed eighteen (18) months from the earliest of the notice of readiness to ship or the actual shipment (the "Warranty Period"). If any of SELLER's Products fail to comply with the foregoing warranty, SELLER shall repair or replace free of charge to PURCHASER, EX WORKS SELLER'S FACTORIES or other location that SELLER designates, any Product or parts thereof returned to SELLER, which examination shall show to have failed under normal use and service operation by PURCHASER within the Warranty Period; provided, that if it would be impracticable for the Product or part thereof to be returned to SELLER, SELLER will send a representative to PURCHASER's job site to inspect the Product. If it is determined after inspection that SELLER is liable under this warranty to repair or replace the Product or part thereof, SELLER shall bear the transportation costs of (a) returning the Product to SELLER for inspection or sending its representative to the job site and (b) returning the repaired or replaced Products to PURCHASER; however, if it is determined after inspection that SELLER is not liable under this warranty, PURCHASER shall pay those costs. For SELLER to be liable with respect to this warranty, PURCHASER must make its claims to SELLER with respect to this warranty in writing no later than thirty (30) days after the date PURCHASER discovers the basis for its warranty claim and in no event more than thirty (30) days after the expiration of the Warranty Period. In addition to any other limitation or disclaimer with respect to this warranty, SELLER shall have no liability with respect to any of the following: (i) failure of the Products, or damages to them, due to PURCHASER's negligence or willful misconduct, abuse or improper storage, installation, application or maintenance (as specified in any manuals or written instructions that SELLER provides to the PURCHASER); (ii) any Products that have been altered or repaired in any way without SELLER's prior written authorization; (iii) the costs of dismantling and reinstallation of the Products; (iv) any Products damaged while in transit or otherwise by accident; (v) decomposition of Products by chemical action, erosion or corrosion or wear to Products or due to conditions of temperature, moisture and dirt; or (vi) claims with respect to parts that are consumable and normally replaced during maintenance such as filter media, filter drainage belts and the like, except where such parts are not performing to SELLER's estimate of normal service life, in which case, SELLER shall only be liable for the pro rata cost of replacement of those parts based on SELLER's estimate of what the remaining service life of those parts should have been; provided, that failure of those parts did not result from any of the matters listed in clauses (i) through (v) above. With regard to third-party parts, equipment, accessories or components not of SELLER's design, SELLER's liability shall be limited solely to the assignment of available third-party warranties. **THE PARTIES AGREE THAT ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHETHER WRITTEN, ORAL OR STATUTORY, ARE EXCLUDED TO THE FULLEST EXTENT PERMISSIBLE BY LAW.** All warranties and obligations of SELLER shall terminate if PURCHASER fails to perform its obligations under this Agreement including but not limited to any failure to pay any charges due to SELLER. SELLER's quoted price for the Products is based upon this warranty. Any increase in warranty obligation may be subject to an increase in price.

7. CONFIDENTIAL AND PROPRIETARY INFORMATION. All nonpublic or proprietary information and data furnished to PURCHASER hereunder, including but not limited to price, size, type, design and other technical or business information relating to the Products is the sole property of SELLER and submitted for PURCHASER's own confidential use solely in connection with this Agreement and is not to be made known or available to any third party or affiliate, uploaded or shared with any type of digital platform, including but not limited to generative artificial intelligence technologies without SELLER's prior written consent.

8. SURFACE COATING. Any Product coating provided by SELLER shall be in accordance with SELLER's standard practice, unless otherwise agreed in writing.

9. DRAWINGS AND TECHNICAL DOCUMENTATION. When PURCHASER requests to approve drawings before commencement of manufacture, shipment may be delayed if approved drawings are not returned to SELLER within fourteen (14) days of receipt by PURCHASER of such drawings for approval. SELLER will furnish only general arrangement, general assembly, and if required, wiring diagrams, erection drawings, installation and operation-maintenance manuals for SELLER's equipment (in English language). SELLER will supply six (6) complete sets of drawings and operating instructions. Additional sets will be paid for by PURCHASER. Electronic files, if requested from SELLER, will be provided in pdf, jpg or tif format only.

10. SET OFF. This Agreement shall be completely independent of all other contracts between the parties and all payments due to SELLER hereunder shall be paid when due and shall not be set off or applied against any money due or claimed to be due from SELLER to PURCHASER on account of any other transaction or claim.

11. SOFTWARE. PURCHASER shall have a nonexclusive and nontransferable license to use any information processing program supplied by SELLER with the Products. PURCHASER acknowledges that such programs and the information contained therein is confidential information and agrees: a) not to copy or duplicate the program except for archival or security purposes; b) not to use the program on any computer other than the computer with which it is supplied; and c) to limit access to the program to those of its employees who are necessary to permit authorized use of the program. PURCHASER agrees to execute and be bound by the terms of any software license applicable to the Products supplied.

12. PATENT INDEMNITY. SELLER will defend at its own expense any suit instituted against PURCHASER based upon claims that SELLER's Product hereunder in and of itself constitutes an infringement of any valid apparatus claims of any United States patent issued and existing as of the date of this Agreement, if notified promptly in writing and given all information, assistance, and sole authority to defend and settle the same, and SELLER shall indemnify the PURCHASER against such claims of infringement. Furthermore, in case the use of the Products is enjoined in such suit or in case SELLER otherwise deems it advisable, SELLER shall, at its own expense and discretion, (a) procure for the PURCHASER the right to continue using the Products, (b) replace the same with non-infringing Products, (c) modify the Product so it becomes non-infringing, or (d) remove the Products and refund the purchase price less freight charges and depreciation. SELLER shall not be liable for, and PURCHASER shall indemnify SELLER for, any claim of infringement related to (a) the use of the Products for any purpose other than that for which it was furnished by SELLER, (b) compliance with equipment designs not furnished by SELLER or (c) use of the Products in combination with any other equipment. The foregoing states the sole liability of SELLER for patent infringement with respect to the Products.

13. GENERAL INDEMNITY. Subject to the limitations of liabilities of the parties set forth in this Agreement, each party shall protect and indemnify the other party, its parent and their respective officers, directors, employees and agents, and from against all claims, demands and causes of action asserted by, or in favor of, any entity to the extent of the indemnifying party's negligence or willful misconduct in connection with the performance of this Agreement.

14. DEFAULT, TERMINATION. In the event that PURCHASER becomes insolvent, commits an act of bankruptcy or defaults in the performance of any term or condition of this Agreement, the entire unpaid portion of the purchase price shall, without notice or demand, become immediately due and payable. SELLER at its option, without notice or demand, shall be entitled to sue for said balance and for reasonable legal fees, plus out-of-pocket expenses and interest; and/or to enter any place where the Products are located and to take immediate possession of and remove the Products; with or without legal process; and/or retain all payments made as compensation for the use of the Products; and/or resell the Products, without notice or demand, for and on behalf of the PURCHASER, and to apply the net proceeds from such sale (after deduction from the sale price of all expenses of such sale and all expenses of retaking possession, repairs necessary to put the Products in saleable condition, storage charges, taxes, liens, collection and legal fees and all other expenses in connection therewith) to the balance then due to SELLER for the Products and to receive from the PURCHASER the deficiency between such net proceeds of sale and such balance. PURCHASER hereby waives all trespass, damage and claims resulting from any such entry, repossession, removal, retention, repair, alteration and sale. The remedies provided in this paragraph are in addition to and not limitations of any other rights of SELLER.

15. CANCELLATION. PURCHASER may terminate this Agreement for convenience upon giving SELLER thirty (30) days prior written notice of such fact and paying SELLER for all costs and expenses (including overhead) incurred by it in performing its work and closing out the same plus a reasonable profit thereon. All such costs and expenses shall be paid to SELLER within ten (10) days of the termination of the Agreement, or be subject to an additional late payment fee of five percent (5%) of the total amount of costs and expenses owed.

16. REMEDIES. The rights and remedies of the PURCHASER in connection with the goods and services provided by SELLER hereunder are exclusive and limited to the rights and remedies expressly stated in this Agreement.

17. INSPECTION. PURCHASER is entitled to make reasonable inspection of Products at SELLER's facility. SELLER reserves the right to determine the reasonableness of the request and to select an appropriate time for such inspection. All costs of inspections not expressly included as an itemized part of the quoted price of the Products in this Agreement shall be paid by PURCHASER.

18. WAIVER. Any failure by SELLER to enforce PURCHASER's strict performance of any provision of this Agreement will not constitute a waiver of its right to subsequently enforce such provision or any other provision of this Agreement.

19. COMPLIANCE WITH LAWS. If applicable laws, ordinances, regulations or conditions require anything different from, or in addition to that called for by this Agreement, SELLER will satisfy such requirements at PURCHASER's written request and expense.

20. FORCE MAJEURE. If SELLER is rendered unable, wholly or in material part, directly or indirectly, by reason of Force Majeure, to carry out any of its obligations hereunder, then on SELLER's notice in writing to PURCHASER within a reasonable time after the occurrence of the cause relied upon, such obligations shall be suspended. "Force Majeure" shall include, but not be limited to, acts of God, epidemics and pandemics, acts of or delays caused by governmental authorities, changes in laws and regulations, strikes, civil disobedience or unrest, lightning, fire, flood, washout, storm, communication lines failure, delays of the PURCHASER or PURCHASER's subcontractors, breakage or accident to equipment or machinery, wars, police actions, terrorism, embargos, and any other causes that are not reasonably within the control of the SELLER. If the delay is the result of PURCHASER's action or inaction, then in addition to an adjustment in time, SELLER shall be entitled to reimbursement of costs incurred to maintain its schedule. For the avoidance of doubt, if the cause relied upon has commenced prior to the parties entered into a contracting relationship, it shall not render the cause void and/or not capable of being included within the definitions of Force Majeure, as listed within this Article 20.

21. DISPUTE RESOLUTION. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be exclusively determined by final and binding arbitration administered by the American Arbitration Association ("AAA") under its Commercial Arbitration Rules and Mediation Procedures ("Commercial Rules") including, if appropriate, the Procedures for Large, Complex Commercial Disputes. The seat or place of arbitration shall be Salt Lake City, Utah. The arbitration shall be conducted and the award shall be rendered in English. There shall be one arbitrator agreed to by the parties within twenty (20) days of receipt by respondent(s) of the request for arbitration or in default thereof appointed by the AAA in accordance with its Commercial Rules. If more than one arbitration is commenced under this Agreement and any party contends that two or more arbitrations are substantially related and that the issues should be heard in one proceeding, the arbitrator selected in the first-filed proceeding shall determine whether, in the interests of justice and efficiency, the proceedings should be consolidated before that arbitrator. The parties are bound to each other by this arbitration clause. Each related party may be joined as an additional party to an arbitration involving other parties under this Agreement. The award rendered by the arbitrator shall be final, non-appellable and binding on the parties and may be entered and enforced in any court where a party or its assets is located. Each party shall be responsible for its own attorney fees and other legal costs associated with the dispute resolution process.

22. INDEPENDENT CONTRACTOR. It is expressly understood that SELLER is an independent contractor, and that neither SELLER nor its principals, partners, parents, subsidiaries, affiliates, employees or subcontractors are servants, agents, partners, joint ventures or employees of PURCHASER in any way whatsoever.

23. SEVERABILITY. Should any portion of this Agreement, be held to be invalid or unenforceable under applicable law then the validity of the remaining portions thereof shall not be affected by such invalidity or unenforceability and shall remain in full force and effect. Furthermore, any invalid or unenforceable provision shall be modified accordingly within the confines of applicable law, giving maximum permissible effect to the parties' intentions expressed herein.

24. CHOICE OF LAW, CHOICE OF VENUE. This Agreement, and any and all claims of any kind whatsoever stemming from or in any way associated with the transaction, goods, or services described in this Agreement, shall be governed and construed in strict and sole accordance with the laws of the State of Utah, without regard to its rules regarding conflicts or choice of law. The parties submit to the exclusive jurisdiction and venue of the state and federal courts located in Salt Lake City, Utah. The parties hereby waive any objection based on the venue or the doctrine of forum non conveniens in respect of claims resulting from this Agreement or in any way associated with or related to the SELLER and the PURCHASER's business in respect to this Agreement or related operations, whether they exist on the date hereof or arise thereafter and whether they arise out of contractual, tort or civil liability or out of the application of any other legal system or specific law.

25. ASSIGNMENT. PURCHASER shall not assign or transfer this Agreement without the prior written consent of SELLER. Any attempt to make such an assignment or transfer shall be null and void. SELLER shall have the authority to assign, or otherwise transfer, its rights and obligations in connection with this Agreement, in whole or in part, upon prior written notice to PURCHASER.

26. LIMITATION ON LIABILITY, TO THE EXTENT PERMISSIBLE BY LAW, SELLER SHALL HAVE NO FURTHER LIABILITY IN CONNECTION WITH THIS AGREEMENT IN EXCESS OF THE AMOUNT PAID BY PURCHASER FOR THE PRODUCTS GIVING RISE TO SUCH LIABILITY, NOTWITHSTANDING ANY LIABILITIES OR RESPONSIBILITIES ASSUMED BY SELLER HEREUNDER, SELLER SHALL IN NO EVENT BE RESPONSIBLE TO PURCHASER OR ANY THIRD PARTY, WHETHER ARISING UNDER CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE, FOR LOSS OF ANTICIPATED PROFITS, LOSS BY REASON OF PLANT SHUTDOWN, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, LOSS OF DATA, SERVICE INTERRUPTIONS, COST OF PURCHASED OR REPLACEMENT POWER, COST OF MONEY, LOSS OF USE OF CAPITAL OR REVENUE OR ANY OTHER INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, EXEMPLARY, OR CONSEQUENTIAL LOSS OR DAMAGE, WHETHER ARISING FROM DEFECTS, DELAY, OR FROM ANY OTHER CAUSE WHATSOEVER.

27. PRIVACY AND DATA PROTECTION. SELLER has put in place rigorous safeguards and procedures regarding privacy and data protection, notably the Ovivo Privacy Policy (www.ovivowater.com/en/privacy-policy/), and requires that PURCHASER adhere to its data protection principles to the extent applicable to PURCHASER.

28. DATA COLLECTION. PURCHASER consents to the collection of the Product's operational data and to the use of such data for the purpose of improving the Products and other purposes stated herein. PURCHASER further agrees that such data collection does not constitute a performance monitoring service or duty by SELLER.

29. INSURANCE. SELLER shall maintain its current levels of insurance for the duration of the project, as set forth in its standard certificate of insurance, available upon request.

30. BONDS. Upon PURCHASER request within fifteen (15) calendar days of SELLER's receipt of an order, SELLER shall provide a bond in favor of PURCHASER, at PURCHASER's expense, by an institution, and in a form approved in advance by SELLER. Any performance and/or payment bond agreed to be provided by SELLER will extend to supply of equipment and services for a period not to exceed the first twenty-four (24) months of the service or warranty period, and for a value not to exceed the total price of the Agreement.

31. PERMITS. PURCHASER shall be solely responsible for obtaining and maintaining in force all necessary permits with respect to any Products to be provided by SELLER hereunder and any intended use by PURCHASER.

REVISED – April 2025

Ovivo USA, LLC

4246 Riverboat Road, Suite 300
Salt Lake City, Utah
84123
USA

Telephone: 801.931.3000

Facsimile: 801.931.3080

www.ovivowater.com



January 23, 2026

Clermont East Side Water Reclamation Facility
3335 Hancock Road
Clermont, FL 34711, USA
Re: Sole Source Equipment

To whom it may concern,

Please be advised OVIVO USA, LLC (Formerly known as Eimco Water Technologies – EWT) is the "sole supplier" of all original: EIMCO, EIMCO Process Equipment, Baker Process, EIMCO Water Technologies, EIMCO Municipal Water and Wastewater Equipment and Parts.

Please be advised that the following company is the exclusive authorized sales representative for Ovivo USA, LLC process equipment used in water and wastewater treatment processes within the state of Florida.

Please direct all inquiries for municipal treatment equipment to TSC Jacobs.

TSC Jacobs
24156 SR 54
Suite 3
Lutz, FL 33559
USA

Mr. Gerald Mendez
Phone: 813-625-3318
Email: GMendez@tscjacobs.com

Very truly yours,
Ovivo USA, LLC

cc. Gerald Mendez.



REQUEST FOR INFORMATION

RFI 25-102

JUSTIFICATION OF SOLE SOURCE ACQUISITION FROM OVIVO USA, LLC

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

RELEASE DATE: August 26, 2025

DEADLINE FOR QUESTIONS: September 2, 2025

RESPONSE DEADLINE: September 2, 2025, 2:00 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 Ovivo USA, LLC

- 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 Ovivo USA, LLC

1.2. Contact Information

John Smith

WW Chief Operator

3335 Hancock RD

Clermont, FL 34711

Email: jsmith@clermontfl.org

Phone: [\(352\) 241-0178](tel:(352)241-0178)

Department:

Public Services - Environmental Svcs.

1.3. Timeline

Solicitation Release Date	August 26, 2025
Question Deadline	September 2, 2025, 12:00pm
Response Deadline	September 2, 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. 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: Ovivo USA, LLC
- B. Product or Service Provided: Replacement parts, replacement components, request equipment rebuild services, or field inspections of Ovivo components.
- C. Estimated Annual Expenditure: \$50,000
- D. Single/Sole Source Justification: Repair or maintenance for specific brand of existing equipment is available from only original equipment manufacturer or designated 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

25-102

SOLE SOURCE JUSTIFICATION

(Requester must complete Sections A and B and attach copy of sole source letter)

SECTION A - SOLE SOURCE PURCHASE:

Complete if sole source purchase is \$1,000 or over, AND competition is not available. Sole Source approvals are valid one year from approval date, unless specified elsewhere.

Supplies/Services Required (be specific): Replacement parts, replacement components, request equipment rebuild services, or field inspection of Ovivo components.

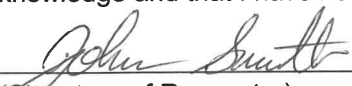
Company Name: Ovivo USA, LLC	Employee Name: Todd Morris	Ph: 801-931-3047
Requested by: John Smith	Dept.: Public Services	
Department Director: Stoney Brunson	Dept.: Public Services	
Estimated Annual Expenditure: \$ 50,000.00	Account Codes: 42535-66401	

Check One: The requested item/service is a sole source procurement due to:

☐	AVAILABILITY/ONE OF A KIND: No competitive product exists or is available from another vendor.
☐	COMPATIBILITY: Must match existing piece or brand of equipment and is available from only one vendor.
☒	REPLACEMENT/MAINTENANCE: Repair or maintenance for specific brand of existing equipment is available from only original equipment manufacturer or designated service dealer.
☐	OTHER: Provide below full explanations, details, complete descriptions, and relevant reasons to support the sole source justification:

SECTION B - REQUESTER CERTIFICATION:

By submitting this request, I certify that the above justification/information is accurate and complete to the best of my knowledge and that I have no personal interests relative to this request.

 _____ (Signature of Requester)	8-15-25 _____ (Date)
 _____ (Signature of Department Director)	8-18-25 _____ (Date)

SECTION C - TO BE COMPLETED BY THE PROCUREMENT SERVICES DIRECTOR:

Based on the information provided in Section A and attached supporting documents,

I concur ☒ do not concur ☐ (see below) with purchase to be a Sole Source.

Do not concur for the following reason(s):

 _____ (Signature of Procurement Services Director)	9-3-25 _____ (Date)
--	---------------------------

Ovivo USA, LLC

4246 Riverboat Road, Suite 300
Salt Lake City, Utah
84123
USA

Telephone: 801.931.3000

Facsimile: 801.931.3080

www.ovivowater.com



August 14, 2025

City of Clermont, FL
Utilities - Wastewater
3335 Hancock Road
Clermont, FL 34711
Re: Sole Source Equipment

To whom it may concern,

Please be advised OVIVO USA, LLC (Formerly known as Eimco Water Technologies – EWT) is the "sole supplier" of all original: EIMCO, EIMCO Process Equipment, Baker Process, EIMCO Water Technologies, EIMCO Municipal Water and Wastewater Equipment and Parts.

Please be advised that the following company is the exclusive authorized sales representative for Ovivo USA, LLC process equipment used in water and wastewater treatment processes within the state of Florida.

Please direct all inquiries for municipal treatment equipment to TSC-Jacobs North.

TSC-Jacobs North
24156 SR 54, Suite 3
Lutz, FL 33559
Attn: Gerald Mendez
Ph: 904-524-9576
Fx: 813-242-2597

Very truly yours,
Ovivo USA, LLC



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																																		
Tuesday, February 10, 2026																																		
Agenda Item Name																																		
Resolution No. 2026-004R <i>FYE 2026 Budget Amendment #1</i>																																		
Requested Action																																		
Request approval of Resolution No. 2026-004R to amend the Fiscal Year Ending (FYE) 2026 Budget.																																		
Staff Report																																		
Please find attached Resolution No. 2026-004R, which reflects the recommended budget amendments for activity during the 1st Quarter of Fiscal Year Ending (FYE) 2026. The proposed amendment includes items previously presented to and approved by the City Council during the quarter, as well as new requests from staff. The resolution includes a summary of changes by fund at an account grouping level, consistent with each Fund Summary presented in the budget book. Details of an account level can be found in the individual requests provided as an additional attachment.																																		
Additional Analysis																																		
Fiscal Impact Summary																																		
The following table displays the impact on the projected Fund Balance for those funds included in the resolution. The projected amount for the General Fund is the unassigned fund balance total net of the 25% operating reserve required by City policy. <table border="1"> <thead> <tr> <th>Fund</th> <th>Projected Ending Fund Balance (current)</th> <th>Net Impact of the Proposed Budget Amendment</th> <th>Revised Ending Fund Balance (projected)</th> </tr> </thead> <tbody> <tr> <td>#100 - General Fund</td> <td>\$17,891,375</td> <td>(\$826,904)</td> <td>\$17,064,471</td> </tr> <tr> <td>#110 - Building Services Fund</td> <td>\$2,662,511</td> <td>(\$6,400)</td> <td>\$2,656,111</td> </tr> <tr> <td>#120 - Infrastructure Fund</td> <td>\$5,167,081</td> <td>(\$245,000)</td> <td>\$4,922,081</td> </tr> <tr> <td>#150 - Police Impact Fees Fund</td> <td>\$2,887,440</td> <td>(\$109,000)</td> <td>\$2,778,440</td> </tr> <tr> <td>#410 - Water Fund</td> <td>\$10,823,503</td> <td>(\$37,730)</td> <td>\$10,785,773</td> </tr> <tr> <td>#420 - Sewer Fund</td> <td>\$11,212,595</td> <td>(\$701,494)</td> <td>\$10,511,101</td> </tr> <tr> <td>#490 - Sanitation Fund</td> <td>\$1,960,328</td> <td>(\$1,098,776)</td> <td>\$861,552</td> </tr> </tbody> </table>			Fund	Projected Ending Fund Balance (current)	Net Impact of the Proposed Budget Amendment	Revised Ending Fund Balance (projected)	#100 - General Fund	\$17,891,375	(\$826,904)	\$17,064,471	#110 - Building Services Fund	\$2,662,511	(\$6,400)	\$2,656,111	#120 - Infrastructure Fund	\$5,167,081	(\$245,000)	\$4,922,081	#150 - Police Impact Fees Fund	\$2,887,440	(\$109,000)	\$2,778,440	#410 - Water Fund	\$10,823,503	(\$37,730)	\$10,785,773	#420 - Sewer Fund	\$11,212,595	(\$701,494)	\$10,511,101	#490 - Sanitation Fund	\$1,960,328	(\$1,098,776)	\$861,552
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Fiscal Impact	Fund Number and Description	Available Budget Amount																																
Exhibits Attached (copies of original agreements)																																		
1.	2026-004R Budget Amendment 1 (02.04.2026)	2026-004R Budget Amendment 1 (02.04.2026).pdf																																
2.	Signed Budget Amendment Forms	Signed Budget Amendment Forms.pdf																																



**CITY OF CLERMONT
RESOLUTION NO 2026-004R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2025-2026**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2025 to September 30, 2026:

GENERAL FUND

Revenue Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Intergovernmental	\$6,822,200	\$50,000	\$6,872,200
Miscellaneous	\$3,437,336	\$147,000	\$3,584,336
TOTAL		\$197,000	

Expenditure Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Operating Expenditures	\$16,716,526	\$203,900	\$16,920,426
Capital Outlay	\$4,121,741	\$820,004	\$4,941,745
TOTAL		\$1,023,904	

Net impact on General Fund balance	(\$826,904)
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CITY OF CLERMONT
RESOLUTION NO 2026-004R

BUILDING SERVICES FUND

Expenditure Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Capital Outlay	\$2,473,650	\$6,400	\$2,480,050
TOTAL		\$6,400	
Net impact on Building Services Fund balance		(\$6,400)	

INFRASTRUCTURE FUND

Expenditure Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Capital Outlay	\$3,050,000	\$245,000	\$3,295,000
TOTAL		\$245,000	
Net impact on Infrastructure Fund balance		(\$245,000)	

POLICE IMPACT FUND

Expenditure Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Capital Outlay	\$80,000	\$109,000	\$189,000
TOTAL		\$109,000	
Net impact on Police Impact Fund balance		(\$109,000)	



CITY OF CLERMONT
RESOLUTION NO 2026-004R

WATER FUND

Expenditure Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Operating Expenditures	\$8,706,780	\$37,730	\$8,744,510
TOTAL		\$37,730	
Net impact on Water Fund balance		(\$37,730)	

SEWER FUND

Expenditure Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Capital Outlay	\$4,916,000	\$701,494	\$5,617,494
TOTAL		\$701,494	
Net impact on Sewer Fund balance		(\$701,494)	

SANITATION FUND

Revenue Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Intergovernmental	\$0	\$755,000	\$755,000
TOTAL		\$755,000	



**CITY OF CLERMONT
RESOLUTION NO 2026-004R**

Expenditure Description	2026 Current Budget	Proposed Budget Amendment	Revised 2026 Budget
Capital Outlay	\$1,270,113	\$1,853,776	\$3,123,889
TOTAL		\$1,853,776	
Net impact to Sanitation Fund balance		(\$1,098,776)	

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2025-2026 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of February 2026.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Form 1**Budget Amendment Request Form**
 Date 1/26/2026
 Department Finance Department
Funding Source: From Multiple Funds - Purchase Order Carryover Request**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
REVENUE								
						\$ -		\$ -
						Total Revenue	\$ -	
EXPENSE								
100	10549	66201	19103		CAP OUT-BLDG CITY HALL 19103	\$ -	\$ 27,000	\$ 27,000
110	11524	66201	19103		CAP OUT-BUILDINGS-19103	\$ -	\$ 6,400	\$ 6,400
120	12521	66400			CAP OUT-VEHICLES	\$ -	\$ 90,000	\$ 90,000
150	15521	66400			CAP OUT-VEHICLES	\$ -	\$ 24,000	\$ 24,000
410	41533	54400			RENTALS-EQUIPMENT	\$ 1,500	\$ 37,730	\$ 39,230
420	42535	66400			CAP OUT-VEHICLES	\$ -	\$ 602,494	\$ 602,494
420	42535	66401	60545		CAP-EQPT SELF INS CLAIM 60545	\$ -	\$ 99,000	\$ 99,000
490	49534	66400			CAP OUT-VEHICLES	\$ -	\$ 327,126	\$ 327,126
120	12538	66900	38126		CAP OUT-PRO SVC-38126	\$ -	\$ 155,000	\$ 155,000
						Total Expense	\$ 1,368,750	

Net impact to fund balance: \$ (1,368,750)

Reason/Justification for requested amendment:

Carryover / Project not Completed This represents open Purchase Orders that have not yet been closed out for the previous fiscal year. These PO's have been previously approved and have been delayed in closing due to completion, billing, or delivery. In order for these items to be paid out of the current fiscal year, a allocation authorizing carrying over the budget from FY2025 to FY2026 is needed.


 Department Head


 Finance Review
1/27/26

 City Manager

Form 2**Budget Amendment Request Form**
 Date 1/26/2026
 Department Police Department
Funding Source: General Fund - Police Grants**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
REVENUE								
1	100	10334	33420	21061	STATE GRANTS-21061	\$ -	\$ 50,000	\$ 50,000
						\$ -		\$ -
						\$ -		\$ -
					Total Revenue		\$ 50,000	
EXPENSE								
1	100	10521	66401	21061	CAP OUT-EQUIPMENT-21061	\$ -	\$ 50,000	\$ 50,000
2	100	10521	66400	21060	CAP OUT-VEHICLES - 21060	\$ -	\$ 100,000	\$ 100,000
2	100	10521	55204	21060	MINOR EQUIPMENT - 21060	\$ -	\$ 67,500	\$ 67,500
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
					Total Expense		\$ 217,500	

Net impact to fund balance: \$ (167,500)

Reason/Justification for requested amendment:

New Grants	These amended items represent new Grants that have been received by the Police department. These items have been previously been approved by the City Council. 1) Drones grant approved: 10/14/2025 2) Federal 287g DIO program grant approved: 10/28/2025. The revenues for the Federal 287g DIO program were received in FY2024-2025.

Department Head

Finance Review 1/27/26

City Manager

Form 3**Budget Amendment Request Form**
 Date 1/26/2026
 Department Police Department
Funding Source: General Fund, Police Impact Fund - Police**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
	REVENUE							
						Total Revenue	\$ -	
	EXPENSE							
1	150	15521	66201		CAP OUT-BUILDINGS	\$ -	\$ 85,000	\$ 85,000
						Total Expense	\$ 85,000	

 Net impact to fund balance \$ (85,000)

Reason/Justification for requested amendment:

Item not budgeted in Current FY The Police department is requesting new Evidence building.

Department Head

Finance Review 1/27/26

City Manager

**Budget Amendment Request Form**
 Date 1/26/2026
 Department IT
Funding Source: General Fund**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
REVENUE								
					Total Revenue	\$	-	
EXPENSE								
100	10516	66401			CAPITAL EQUIPMENT	\$ -	\$ 155,000	\$ 155,000
100	10516	66900			CAP OUT-PRO SVC	\$ -	\$ 30,000	\$ 30,000
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
					Total Expense	\$	185,000	

Net impact to fund balance: \$ (185,000)

Reason/Justification for requested amendment:

Item not budgeted in Current FY On 12/9/2026 the City Council approved the IT departments request to upgrade the City's phone system. This item was not budgeted for in FY 2025-2026. The item was budgeted in FY 2024-2025 but was not started due to technical delays.

Department Head

Finance Review 1/27/26

City Manager

Form 5**Budget Amendment Request Form**
 Date 1/26/2026
 Department Public Works/Services
Funding Source: General Fund - Hurricane Damage**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
REVENUE								
1	100	10366	36650	60545	SELFINS REIM CAPITALCLAIM60545	\$ -	\$ 147,000	\$ 147,000
						\$ -		\$ -
					Total Revenue		\$ 147,000	
EXPENSE								
1	100	10542	66300	60545	CAP OUT-OTHER IMPRVMT - 60545	\$ -	\$ 147,000	\$ 147,000
2	100	10542	53100	99012	PRO SVC-GENERAL - 99012	\$ -	\$ 1,400	\$ 1,400
2	100	10542	66300	99012	CAP OUT-OTHER IMPROV-99012	\$ -	\$ 29,224	\$ 29,224
2	100	10542	66900	99012	CAP OUT-PRO SVC - 99012	\$ -	\$ 34,780	\$ 34,780
3	100	10542	54617	99012	R & M-FISHING PIERS-99012	\$ -	\$ 135,000	\$ 135,000
4	100	10542	66300	99012	CAP OUT-OTHER IMPROV-99012	\$ -	\$ 160,000	\$ 160,000
5	100	10542	66300	99012	CAP OUT-OTHER IMPROV-99012	\$ -	\$ 87,000	\$ 87,000
					Total Expense		\$ 594,404	

Net Impact to fund balance: \$ (447,404)

Reason/Justification for requested amendment:

Item not budgeted in Current FY These budget amendments are related to the removal and reconstruction of the Piers damaged by hurricane. Item 1) is the insurance reimbursement and offsetting expense for the floating docs at the boathouse. Item 2) is the remaining amount needed for engineering, repairs and construction of the same project. These items were approved at the 10/28/2025 council meeting. Item 3) was approved on 12/9/2025 and is for the removal of two hurricane damaged piers. Item 4) was approved at the 1/13/2026 meeting and is for the installation of the new docks. Item 5) is for the rebuild of the West Beach pier and was also approved at the 1/13/26 council meeting.

Department Head

Finance Review

1/27/26

City Manager

Form 6**Budget Amendment Request Form**
 Date 1/26/2026
 Department Public Works/Services
Funding Source: Sanitation Fund - Grant**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
REVENUE								
	490	49334	33439	49004	STATE GRANT-OTHER PE - 49004	\$ -	\$ 755,000	\$ 755,000
						Total Revenue	\$ 755,000	
EXPENSE								
	490	49534	66400	49004	CAP OUT-VEHICLES - 49004	\$ -	\$ 755,000	\$ 755,000
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
						Total Expense	\$ 755,000	

Net impact to fund balance: \$ -

Reason/Justification for requested amendment:

Item not budgeted in Current FY This is a grant from a State of Florida legal settlement and is for up to three sanitation trucks. This grant was approved by the council at the 12/9/2025 meeting.

Department Head

Finance Review
1/27/26

City Manager

Form 7**Budget Amendment Request Form**
 Date 1/26/2026
 Department Public Works/Services
Funding Source: Sanitation Fund**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
REVENUE								
					Total Revenue	\$	-	
EXPENSE								
495	49534	66400			CAP OUT-VEHICLES	\$ -	\$ 771,650	\$ 771,650
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
						\$ -		\$ -
					Total Expense	\$	771,650	

Net impact to fund balance: \$ (771,650)

Reason/Justification for requested amendment:

Item not budgeted in Current FY This new budget request is for two (2) additional Sanitation trucks that have come available. These were not budgeted in the FY 2025-2026 budget.

 Department Head

 Finance Review
1/27/26

 City Manager

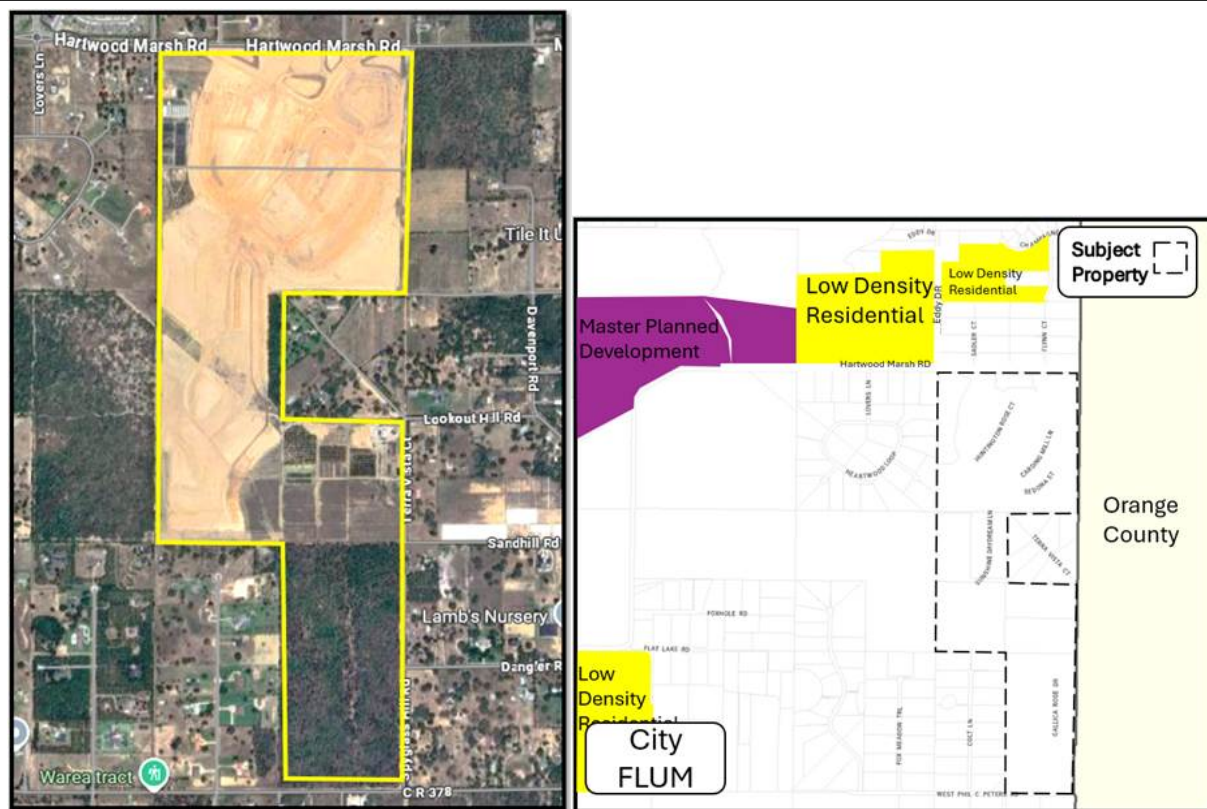


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 3

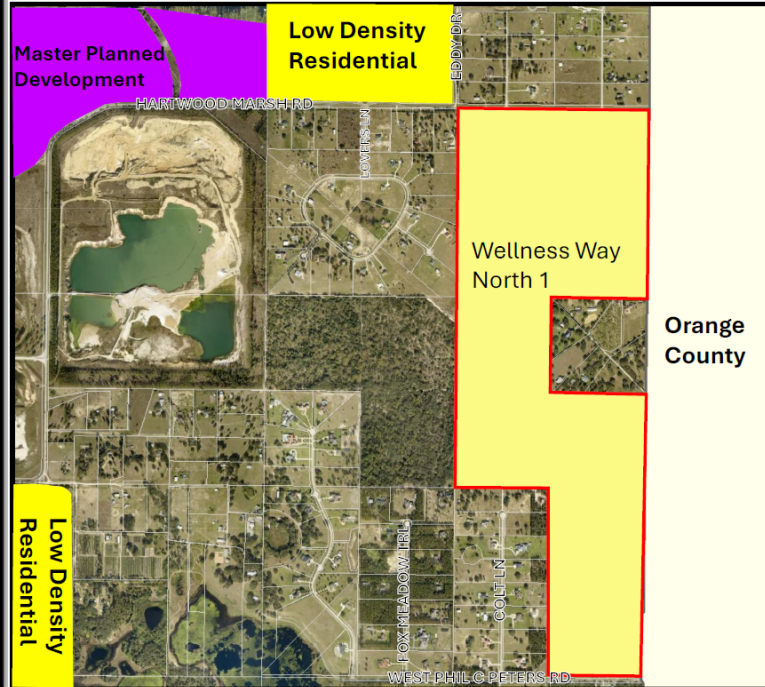
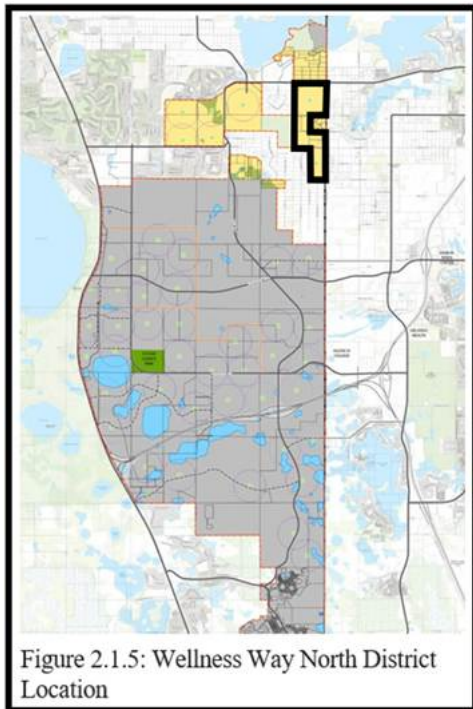
Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Ordinance No. 2025-041 <i>Final</i> <i>McKinnon Groves LSCPA</i>	
Requested Action	
Recommend adoption of Ordinance No. 2025-041.	
Staff Report	
<i>Since the project is greater than 50 acres, a large-scale comprehensive plan review was required. The amendment (25-01ESR) was transmitted for comment to the State of Florida, Florida Commerce Department and other state agencies for review in November 2025. The City received five (5) responses from the reviewing agencies; two (2) were "no comment" with one technical clarification of the specific land use category being Clermont Wellness Way North <u>1</u>, and three (3) comments were no adverse impacts. The land use has been clarified to be Wellness Way North with the number 1 added. Since no substantial comments or objections were received, the City is proceeding forward with the adoption of this request and recommends approval of Ordinance 2025-041.</i> The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the Subject property as a follow-up to the staff-initiated annexation request. The property is located south of Hartwood Marsh Road and west of the Lake/ Orange County Line and is approximately 357 +/- acres. The property was approved under PUD Ordinance No. 2021-36 in Lake County for up to 660 single-family dwelling units along with 520,249 square feet of non-residential use (commercial, office). The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$8.3 million worth of impact fees to the City of Clermont on the residential portion of the development. No commercial construction has started at the moment.	



On June 10, 2025, the City Council approved the Annexation of the subject property with the understanding that a Large-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. Staff is proceeding to complete the process at this time.

The current zoning of the property within Lake County is Planned Unit Development (PUD) with the Wellness Way North future land use category. The compatible zoning within the City would be Planned Unit Development (PUD) with a future land use designation of Wellness Way North as well. The future land use designation aligns with the master plan for the Wellness Way Area and is consistent with the City's Future Land Use Map and Figure 2.1.5 Wellness Way North District Location.

Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan of projects greater than 50 acres, this application is being presented to the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in January/February 2026 before City Council.



The change in the future land use to the City's Wellness Way North does not propose a conflict between the existing uses and land uses within the area. The proposed future land use is consistent with the City's Comprehensive Plan and its goals, objectives and policies. *The Planning and Zoning Commission recommended approval, 3-2.* Staff recommends adoption of the Large-Scale Comprehensive Plan Amendment, Ordinance NO. 2025-041.

Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-041 McKinnon Groves LSCPA (01.26.2026)	Ord 2025-041 McKinnon Groves LSCPA (01.26.2026).pdf
2.	Location Maps (1.23.26)	Location Maps (1.23.26).pdf
3.	Agency Responses Combined	Agency Responses Combined.pdf
4.	Legal ad - McKinnon Groves LSCPA CC	Legal ad - McKinnon Groves LSCPA CC.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-041

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

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

WHEREAS, the City Council of the City of Clermont held public hearings on the proposed amendments to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1:

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

PARCEL NO. 1: Alternate Key No. 1028418

THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ALL THAT PORTION OF THAT CERTAIN PLAT OF AVALON HILLS RECORDED IN PLAT BOOK 57, PAGES 42, 43, AND 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY.



CITY OF CLERMONT
ORDINANCE NO. 2025-041

OR BK 4810, PG 1926

PARCEL NO. 2: Alternate Key No. 1593182

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; LAKE COUNTY, FLORIDA. LESS THE NORTH 25 FEET FOR RIGHT OF WAY BY VIRTURE OF THE QUIT-CLAIM DEED RECORDED IN DEED BOOK 345, PAGE 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 3397, PG 1895

PARCEL NO. 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

PARCEL NO. 4: Alternate Key No. 1028400

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 5010, PG 1069

PARCEL NO. 5: Alternate Key No. 1594022

THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND: A 30 FOOT WIDE STRIP OF LAND OVER THE NORTH 30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: A 30 FOOT WIDE STRIP OF LAND OVER THE EAST 30 FOOT OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 2609, PG 1259



CITY OF CLERMONT
ORDINANCE NO. 2025-041

PARCEL NO. 6: Alternate Key No. 1594006

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE RUN SOUTH 00°36'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'26" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF A DISTANCE OF 632.12 FEET; THENCE SOUTH 00°34'59" WEST FOR A DISTANCE OF 1221.76 FEET; THENCE SOUTH 89°31'05" EAST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 656.27 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 75.00 FEET; THENCE NORTH 59°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1319.07 FEET; THENCE NORTH 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

OR BK 2705, PG 1217

PARCEL NO. 7: Alternate Key No. 1593999

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°35'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1317.76 FEET; THENCE SOUTH 00°33'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1247.62 FEET; THENCE NORTH 89°31'05" WEST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 686.27 FEET; THENCE NORTH 00°34'59" EAST, FOR A DISTANCE OF 1221.76 FEET; NORTHEAST 1/4 FOR A DISTANCE OF 632.12 FEET; THENCE 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

OR BK 3397, PG 1895

CITY OF CLERMONT
ORDINANCE NO. 2025-041

LOCATION:

Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)



CHANGE THE FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY WELLNESS WAY NORTH 1
TO: CITY OF CLERMONT WELLNESS WAY NORTH 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.



CITY OF CLERMONT
ORDINANCE NO. 2025-041

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. 2025-041

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of February, 2026.

CITY OF CLERMONT

Tim Murry, Mayor

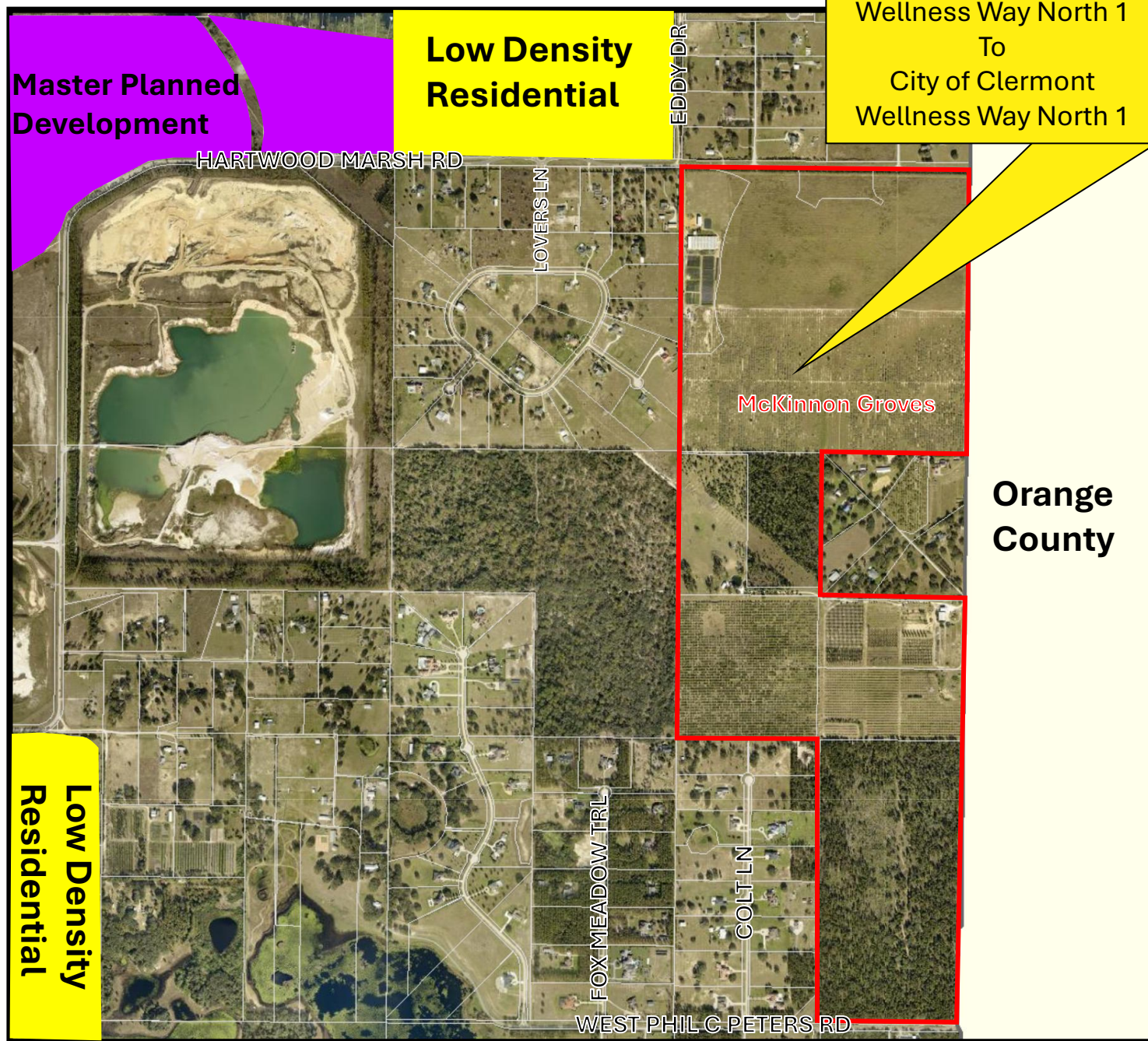
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

**2025-041
Before**



Clermont Future Land Use

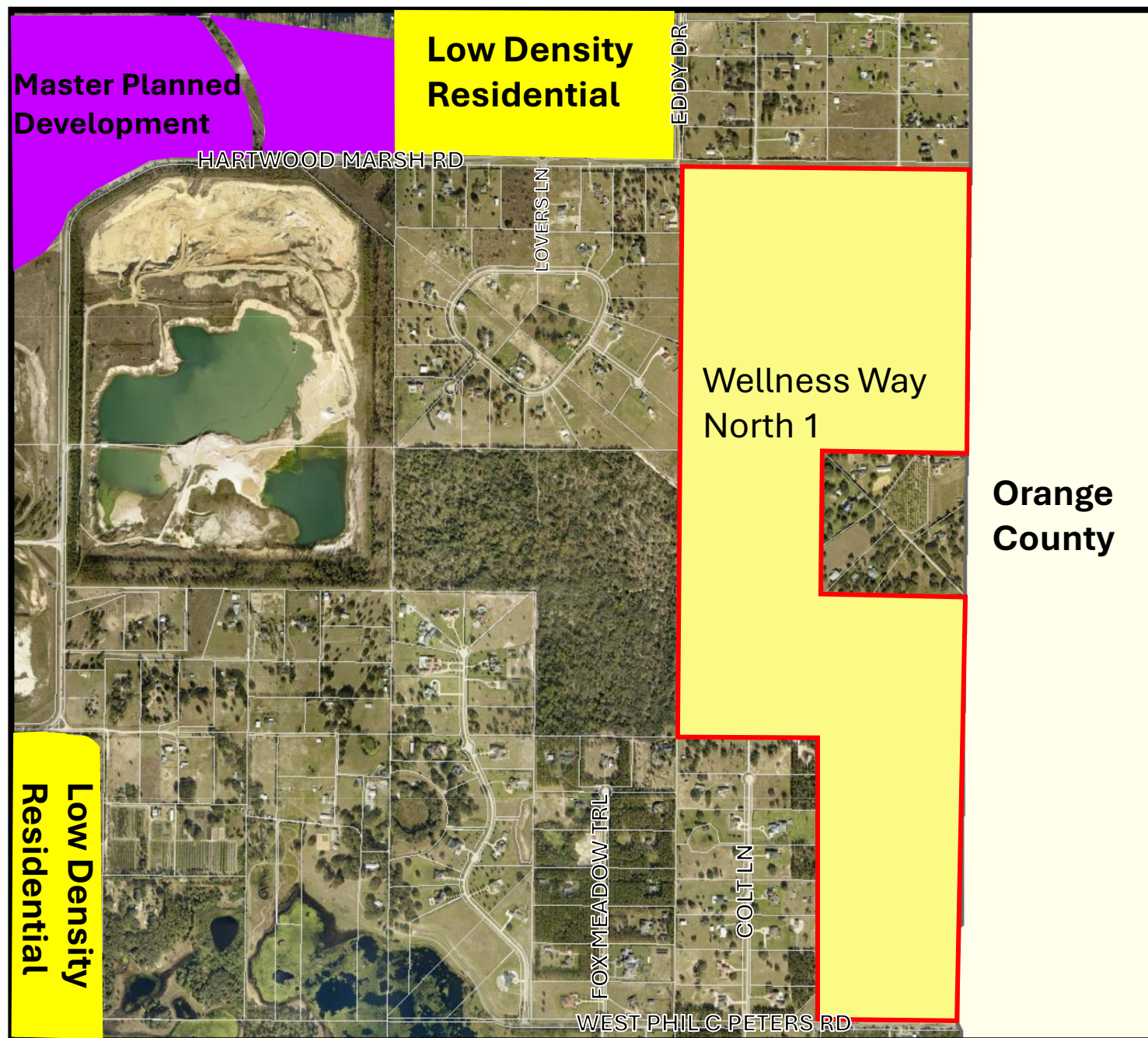
- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Multi Use W District & Neighborhood
- Neighborhood District
- Office
- Parks
- Public Fac/Institutional
- Residential/Office

Wellness Way Development District Framework

- Wellness Way North District



2025-041
After



Clermont Future Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Multi Use W District & Neighborhood
- Neighborhood District
- Office
- Parks
- Public Fac/Institutional
- Residential/Office

Wellness Way Development District Framework

- Wellness Way North District



State Agency
Responses for
McKinnon Groves –
LSCPA
ORD No. 2025-041

John E. Kruse

From: Plan_Review <Plan.Review@FloridaDEP.gov>
Sent: Friday, December 19, 2025 1:44 PM
To: John E. Kruse; dcpxter@commerce.fl.gov
Cc: Plan_Review
Subject: Clermont 25-01ESR Proposed

To: John E. Kruse, AICP, Planning Manager

Re: Clermont 25-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, December 8, 2025 1:14 PM
To: John E. Kruse
Cc: dcpxter@commerce.fl.gov; Rae Chidlow
Subject: City of Clermont proposed comprehensive plan amendment 25-01ESR
Attachments: City of Clermont: Updated Water Supply Facilities Work Plan – 2025 Central Florida Water Initiative Regional Water Supply Plan

Dear Mr. Kruse,

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 25-01ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. Based upon review of the materials submitted, District staff have **no comments** on the proposed amendment

As reminder, the District approved the 2025 Central Florida Water Initiative Regional Water Supply Plan (2025 CFWI RWSP) on November 12, 2025. Subsequently, in accordance with Section 163.3177(6)(c)4, *Florida Statutes*, the City is required to develop and adopt an updated Water Supply Facilities Work Plan (WSFWP) and related comprehensive plan amendment within 18 months of approval of the 2025 CFWI RWSP — by May 12, 2027. The District recently informed City staff of this requirement (*see attachment*). Therefore, the District is providing this reminder. District staff are available to answer any questions about completing the updated WSFWP.

If you have any questions or need additional information, please contact me.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Email: sfitzgib@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/ePermit

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



East Central Florida Regional Planning Council

455 N. Garland Avenue, Orlando, FL 32801 Suite 414
Phone 407.245.0300 • www.ecfrpc.org

Tara McCue, AICP
Executive Director

Local Government Comprehensive Plan Amendment Review Form

Regional Planning Council: **ECFRPC**

State Plan Amendment #:

Clermont 25-01ESR

Date Received: 12/1/25

Local Government Review #:

Ord. No. 2025-041

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan (SRPP) and extra jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

A large scale Comprehensive Plan amendment from County Wellness Way North to City Wellness Way North for a property located south of Hartwood Marsh Road and west of the Orange-Lake county line totaling ±357 acres.

I. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

This amendment **does not appear** to pose any adverse effects to significant and regional resources and facilities. It appears to be in compliance with the Goals and Policies of the SRPP.

Executive Committee

Chair
Julian Green
City Commissioner
City of Wildwood

Vice Chair
Peggy Choudhry
County Commissioner
Osceola County

Secretary
Mindy Gibson
City Councilmember
City of Satellite Beach

Treasurer
Doug Shields
County Commissioner
Lake County

Immediate Past Chair
Amy Lockhart
County Commissioner
Seminole County

Member at Large
Craig Curry
County Commissioner
Marion County

Member at Large
Jake Johansson
County Councilmember
Volusia County

II. EXTRAJURISDICTIONAL IMPACT INCONSIST WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

This amendment **does not** appear to pose any extra-jurisdictions impacts with would be inconsistent with the comprehensive plan of an affected local government within the region.

Request a copy of the adopted version of this amendment (electronic only) Yes ____ No X

Reviewed by:

John Patterson

John Paterson, AICP, Planner III

Should you have any additional Comments or questions, please e-mail me at jpatterson@ecfrpc.org, or call be directly at (407) 245-0300, Ext. 301.

Executive Committee

Chair Julian Green City Commissioner City of Wildwood	Vice Chair Peggy Choudhry County Commissioner Osceola County	Secretary Mindy Gibson City Councilmember City of Satellite Beach	Treasurer Doug Shields County Commissioner Lake County	Immediate Past Chair Amy Lockhart County Commissioner Seminole County	Member at Large Craig Curry County Commissioner Marion County	Member at Large Jake Johansson County Councilmember Volusia County
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Serving Brevard, Lake, Marion, Orange, Osceola, Seminole, Sumter, and Volusia Counties



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

December 17, 2025

John E. Kruse, AICP
Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, FL 34711
jekruse@clermontfl.org

Subject: Clermont Proposed Comprehensive Plan Amendment **25-01ESR**

Dear Mr. Kruse,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency identified in Section 163.3184(1)(c), F.S., the **Florida Department of Transportation (FDOT)** reviewed the proposed text amendment Clermont **25-01ESR**.

The proposed Comprehensive Plan Amendment, locally referred to as Ordinance No. 2025-041, is a Large-Scale Comprehensive Plan Amendment and Rezoning of the subject property (McKinnon Groves) as a follow-up to the staff-initiated annexation request. The property is located south of Hartwood Marsh Road and west of the Lake/Orange County Line and is approximately 357 +/- acres. The property was approved under PUD Ordinance No. 2021-36 in Lake County for up to 660 single-family dwelling units along with 520,249 square feet of non-residential use (commercial, office). The development of the property is currently moving forward, and construction activity has started. The property was annexed prior to building permit issuance, in order to capture \$8.3 million dollars' worth of impact fees to the City of Clermont (on the residential portion of the development, only). Commercial construction has not started yet.

On June 10th, 2025, the City Council approved the Annexation of the subject property with the understanding that a Large-Scale Comprehensive Plan Amendment and Rezoning (at a future date and time) would occur to designate the property with the applicable future land use and zoning designations. This amendment is meant to proceed in completing this process.

The current zoning of the property within Lake County is Planned Unit Development (PUD) with the Wellness Way North future land use category. The compatible zoning within the City would be Planned Unit Development (PUD) with a future land use designation of Wellness Way North as well. The future land use designation aligns with the master plan for the Wellness Way Area and is consistent with the City's Future Land Use Map and Figure 2.1.5 Wellness Way North District Location.

FDOT has determined the proposed amendment should have no significant adverse impacts to transportation resources or facilities of state importance. We ask that as the development moves forward, that impacts to state roadways be considered.

We appreciate the opportunity to review the proposed amendment. Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption. The Department reserves the right to comment if the proposed amendment changes between transmittal and adoption.

Thank you for coordinating the review of this proposed amendment with FDOT. If you have any questions, you may contact me at 386-943-5421 or by email at tiffany.hill@dot.state.fl.us.

www.fdot.gov

Sincerely,

A handwritten signature in black ink, appearing to be 'TH' followed by a stylized flourish.

Tiffany Hill
Systems Planning Coordinator (Supervisor)

cc: Donna Harris, FL Commerce
Steven Buck, FDOT

December 22, 2025

The Honorable Tim Murry
Mayor, City of Clermont
685 West Montrose Street
Clermont, Florida 347114

Dear Mayor Murry,

FloridaCommerce has reviewed the City of Clermont's proposed comprehensive plan amendment (Amendment No. 25-01ESR), received on November 25, 2025, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.). FloridaCommerce has identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

FloridaCommerce is, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment 1: Meaningful and Predictable Standards

Section 163.3177 (1), Florida Statutes requires that "The [comprehensive] plan establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations." Clermont's comprehensive plan currently has three separate Clermont Wellness Way North land use categories, but the amendment package does not clarify which land use category is being applied to the subject site. The City should update the amendment package to reflect the specific land use category being applied to the site, **Clermont Wellness Way North 1.**

In responding to this TA comment, the City should consider the provisions under Chapter 2025-190, Laws of Florida (L.O.F.), which was approved on June 26, 2025, and applies retroactively to August 1, 2024. The City should ensure that the adopted amendment is not more restrictive or burdensome.

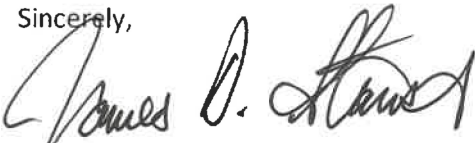
The City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Christina Nazaire, Regional Planning Administrator, by telephone at (850)-717-8532 or by email at Christina.Nazaire@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosure(s): Procedures for Adoption

cc: John E. Kruse, AICP, Planning Manager City of Clermont
John Patterson, AICP, East Central Florida Regional Planning Council

CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2025-041

The Clermont City Council will hold a public hearing on Tuesday, February 10, 2026 (final hearing) at 3:00 PM to consider the adoption of the proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the property below from Lake County Wellness Way North 1 to City of Clermont Wellness Way North 1.



LOCATION

Hartwood Marsh Road

Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)
357 +/- Acres

FUTURE LAND USE MAP AMENDMENT

**From: Lake County Wellness Way North 1
TO: City of Clermont Wellness Way North 1**

ORDINANCE NO. 2025-041

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

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

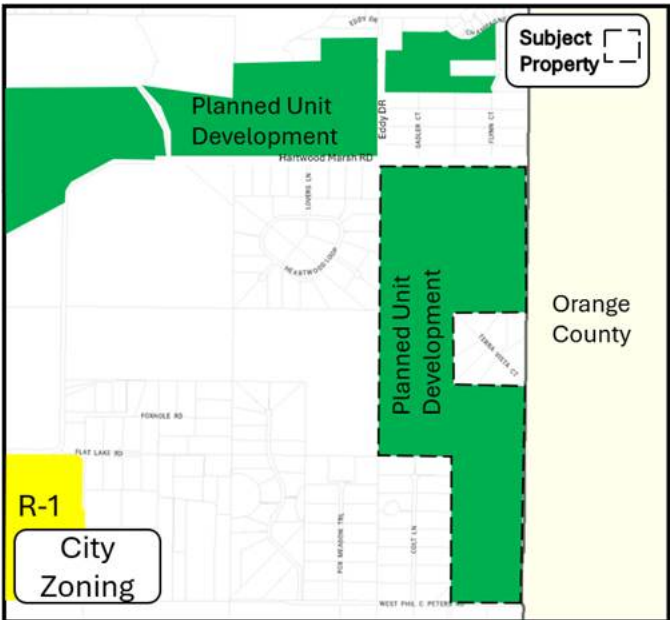
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Ordinance No. 2025-042 <i>Final</i> <i>McKinnon Groves Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2025-042.	
Staff Report	
The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the subject property as a follow-up to the staff-initiated annexation request. The property is located south of Hartwood Marsh Road and west of the Lake/ Orange County Line and is approximately 357 +/- acres. The property was approved under PUD Ordinance No. 2021-36 in Lake County for up to 660 single-family dwelling units along with 520,249 square feet of non-residential use (commercial, office). The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$8.3 million dollars' worth of impact fees to the City of Clermont on the residential portion of the development. No commercial construction has started at the moment.	
 	
On June 10, 2025, the City Council approved the Annexation on the subject property with the understanding that a Large-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.	

GRAPHIC SCALE

1" = 100' (1" = 30.48m)

REALIGNMENT OF HARTWOOD MARSH RD.

LOCATION OF PERIMETER TRAIL SYSTEM

FUTURE LAND USE: RURAL ZONING: AGRICULTURAL EXISTING USE: AVALON ESTATES

SAULSBY CT. CONNECTION

AVON CT. CONNECTION

REALIGNMENT OF HARTWOOD MARSH RD.

PROPERTY BOUNDARY

FUTURE LAND USE: VIL ZONING: R-2 EXISTING USE: VACANT POTENTIAL FUTURE ROADWAY CONNECTION

POTENTIAL FUTURE ROADWAY CONNECTION

FUTURE LAND USE: VIL ZONING: R-2 EXISTING USE: VACANT

LOCATION OF PERIMETER TRAIL SYSTEM

FUTURE LAND USE: WELLNESS WAY-1 ZONING: AGRICULTURAL EXISTING USE: CONSERVATION

LOCATION OF PERIMETER TRAIL SYSTEM

FUTURE LAND USE: WELLNESS WAY-1 ZONING: AGRICULTURAL EXISTING USE: TERRA VISTA

DESIGNATED ACCESS TO 38-2 FROM LOOK OUT HILL RD.

LOCATION OF PERIMETER TRAIL SYSTEM

FUTURE LAND USE: RURAL (ORANGE COUNTY) ZONING: A-1 EXISTING USE: RESIDENTIAL

LOCATION OF PERIMETER TRAIL SYSTEM

FUTURE LAND USE: RURAL (ORANGE COUNTY) ZONING: A-1 EXISTING USE: RESIDENTIAL

LOCATION OF PERIMETER TRAIL SYSTEM

FUTURE LAND USE: RURAL ZONING: BUENA AGRICULTURAL EXISTING USE: SINGLE-FAMILY

Unknown Green TRAIL TABLE

TRAIL	TRAIL TYPE	LENGTH
1	SAULSBY CT. TRAIL	0.10
2	SAULSBY CT. TRAIL	0.10
3	SAULSBY CT. TRAIL	0.10
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90	SAULSBY CT. TRAIL	0.10
91	SAULSBY CT. TRAIL	0.1

Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord. 2025-042 McKinnon PUD (01.22.2026)	Ord. 2025-042 McKinnon Groves Rezoning PUD (01.22.2026).pdf
2.	Location Map	Location Map.pdf
3.	Lake Co Ord 2021-36 McKinnon PUD	Lake County Approved Ordinance 2021-36 McKinnon Groves PUD.pdf

- | | | |
|----|---|---|
| 4. | 06.10.2025 - City Council Minutes excerpt | 06.10.2025 - City Council Minutes excerpt.pdf |
| 5. | Legal ad - McKinnon Groves RZ CC | Legal ad - McKinnon Groves RZ CC.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2025-042

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.

WHEREAS, the City Council of Clermont, Florida annexed the property on June 10, 2025;
and

WHEREAS, the property currently had an existing, approved Planned Unit Development (PUD) in Lake County, Ordinance NO. 2021-36; and

WHEREAS, to complete the annexation process with a compatible City Zoning Designation and Future Land Use Category; this rezoning request is being initiated by City staff;
and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Planned Unit Development (PUD) to City of Clermont Planned Unit Development District (PUD) for a mixed-use development within the Wellness Way Area Plan boundary; and

WHEREAS, the property is located within the Wellness Way 1 Future Land Use Category (FLUC) as shown on the City of Clermont Comprehensive Plan Future Land Use Map (FLUM);
and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 4th day of November 2025 review the petition for Rezoning; after giving Notice of Hearing on the petition for a change in the use of land, including notice that the Ordinance would be presented to the City Council of the City of Clermont, Florida, on the 18th day of November 2025, and continued until the 27th day of January 2026; and

WHEREAS, the City Council reviewed the petition, the recommendations of the Planning and Zoning Commission, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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



CITY OF CLERMONT
ORDINANCE NO. 2025-042

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

PARCEL NO. 1: Alternate Key No. 1028418

THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ALL THAT PORTION OF THAT CERTAIN PLAT OF AVALON HILLS RECORDED IN PLAT BOOK 57, PAGES 42, 43, AND 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY.

OR BK 4810, PG 1926

PARCEL NO. 2: Alternate Key No. 1593182

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; LAKE COUNTY, FLORIDA. LESS THE NORTH 25 FEET FOR RIGHT OF WAY BY VIRTUE OF THE QUIT-CLAIM DEED RECORDED IN DEED BOOK 345, PAGE 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 3397, PG 1895

PARCEL NO. 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

PARCEL NO. 4: Alternate Key No. 1028400

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



CITY OF CLERMONT
ORDINANCE NO. 2025-042

OR BK 5010, PG 1069

PARCEL NO. 5: Alternate Key No. 1594022

THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND: A 30 FOOT WIDE STRIP OF LAND OVER THE NORTH 30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: A 30 FOOT WIDE STRIP OF LAND OVER THE EAST 30 FOOT OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 2609, PG 1259

PARCEL NO. 6: Alternate Key No. 1594006

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE RUN SOUTH 00°36'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'26" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF A DISTANCE OF 632.12 FEET; THENCE SOUTH 00°34'59" WEST FOR A DISTANCE OF 1221.76 FEET; THENCE SOUTH 89°31'05" EAST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 656.27 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 75.00 FEET; THENCE NORTH 59°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1319.07 FEET; THENCE NORTH 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

OR BK 2705, PG 1217

PARCEL NO. 7: Alternate Key No. 1593999

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°35'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1317.76 FEET; THENCE SOUTH 00°33'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF

CITY OF CLERMONT
ORDINANCE NO. 2025-042

1247.62 FEET; THENCE NORTH 89°31'05" WEST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 686.27 FEET; THENCE NORTH 00°34'59" EAST, FOR A DISTANCE OF 1221.76 FEET; NORTHEAST 1/4 FOR A DISTANCE OF 632.12 FEET; THENCE 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

OR BK 3397, PG 1895

LOCATION:

Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)



PROPERTY REZONING

From: Lake County Planned Unit Development (PUD)
To: City of Clermont Planned Unit Development (PUD)



CITY OF CLERMONT
ORDINANCE NO. 2025-042

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a single-family residential subdivision and non-residential uses on the property described above (hereinafter the “Property”); be granted subject to the following conditions:

1. After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the City Council.
2. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.
3. The Property shall be developed in substantial accordance with Attachment A: Wellness Way Swap PUD Land Use Plan, prepared by VHB with a latest issue date of December 14, 2023. 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.
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. This Ordinance 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 Owners and any successors, and shall be subject to each and every condition herein set out.
6. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.
7. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall project and prior to any development activities. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
8. Fiber optic conduit and pull boxes shall be installed by the developer in the utility easements, if required by the City, to extend the City’s fiber optic network. The City’s



CITY OF CLERMONT
ORDINANCE NO. 2025-042

Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

9. All Fire Department Access for the Project shall be provided in Accordance with the Florida Fire Prevention Code. The Alleys for the project are part of the Required Fire Apparatus Access Road and shall meet the requirements of Chapter 18.2 of the Florida Fire Prevention Code with a minimum width of 20 feet. The surface of the Fire Apparatus Access Roads in the Alleys shall be striped with No Parking Fire Lane Yellow markings. No Parking Fire Lane signs are required. The required No Parking Fire Lane Signs shall be installed on both sides of the alleys, every 60 feet. All Multifamily Buildings and Attached single family dwelling units shall be provided with Fire Sprinklers.
10. The City of Clermont Code Enforcement shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

SECTION 3: PERMITTED USES

This application for a Planned Unit Development to allow for single-family residential development and non-residential uses be granted subject to the following conditions:

1. Residential Uses. The property may be developed with a maximum of 660 dwelling units to include a mixture of single-family detached and single-family attached (two units in one structure) dwelling units.
 - a. Accessory uses to the residential development are permitted and may include community pool, clubhouse, or recreation areas.
 - b. Accessory dwelling units developed on residential lots shall not be credited towards the total number of dwelling units permitted within the development.
 - c. The residential uses shall be developed at a minimum of three (3) and maximum of twelve (12) dwelling units per net acre.
 - d. Single-family detached dwelling units shall have the garages accessed by alley only on lots less than forty (40) feet wide. This requirement shall not apply to single-family attached units.
2. Non-Residential Development. A minimum of 48 acres of non-residential development shall be set aside to be developed with the following uses on the areas shown as job hub/centers on the Conceptual Plan, Exhibit "A".
 - a. Commercial: Retail, wholesale, eating and drinking, brewing, processing, packing, outdoor storage/display, and distribution of products are permitted when associated with and are incidental to permitted agriculture, agribusiness, plant nurseries, and Community Center Recreation facilities identified on the Conceptual Plan.
 - b. Office/Personal Services: Office, when associated with the permitted agriculture, agri-business, plant nurseries, and Community Center Recreation facilities

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identified on the Master Plan.

- c. Public/institutional: Parks, civic uses, public safety, fire station, educational facilities associated with the agricultural uses and recreational uses only, utilities, and similar uses, but shall not include hospitals, transportation facilities, or K-12 schools.
 - d. Childcare, family care, outpatient clinic when located within or associated with a Community Center Recreation facility.
 - e. Agriculture Uses: Agriculture, agri-business, plant nurseries, and similar uses are permitted in designated job hub/center areas on the Master Plan. Community Center Recreation areas are also considered job hub/center areas within this MPUD and may include a riding stable and/or academy facility and similar uses that support recreational and wellness activities. Family farming in residential areas may be a permitted use as allowed by the Land Development Codes.
 - f. Interim Agriculture Uses. If an area is designated on the Master Plan for Residential use, Agriculture uses are permitted within those areas until such time as that phase is developed.
 - g. Commercial uses such as fast-food including drive-through, gas stations, automotive, and general retail not permitted by Section 3, item 2, a-f are prohibited.
3. Development shall be limited to each parcel as identified in this chart; provided, however, that densities may be blended among the McKinnon Groves and Jones properties if necessary to offset the reduction of lots in the Avalon LLC parcel due to increased buffer or lot size as specified in Section 3.14.f below or from the increased lot size alternative in Section 3.14.j below; and further provided that job generation, non-residential square footage and non-residential set aside acreage may be transferred from the Avalon LLC property to, and blended among, the McKinnon Grove and Jones properties:

Subject Property	Net Acreage	Max, Capacity (DU)	Job Generation	Non-Residential SF	Non-Residential Set Aside Acreage
	<i>Gross Acreage – Water Bodies and Wetlands</i>	<i>Net Acreage X 1.85</i>	<i>Dwelling Units X 1.75</i>	<i>Job generation X 450 SF/employee</i>	<i>(Non-Residential SF/ 43,560) X 0.25</i>
McKinon Groves	180	332	582	261,800	24
Jones	98	181	318	142,919	13
Avalon LLC	79	147 (or as specified in	257	115,530	11

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		Sec. 3.14.j below)			
Totals	357	660	1,156	520,249	48

SECTION 4: DEVELOPMENT CONDITIONS

- a. The overall development shall not exceed 60% Impervious Surface Ratio (ISR).
- b. A minimum of three (3) housing types shall be provided, generally consistent with Exhibit "B". Apartments are not permitted. Height of any structure is limited to 35-ft.
- c. Non-residential uses shall be made accessible by the residential development via a mixed-use trail or sidewalks.

SECTION 5: DEVELOPMENT STANDARDS & SETBACKS

The development standards are as follows:

- a. Single Family Detached Units shall adhere to the following standards:

Front Setback - Local Street	20 feet from property line or right-of-way, whichever is greater
Setback from an external Collector Road	50 feet from the right-of-way
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 feet from property line
Secondary Front Setback	15 feet from property line
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line
Accessory Structure Setback (including pools, porches, and screen enclosures)	5 feet from the property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	40 Feet
Maximum Building Height	35 Feet and 2 stories
Driveway Setback	5 Feet from the property line

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- b. Single Family Attached Units (Duplexes) shall adhere to the following standards:

Front Setback	20 feet from property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 from property line
Secondary Front Setback	15 feet from property line
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Side Setback	5 feet from the property line/ 0 feet with common wall
Rear Setback	10 feet from the property line
Attached Accessory Structure Setback (Pools, Screen Enclosures, Decks)	5 feet from the property line/ 0 feet from the common wall property line
Detached Accessory Structure Setback	5 feet from all property lines, including common wall property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	30 Feet
Maximum Building Height	35 Feet or 2 stories (multi-generational)
Driveway Setback	5 Feet from the property line unless utilizing a shared driveway in conjunction with an approved lot grading plan.

- c. Commercial Development shall adhere to the following standards:

Floor Area Ratio (FAR)	Minimum: 0.25 Maximum: 0.30
Front Setback	25 feet from the Right-of-Way, internal road or easement.
Side Setback	5 feet from the property line.
Rear Setback	15 feet from the property line.

SECTION 6: LANDSCAPING REQUIREMENTS

- a. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.
- b. Perimeter Buffers are designated on the PUD Master Plan and may vary in width based on location; however, minimum widths are as shown on the PUD Master Plan. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials in conformance with Chapter 123 -

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Vegetation. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.

- c. The perimeter buffer designated on the PUD Master Plan landscaping shall be a heavily vegetated visual buffer of canopy and understory plants. Permeable storm water areas when enhanced as amenities using native vegetation are permitted within the buffer. Within the perimeter buffer a meandering community trail with a natural surface suitable for walking, running, horseback riding, and bicycling may be located and maintained. The perimeter buffer and trail area shall include canopy and understory plants to enhance the visual buffering while providing a comfortable and safe environment for recreational users of the trail, and adjoining properties within the MPUD. Motor vehicles are prohibited within the perimeter buffer except for planting and maintenance of vegetation, removal of exotic/invasive species, construction, maintenance, and for fire and safety operations.
- d. Residents within the MPUD adjoining any trail may access the trail directly through a private gate within the resident's fence.
- e. During the review of the development application for Preliminary Plat and landscape plan approval, the existing vegetation will be evaluated to determine consistency with the perimeter landscape requirements in accordance with the Land Development Regulations, as amended.
- f. Existing trees located within the 200' wide landscape buffer along the western, southern and eastern perimeters of AK 1028418 will not be removed, except for dead, exotic/ invasive, or diseased trees, or as needed for grading purposes; provided, however, that the proposed retention pond along the southern boundary may encroach into the landscaped buffer area, but vegetation must be re-established after construction of the pond. Removal of existing trees for grading purposes may only occur within the most interior 75' of the 200' wide landscape buffer, provided however, that post grading vegetation must be re-established within the portion of the buffer.
- g. Existing citrus trees located within the 150' buffer along the southern perimeter of AK 1594022 will not be removed, except for dead, exotic/ invasive, or diseased trees, or as necessary to re-establish producing trees. Dead, exotic/ invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.
- h. Existing trees located within the 150' wide landscaped buffer along the eastern perimeter of AK 1593999 will not be removed, except for dead, exotic/ Invasive, or diseased trees.
- i. Existing citrus trees located within the 150' buffer along the eastern perimeter of AK 1593182 will not be removed, except for dead, exotic/ invasive, or diseased

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trees, or as necessary to re-establish producing trees. Dead, exotic/ invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.

- j. In lieu of the 200' landscaped buffer along the western, southern, and eastern perimeter of AK 1028418, at the developer's option so long as the Wellness Way minimum density calculations for the entire project can be met, this parcel may be developed with a gross density of one unit per acre with a minimum 50' landscaped buffer along the western, southern, and eastern perimeter of the parcel.
- k. Existing trees within the landscape buffers that are removed as a result of disease or death shall be replaced in accordance with best forestry management practices as shall be established as part of the management plan as specified in (Section). The replacement of existing trees removed under this provision must be designed to screen adjacent properties by using a combination of calipers. Seedlings alone are not permissible.
- l. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
- m. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
- n. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.

SECTION 7: OPEN SPACE

- a. Open Space will include 20% of net buildable acres as Wellness Space and 10% of net buildable acres as Green Space as provided below.
 - i. Wellness Space. Wellness Space Includes land area open to public and private access including gathering places, such as parks, pedestrian and bicycle/pedestrian ways or trails, recreation fields and grounds, piazzas, plazas and urban squares, and permeable storm water areas if enhanced amenities using native vegetation area. The provision of Wellness Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis. Wellness Space is limited 10% impervious surface ratio.
 - ii. Green Space. Green Space includes areas designated for such purposes as flood control, water management, or restoration of vegetative communities and wildlife habitat, conservation, passive recreation, and maintenance buffers from adjacent rural residential areas. Green Space should be

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maintained in such a way to encourage the proliferation of native flora and fauna and use of the community trail network. Walking, running, bicycling, horseback riding, flora and fauna observation, and Trail construction/maintenance and similar activities are permitted on the community trail network within the Green Space areas. Motorized vehicles are not permitted except for construction, maintenance, or emergency use on the community trail network and maintenance of the community buffer. Green Space also includes permeable storm water areas if enhanced amenities using native vegetation area. The provision of Green Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis.

- iii. A Management Plan for Open Space including buffers and trail areas shall be required. At a minimum, the Management Plan shall present goals and actions to enhance and restore Open Space areas to native Florida habitats such as Sandhill or Scrub or as determined by a qualified biologist with experience in restoration and management plans. The Management Plan shall include steps to prevent the influx of nuisance/exotic vegetative species. Additionally, the Management Plan shall include the use of kiosks and educational brochures provided to homeowners utilized to educate and inform homeowners and visitors about the benefits of open space and conservation practices. The Management Plan will be provided to the City Manager or designee for review and approval and will be incorporated herein by reference as a material part of this MPUD.
- iv. Maintenance of the open space areas and trails must be conducted by a business or entity with experience in management of natural areas and trails.

SECTION 8: RECREATION AND WELLNESS CORRIDOR

- a. The property shall be developed with a Wellness Corridor to connect communities, the Town Center, Job Hubs, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities.
- b. The Wellness Corridor shall include the Trunk and Neighborhood Trails depicted in Figure 3.4 titled 'Wellness Ridgeway Network Framework Map' within the Wellness Way Community Design Guidelines and Standards.
 - i. Trunk Trail
 - 1. The Trunk Trail shall be generally located along the northern property boundary.
 - 2. Trunk Trails are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They must be at least 14' wide and separated from the adjacent roadway by at least 8'.

- ii. Neighborhood Trails
 - 1. The Neighborhood shall be generally located along the northwestern property line, through the utility easement, and along the southeastern boundary of the PUD.
 - 2. Neighborhood Trails are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails must be at least 12' wide. They may be located within street right-of-way or within park or open space tracts. If located adjacent to a street, these trails must be separated from the back of curb (or edge of travel lane if no curb) by at least 8'.
- c. The Wellness Corridor may include the following elements:
 - i. Community farms and gardens;
 - ii. Wetlands, Water Bodies, and Preserved uplands;
 - iii. Trails, pedestrian ways and bikeways;
 - iv. Viewsheds, scenic, cultural, and environmental resources;
 - v. Wellness Corridors/open space;
 - vi. Parks/recreation facilities for active and passive use; and/or
 - vii. Stormwater management facilities.
- d. The development shall provide a safe and continuous bicycle network. Each phase of development shall demonstrate compliance with this provision on the Construction plan submittal and will need to be completed with the infrastructure.
- e. Bicycle networks shall connect residential neighborhoods with the Town Center, Job Hubs, neighborhoods and parks and schools and may include:
 - i. Shared lane markings;
 - ii. Designated bike lanes;
 - iii. Separated bike facilities or "cycle tracks"; and/or,
 - iv. Multi-use paths and trails.
- f. The Wellness Corridor, trail, and bicycle network shall be accessible to the public.



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SECTION 9: DESIGN GUIDELINES

Residential and Non-residential development shall be generally consistent with the Wellness Way Community Design Guidelines and Standards, prepared by Levy Consultants and dated September 21, 2020, as amended. Should there be a conflict between the Wellness Way Community Design Guidelines and Standards and this Ordinance, this Ordinance shall take precedence.

SECTION 10: TRANSPORTATION

- a. All access management shall be in accordance with the Comprehensive Plan and the Land Development Regulations, as amended.
- b. The development shall incorporate a traffic management plan which will include traffic calming throughout the development.
- c. Additional right-of-way for Hartwood Marsh Road shall be required in accordance with the Land Development Regulations, as amended. Hartwood Marsh Road may be realigned along the development's northern boundary in a manner consistent with the Master Plan attached as Exhibit "A".
- d. Paved shoulder shall be required to be added to Hartwood Marsh Road that will need to begin at the end of the existing paved shoulder in front of Lakeview Preserve and extend to the county line with Orange County. The existing road that is not part of the realignment area will be required to be resurfaced as directed by the Lake County Department of Public Works.
- e. There shall be no road or public access connection to the West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road, except as provided in Section 11 of this Ordinance. However, an emergency vehicle access through AK 1028418 to West Phil C. Peters Road is required.
- f. Sidewalks and Trails will be required in accordance with the Land Development Regulations and the Wellness Way Design Standards, as amended. Should there be a conflict between those standards and this Ordinance, this Ordinance shall take precedence.
- g. The development will be required to design, and construct the South Lake - Citrus Ridge Trail from the developments western corner with Hartwood Marsh to the county line with Orange County.
- h. Unless otherwise approved herein, the development will need to meet the FDOT Florida Greenbook, County, City, and the Wellness Way Design Standards, as amended.



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- i. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by Lake County to impose an MSTU or MSBU, at Lake County's discretion, on the platted or commercial lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

SECTION 11: ACCESS

The primary Access for this MPUD for all residential uses shall be Hartwood Marsh Road. The property is to be developed with no road or public access connection to West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road; provided, however, an emergency vehicle access will be provided through AK 1028418 to West Phil C. Peters Road. Lookout Hill Road access shall be solely for the purpose of access for the business located in Tract JB-2. The power transmission line easement rights of access shall not be affected by or subject to the access limitations set forth in this PUD.

SECTION 12: CONNECTIVITY

Connectivity, the intersection density shall have a minimum of 80 intersections per square mile inclusive of community trails, bicycle/ pedestrian paths/ sidewalk crossings, and streets.

SECTION 13: ENVIRONMENTAL

- a. An environmental survey shall be conducted in accordance with the LDR, as amended, to address natural vegetative communities, wildlife corridors, and designated species prior to submittal of any development application.
- b. The developer or property owner shall provide written notification to owners and the local fire authority prior to any prescribed burning or land-clearing activities involving open flame or combustion. All burns must comply with applicable state and local fire codes and air quality regulations.

SECTION 14: STORMWATER AND FLOODPLAIN MANAGEMENT

- a. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns River Water Management District (SJRWMD) requirements, as amended.
- b. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will required compensating storage.



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SECTION 15: SIGNAGE

All signs shall be consistent with the City's sign code, as amended.

SECTION 16: LIGHTING

- a. All development will adhere to Dark Sky Principles. In situations where Lighting Standards conflict with Dark Sky Principles, Dark Sky Principles shall have precedence.
- b. All street lighting must meet FDOT street lighting standards, dark sky, warm white glow correlated color temperature (CCT) not to exceed 3000k.
- c. All streetlighting shall be owned and maintained by the CDD or HOA.
- d. No street lighting or pole mounted lighting is permitted within the perimeter buffer areas or open space areas; provided, however bollard lighting is allowed. Street lighting and pole mounted lighting within the open space will only be permitted when necessary for safety purposes.

SECTION 17: PUBLIC SAFETY

Public Safety, In order to mitigate public safety response times to this development and surrounding properties, a minimum of three (3) acres will be donated to the City of Clermont in a location mutually agreed on by the City and the Owners along on in close proximity to Hartwood Marsh Road to be used as a public safety facility including but not limited to for the purpose of providing fire an emergency medical services; provided, however, if the City has not constructed a public safety facility on the donated property within ten (10) years from the effective date of this Ordinance, then the City shall convey the property back to McKinnon Groves. The Owners hereby acknowledge and agree that such dedication satisfies the requirements established under City, and other applicable state and federal law.

SECTION 18: SPECIAL EVENTS

Special events, including community events, are intended to promote inviting, vibrant, creative, and entertaining community gatherings within the Property. Community/Special Events such as, but not limited to, arts and craft festivals, community walks/running events, charity events, music fests, food and wine festivals, movies in the park, dog days, car shows and sponsorship events, yoga in the park, weddings, special food truck events, farmers markets, and similar events. These uses are permitted on common areas, Job Hub Tracts, and trails, as appropriate.

- a. No single event shall be more than three (3) consecutive days without City Manager or designee approval.
- b. Special events are permitted to operate between 6:00 am and 12:00 midnight (including setup and takedown) on a year-round basis; except that three (3) special events per year are



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permitted to operate between 6:00 am and 1:30 am (including setup and takedown).

- c. Outdoor music, loudspeakers, etc. are permitted at special events between 10:00 am and 7:00 pm Sundays - Thursdays, and until 11:00 pm on Fridays and Saturdays.
- d. Special events shall be permitted for an unlimited number of events.
- e. Special events shall obtain a special event permit from the City of Clermont Fire Department, Fire Prevention Division, as described in article IV of the LDR, as amended.

SECTION 19: CONCURRENCY MANAGEMENT REVIEW AND IMPACT FEES

Concurrency shall be met prior to the issuance of any development order, consistent with the LDR, as amended.

SECTION 20: DENSITY CHANGES

When reasonably practicable, density changes in neighborhoods shall occur at mid-block locations, rather than along streets, so that buildings faceting each other are compatible and transitions between uses are gradual. Portions of neighborhoods that are proposed to be developed with the highest of densities should generally be located closest to a center or a neighborhood park, square, or green.

SECTION 21: GATED COMMUNITY

The development may be gated in its entirety or in part. Roads and throughfares located within any gated portion of the development shall be a private road as defined in the City's Land Development Regulations, as amended. However, access shall be provided between all areas within the MPUD via network of interconnected sidewalks, and trails to encourage pedestrian, bicycle, and recreational use.

SECTION 22: COMMUNITY DEVELOPMENT DISTRICT

Nothing precludes consideration for the establishment of a community development district upon receipt of a petition and compliance with the public hearing process and requirements in accordance with Chapter 190, Florida Statutes. Further, any of the requirements hereunder may be financed by a community development district, pursuant to Section 190.012(1)(g), (h), Florida Statutes. **[Condition Completed]**

SECTION 23: BUILDOUT DATE

Buildout of the development shall be no later than 2040.



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SECTION 24: DEVELOPMENT REVIEW AND APPROVAL

- a. Prior to the issuance of any permits, the Owners will be required to submit a preliminary plat, construction plans, and final plat generally consistent with Exhibit “A” – Conceptual Plan and/or site plan for review and approval in accordance with the Comprehensive Plan and Land Development Regulations, as amended. **[Condition Completed]**
- b. In the review of development plans, if it is determined by the review staff that a development standard has not been included in this Ordinance, or there is ambiguity in a PUD standard, the applicant shall request an interpretation of the development standard from the City Manager or his designee. The interpretation may take two forms: an agreed upon standard by the City Manager or designee, or a referral to the most applicable section of the then current code. The interpretation shall be binding on the applicant. If the applicant does not agree with the interpretation, the applicant may appeal the decision to the City Council.
- c. Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the City Council may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. **[Condition Completed]**
- d. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, City of Clermont Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

SECTION 25: PUBLIC SERVICES

- a. The Developer shall connect to the existing City potable water and sanitary sewer systems at connection point or points approved by the City.
- b. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.
- c. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
- d. The Developer shall be responsible for all costs of on-site and off-site potable water and sanitary sewer systems improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations, property for city maintained facilities and other appurtenances necessary to allow the City to serve the property.



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- e. 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.
- f. Except for model homes, no building permits shall be issued until water and sewer 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 extensions have been completed and accepted by the City.
- g. The City may require a looped system to provide reliability and redundancy to the property.
- h. The project shall be plumbed with purple piping to irrigate all uses.
- i. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
- j. 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 property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.
- k. 10 feet utility lateral line easements may be used in lieu of 15 feet in order to accommodate standard 10 feet building separation.
- l. Lift station access shall meet all City criteria.
- m. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
- n. Notwithstanding anything contained herein to the contrary, to the extent that any water, or sewer improvements provide capacity additional to that required to serve the Project, the Developer and the City may, pursuant to Section 2-267 – Credits, of the City Code, enter into an impact fee agreement which shall provide for the establishment of credits and payment of impact fees in a specified manner and time.
- o. The project buffer areas shall comply with Section 5.1 of the Wellness Way Guidelines and Standards.
- p. All construction shall incorporate Water Sense plumbing fixtures, Energy Star appliances, and Water Star Silver requirements consistent with Section 5.4 of the Wellness Way Guidelines and Standards.



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- q. Topsoil and/or soil amendments will be required prior to any landscape planting to help reduce the irrigation needs to maintain healthy landscaping. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDC, as amended. Notice is hereby given that Wellness Way specific standards are under development, and, if adopted, shall apply to any undeveloped portions of this project.
- r. All alley served residential dwelling units shall have a rear facing address number with legible numbers not less than three-inches high, placed in a conspicuous place as to be readily seen, such as over a door way or garage door.
- s. The proposed development shall connect to central water and sewer from the City of Clermont. A copy of the utility service agreement shall be provided to Lake County.
[Condition Completed]
- t. Reclaimed Water shall be used for landscape irrigation, if available.
- u. All roadways, including arterials, collector and local streets, shall provide conduit to deliver fiber to each household and business.
- v. Irrigated landscaping shall comply with Florida Water Star SM Program.

SECTION 26: CONFLICT

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

SECTION 27: 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 28: 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 29: RECORDING

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



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SECTION 30: 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.



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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of February 2026.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

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EXHIBIT A – CONCEPT PLAN

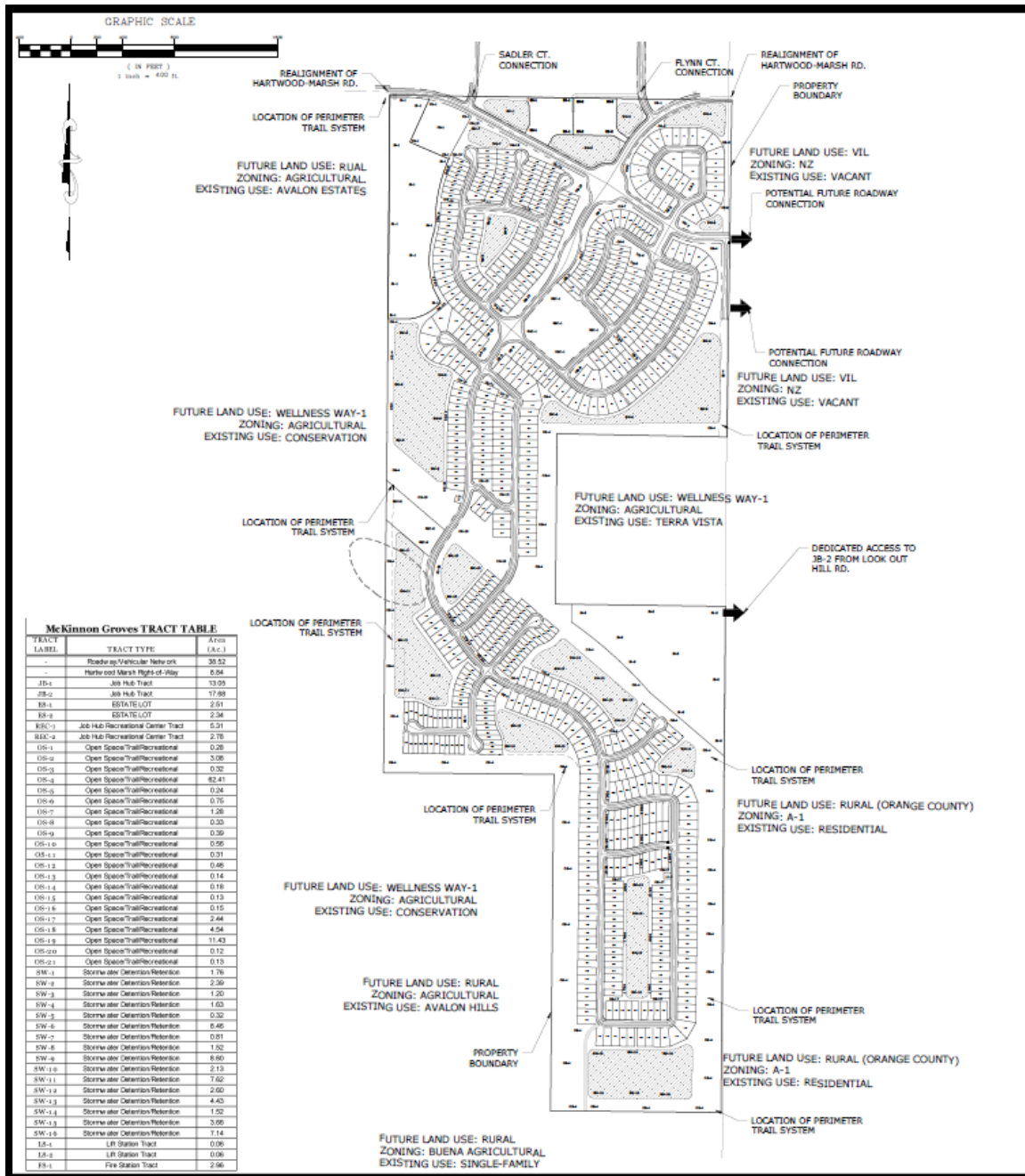


EXHIBIT B – RESIDENTIAL DESIGN EXAMPLES (page 1 of 2)

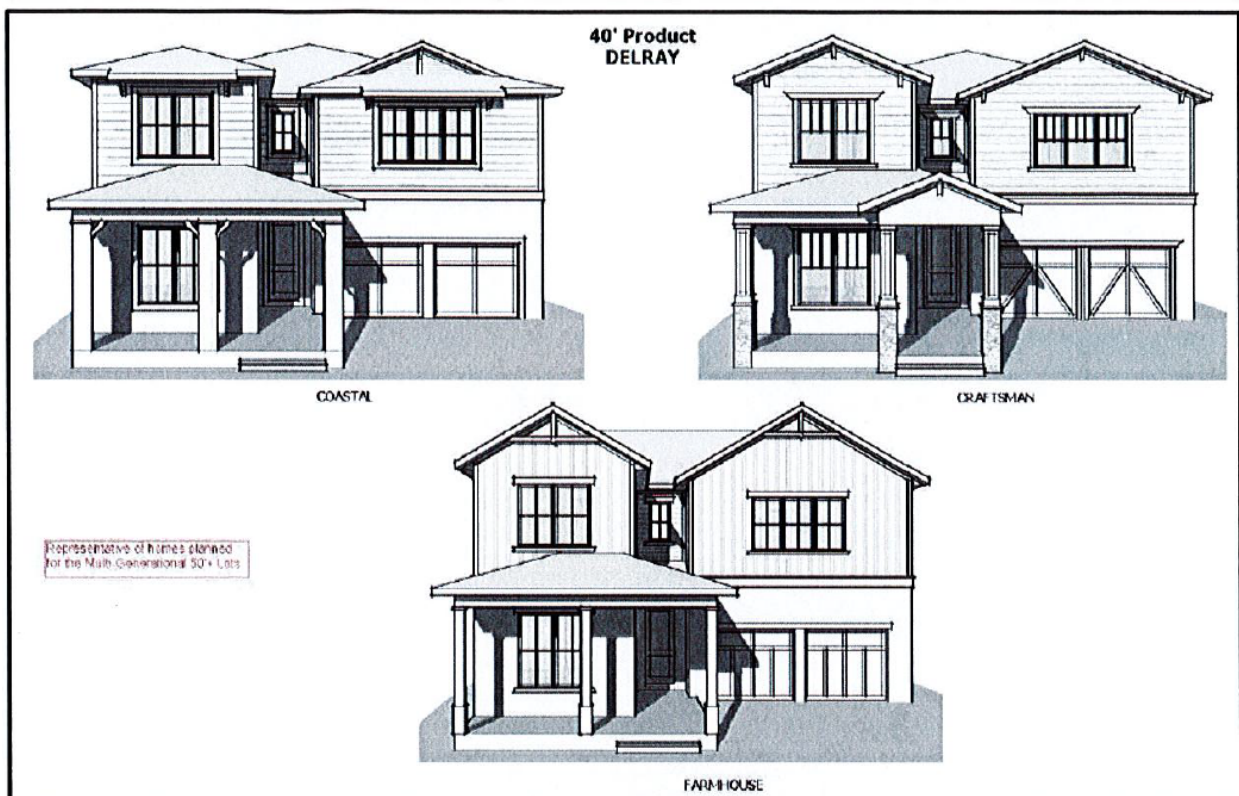
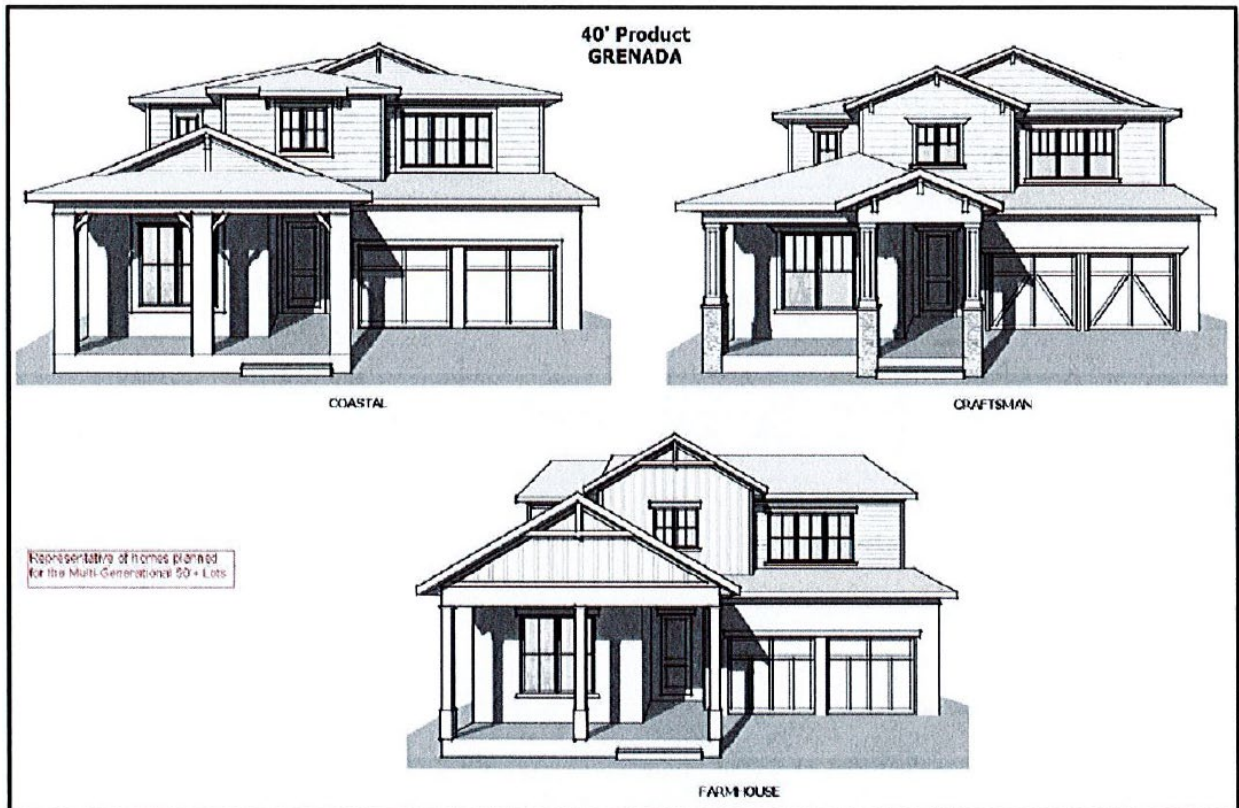
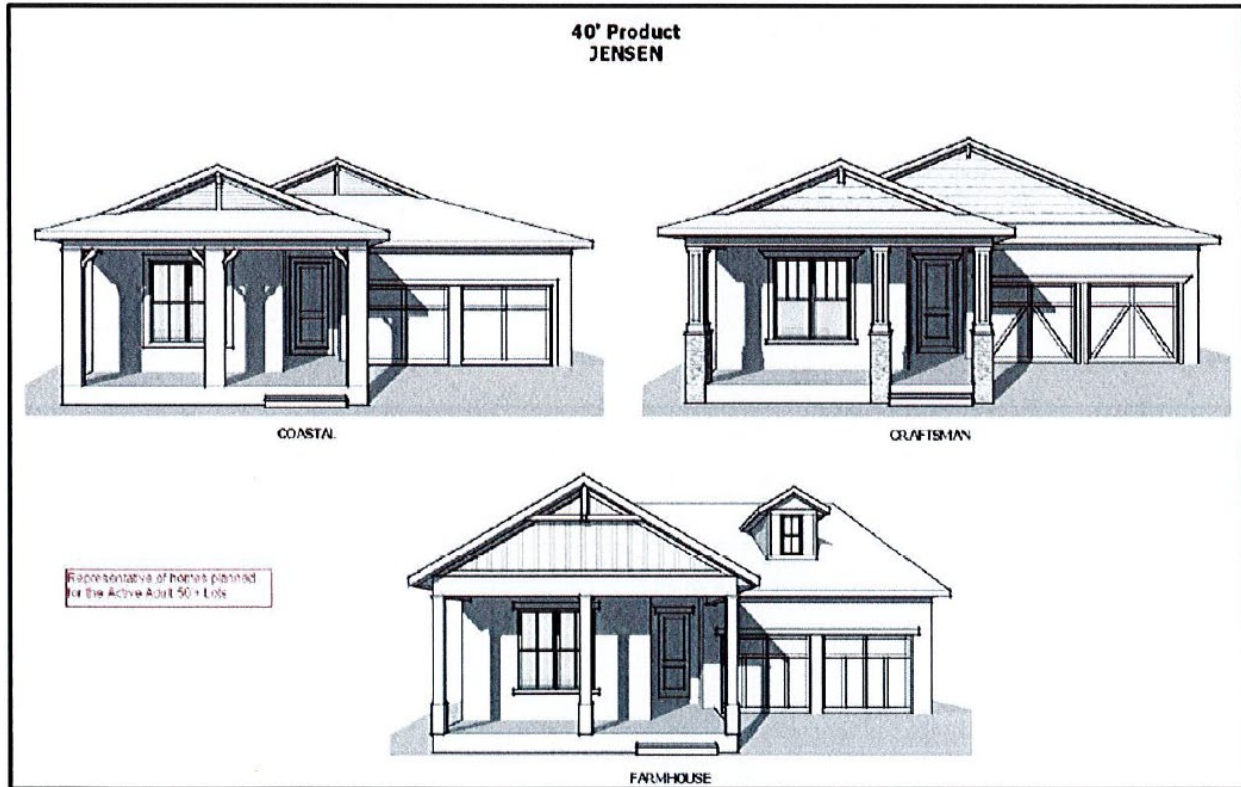
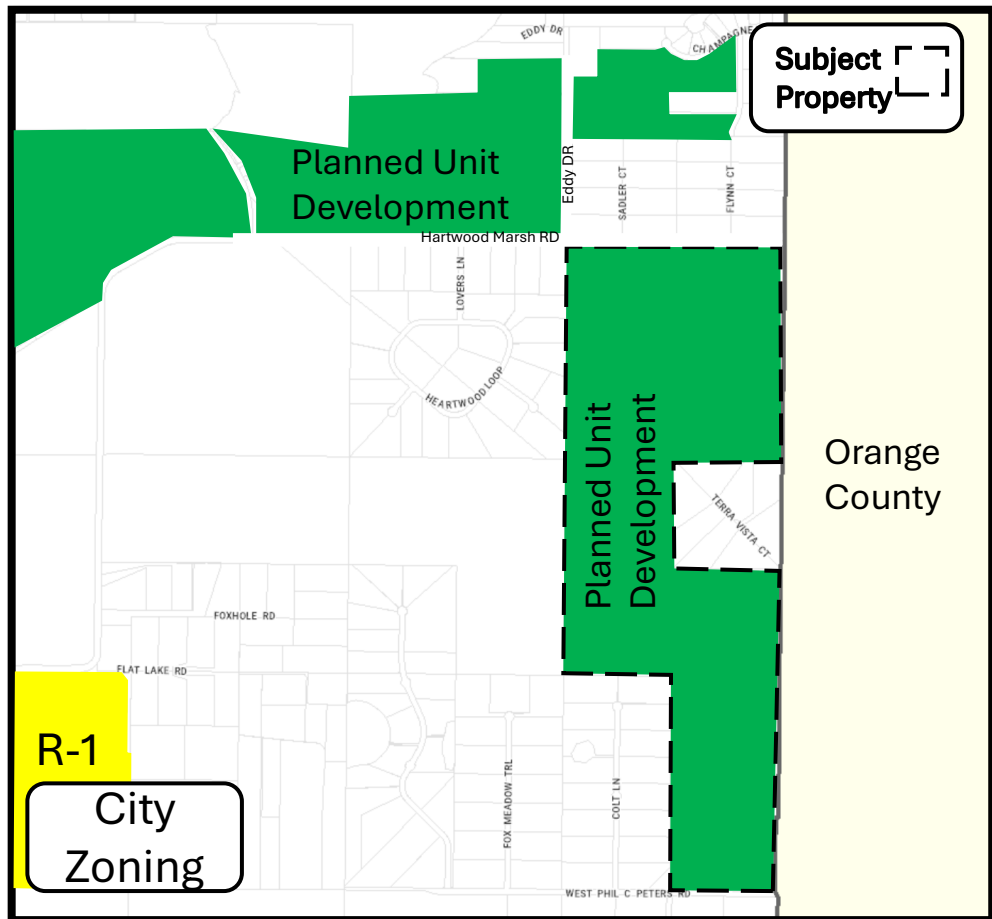
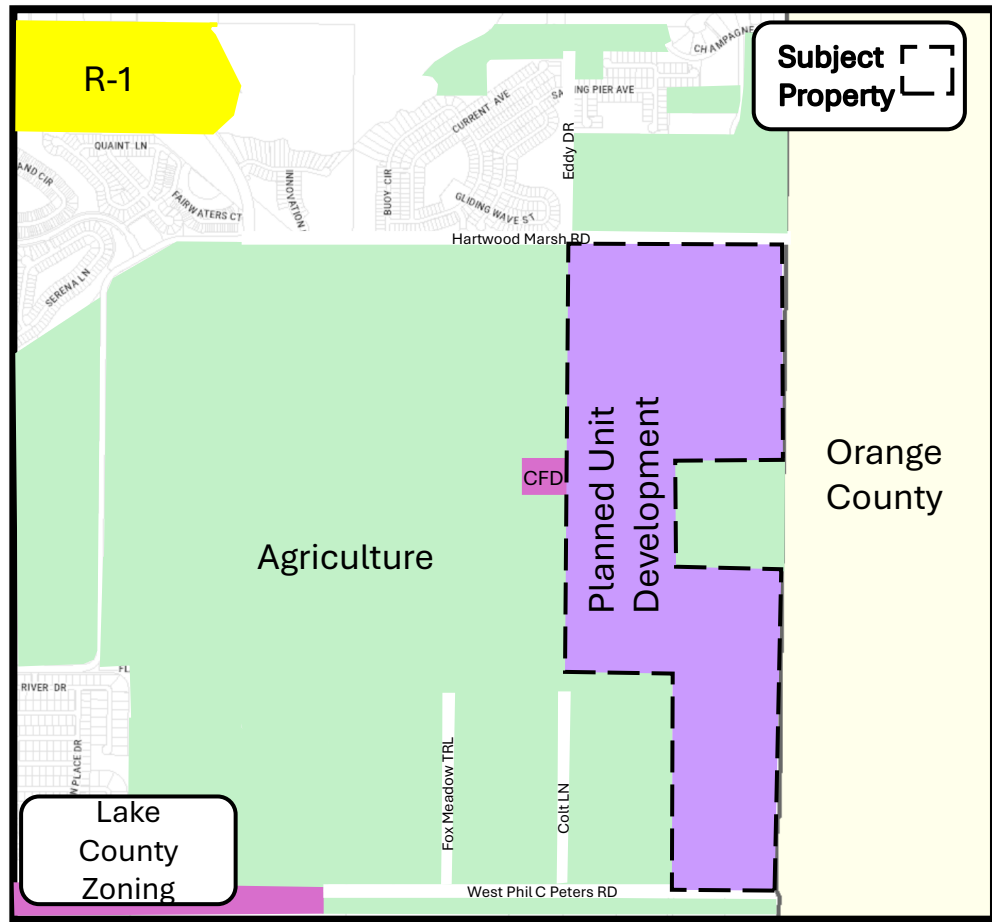


EXHIBIT B – RESIDENTIAL DESIGN EXAMPLES (page 2 of 2)



McKinnon Groves Rezoning





ORDINANCE 2021 - 36
McKinnon Groves PUD
RZ-20-36-2

1 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE**
2 **COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

3
4 **WHEREAS**, Geoffrey L. Summit, P.E. (the "Applicant") submitted a rezoning application on behalf of
5 McKinnon Groves, LLLP, Dayne and Lisa Jones, and Preserve at Avalon, LLC (the "Owners"), to rezone property
6 from R-2 and Agriculture (A) to Master Planned Unit Development District (MPUD) for a mixed use development
7 within the Wellness Way Area Plan; and

8 **WHEREAS**, the subject property consists of approximately 357 +/- acres located south of Hartwood
9 Marsh Road, north of West Phil C. Peters Road and along the Orange County boundary in south Lake County
10 in Sections 1 & 12, Township 23 South, Range 26 East, known as Alternate Key Numbers 1593182, 1593999,
11 1594006, 1028400, 1594022, 1028396 and 1028418, and more particularly described in Exhibit "A"; and

12 **WHEREAS**, the subject property is located within the Wellness Way Area Plan, as established in
13 Ordinance No. 2016-01; and

14 **WHEREAS**, Ordinance 2016-01 was adopted by the Board of County Commissioners on the 5th day of
15 January 2016 and became effective the 26th day of December 2017; and

16 **WHEREAS**, the property is located within the Wellness Way 1 Future Land Use Category (FLUC) as
17 shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

18 **WHEREAS**, the Lake County Zoning Board did on the 4th day of August 2021 review Petition RZ-20-36-
19 2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance
20 would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of September
21 2021, and continued until the 28th day of September 2021; and

22 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the
23 Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding
24 property owners at a Public Hearing duly advertised; and

25 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described property
26 have been duly approved.

27 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida,
28 that:

29 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned
30 Unit Development (PUD). The uses of the property shall be limited to those uses specified in this
31 Ordinance and generally consistent with the Conceptual Plan, attached hereto as Exhibit "B". To
32 the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall take
33 precedence.

34
35 The subject property is located within the Wellness Way 1 FLUC and shall adhere to the
36 development program provided below:

INSTRUMENT #2022004730
OR BK 5874 PG 774 - 793 (20 PGS)
DATE: 1/10/2022 4:27:38 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$171.50

A. Permitted Uses.

1. Residential Uses. The property may be developed with a maximum of 660 dwelling units to include a mixture of single-family detached and single-family attached (two units in one structure) dwelling units.
 - a. Accessory uses to the residential development are permitted and may include community pool, clubhouse, or recreation areas.
 - b. Accessory dwelling units developed on residential lots shall not be credited towards the total number of dwelling units permitted within the development.
 - c. The residential uses shall be developed at a minimum of three (3) and maximum of twelve (12) dwelling units per net acre.
 - d. Single-family detached dwelling units shall have the garages accessed by alley only on lots less than forty (40) feet wide. This requirement shall not apply to single-family attached units.
2. Non-Residential Development. A minimum of 48 acres of non-residential development shall be set aside to be developed with the following uses on the areas shown as job hub/centers on the Conceptual Plan, Exhibit "B":
 - a. Commercial: Retail, wholesale, eating and drinking, brewing, processing, packing, outdoor storage/display, and distribution of products are permitted when associated with and are incidental to permitted agriculture, agribusiness, plant nurseries, and Community Center Recreation facilities identified on the Conceptual Plan.
 - b. Office/Personal Services: Office, when associated with the permitted agriculture, agri-business, plant nurseries, and Community Center Recreation facilities identified on the Master Plan.
 - c. Public/institutional: Parks, civic uses, public safety, fire station, educational facilities associated with the agricultural uses and recreational uses only, utilities, and similar uses, but shall not include hospitals, transportation facilities, or K-12 schools.
 - d. Childcare, family care, outpatient clinic when located within or associated with a Community Center Recreation facility.
 - e. Agriculture Uses: Agriculture, agri-business, plant nurseries, and similar uses are permitted in designated job hub/center areas on the Master Plan. Community Center Recreation areas are also considered job hub/center areas within this MPUD and may include a riding stable and/or academy facility and similar uses that support recreational and wellness activities. Family farming in residential areas may be a permitted use as allowed by

Lake County regulations.

f. Interim Agriculture Uses. If an area is designated on the Master Plan for Residential use, Agriculture uses are permitted within those areas until such time as that phase is developed.

g. Commercial uses such as fast-food including drive through, gas stations, automotive, and general retail not permitted by Section A.2 a.-f., are prohibited.

3. Development shall be limited to each parcel as identified in this chart; provided, however, that densities may be blended among the McKinnon Groves and Jones properties if necessary to offset the reduction of lots in the Avalon LLC parcel due to increased buffer or lot size as specified in D.6 below or from the increased lot size alternative in D.10 below; and further provided that job generation, non-residential square footage and non-residential set aside acreage may be transferred from the Avalon LLC property to, and blended among, the McKinnon Groves and Jones properties:

Subject Property	Net Acreage	Max. Capacity (DU)	Job Generation	Non-Residential SF	Non-Residential Set Aside Acreage
	<i>Gross acreage - Water Bodies and wetlands</i>	<i>Net Acreage X 1.85</i>	<i>Dwelling Units X 1.75</i>	<i>Job generation X 450 SF/employee</i>	<i>(Non-residential SF / 43,560) X 0.25</i>
McKinnon Groves	180	332	582	261,800	24
Jones	98	181	318	142,919	13
Avalon LLC	79	147 (or as specified in D.10 below)	257	115,530	11
Totals	357	660	1,156	520,249	48

B. Development Conditions.

1. The overall development shall not exceed 60% Impervious Surface Ratio (ISR).
2. A minimum of three (3) housing types shall be provided, generally consistent with Exhibit "C". Apartments are not permitted. Height of any structure is limited to 35-ft.
3. Non-residential uses shall be made accessible by the residential development via a mixed-use trail or sidewalks.

C. Development Standards & Setbacks. The development standards shall be as follows:

- 1 1. Single Family Detached Units shall adhere to the following standards:

Front Setback – Local Street	20 feet from property line or right-of-way, whichever is greater
Setback from an external Collector Road	50 feet from the right-of-way
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 feet from property line
Secondary Front Setback	15 feet from property line
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line
Accessory Structure Setback (including pools, porches, and screen enclosures)	5 feet from the property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	40 Feet
Maximum Building Height	35 Feet and 2 stories
Driveway Setback	5 Feet from the property line

- 2
3 2. Single Family Attached Units (Duplexes) shall adhere to the following standards:

Front Setback	20 feet from property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 feet from property line
Secondary Front Setback	15 feet from the property line
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Side Setback	5 feet from the property line / 0 feet with common wall
Rear Setback	10 feet from the property line
Attached Accessory Structure Setback (Pools, Screen Enclosures, Decks)	5 feet from the property line / 0 feet from the common wall property line
Detached Accessory Structure Setback	5 feet from all property lines, including common wall property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	30 Feet
Maximum Building Height	35 Feet or 2 stories (multi-generational)
Driveways	5 Feet from the property line unless utilizing a shared driveway in conjunction with an approved lot grading plan.

3. Commercial Development shall adhere to the following standards:

Floor Area Ratio (FAR)	Minimum: 0.25 Maximum: 0.25
Front Setback	25 feet from the right-of-way, internal road or easement.
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line

D. Landscaping Requirements.

1. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.
2. Perimeter Buffers are designated on the PUD Master Plan and may vary in width based on location; however, minimum widths are as shown on the PUD Master Plan. Perimeter buffers shall consist of canopy and understory trees and plants utilizing Florida native trees, shrubs and ground cover vegetation from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.
3. The perimeter buffer designated on the PUD Master Plan landscaping shall be a heavily vegetated visual buffer of canopy and understory plants. Permeable storm water areas when enhanced as amenities using native vegetation are permitted within the buffer. Within the perimeter buffer a meandering community trail with a natural surface suitable for walking, running, horseback riding, and bicycling may be located and maintained. The perimeter buffer and trail area shall include canopy and understory plants to enhance the visual buffering while providing a comfortable and safe environment for recreational users of the trail, and adjoining properties within the MPUD. Motor vehicles are prohibited within the perimeter buffer except for planting and maintenance of vegetation, removal of exotic/invasive species, construction, maintenance, and for fire and safety operations.
4. Residents within the MPUD adjoining any trail may access the trail directly through a private gate within the resident's fence.
5. During the review of the development application for Preliminary Plat and landscape plan approval, the existing vegetation will be evaluated to determine consistency with the perimeter landscape requirements in accordance with the Land Development Regulations, as amended.
6. Existing trees located within the 200' wide landscaped buffer along the western, southern and eastern perimeters of AK 1028418 will not be removed, except for dead, exotic/invasive, or diseased trees, or as needed for grading purposes; provided,

however, that the proposed retention pond along the southern boundary may encroach into the landscaped buffer area, but vegetation must be re-established after construction of the pond. Removal of existing trees for grading purposes may only occur within the most interior 75' of the 200' wide landscape buffer, provided, however, that post-grading vegetation must be re-established within the portion of the buffer.

7. Existing citrus trees located within the 150' wide landscaped buffer along the southern perimeter of AK 1594022 will not be removed, except for dead, exotic/invasive, or diseased trees, or as necessary to re-establish producing trees. Dead, exotic/invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.
8. Existing trees located within the 150' wide landscaped buffer along the eastern perimeter of AK 1593999 will not be removed, except for dead, exotic/invasive, or diseased trees.
9. Existing citrus trees located within the 150' wide landscaped buffer along the eastern perimeter of AK 1593182 will not be removed, except for dead, exotic/invasive, or diseased trees, or as necessary to re-establish producing trees. Dead, exotic/invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.
10. In lieu of the 200' foot landscaped buffer along the western, southern and eastern perimeter of AK 1028418, at the developer's option so long as the Wellness Way minimum density calculations for the entire project can be met, this parcel may be developed with a gross density of one unit per acre with a minimum 50' landscaped buffer along the western, southern and eastern perimeter of the parcel.
11. Existing trees within the landscape buffers that are removed as a result of disease or death shall be replaced in accordance with best forestry management practices as shall be established as part of the management plan as specified in E.1.c below. The replacement of existing trees removed under this provision must be designed to screen adjacent properties by using a combination of calipers. Seedlings alone are not permissible.

E. Open Space.

1. Open Space. Open Space will include 20% of net buildable acres as Wellness Space and 10% of net buildable acres as Green Space as provided below.
 - a. Wellness Space. Wellness Space Includes land area open to public and private access including gathering places, such as parks, pedestrian and bicycle/pedestrian ways or trails, recreation fields and grounds, piazzas, plazas and urban squares, and permeable storm water areas if enhanced amenities using native vegetation area. The provision of Wellness Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis. Wellness Space is limited 10% impervious surface ratio.
 - b. Green Space. Green Space includes areas designated for such purposes as flood control, water management, or restoration of vegetative

communities and wildlife habitat, conservation, passive recreation, and maintenance buffers from adjacent rural residential areas. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna and use of the community trail network. Walking, running, bicycling, horseback riding, flora and fauna observation, and Trail construction/maintenance and similar activities are permitted on the community trail network within the Green Space areas. Motorized vehicles are not permitted except for construction, maintenance, or emergency use on the community trail network and maintenance of the community buffer. Green Space also includes permeable storm water areas if enhanced amenities using native vegetation area. The provision of Green Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis.

c. A Management Plan for Open Space including buffers and trail areas shall be required. At a minimum, the Management Plan shall present goals and actions to enhance and restore Open Space areas to native Florida habitats such as Sandhill or Scrub or as determined by a qualified biologist with experience in restoration and management plans. The Management Plan shall include steps to prevent the influx of nuisance/exotic vegetative species. Additionally, the Management Plan shall include the use of kiosks and educational brochures provided to homeowners utilized to educate and inform homeowners and visitors about the benefits of open space and conservation practices. The Management Plan will be provided to the County Manager or designee for review and approval and will be incorporated herein by reference as a material part of this MPUD.

d. Maintenance of the open space areas and trails must be conducted by a business or entity with experience in management of natural areas and trails.

F. Recreation and Wellness Corridor.

1. The property shall be developed with a Wellness Corridor to connect communities, the Town Center, Job Hubs, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities.
2. The Wellness Corridor shall include the Trunk and Neighborhood Trails depicted in Figure 3.4 titled 'Wellness Ridgeway Network Framework Map' within the Wellness Way Community Design Guidelines and Standards.

a. Trunk Trail

1. The Trunk Trail shall be generally located along the northern property boundary.

2. Trunk Trails are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They must be at least 14' wide and separated from the adjacent roadway by at least 8'.

b. Neighborhood Trails

1. The Neighborhood shall be generally located along the northwestern property line, through the utility easement, and along the southeastern boundary of the PUD.

2. Neighborhood Trails are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails must be at least 12' wide. They may be located within street right-of-way or within park or open space tracts. If located adjacent to a street, these trails must be separated from the back of curb (or edge of travel lane if no curb) by at least 8'.

3. The Wellness Corridor may include the following elements:

- a. Community farms and gardens;
- b. Wetlands, Water bodies, and Preserved uplands;
- c. Trails, pedestrian ways and bikeways;
- d. Viewsheds, scenic, cultural, and environmental resources;
- e. Wellness Corridors/open space;
- f. Parks/recreation facilities for active and passive use; and/or
- g. Stormwater management facilities.

4. The development shall provide a safe and continuous bicycle network. Each phase of development shall demonstrate compliance with this provision on the Construction plan submittal and will need to be completed with the infrastructure.

5. Bicycle networks shall connect residential neighborhoods with the Town Center, Job Hubs, neighborhoods and parks and schools and may include:

- a. Shared lane markings;
- b. Designated bike lanes;
- c. Separated bike facilities or "cycle tracks"; and/or,

d. Multi-use paths and trails.

6. The Wellness Corridor, trail, and bicycle network shall be accessible to the public.

G. Design Guidelines. Residential and Non-residential development shall be generally consistent with the Wellness Way Community Design Guidelines and Standards, prepared by Levy Consultants and dated September 21, 2020, as amended. Should there be a conflict between the Wellness Way Community Design Guidelines and Standards and this Ordinance, this Ordinance shall take precedence.

H. Transportation.

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

2. The development shall incorporate a traffic management plan which will include traffic calming throughout the development.

3. Additional right-of-way for Hartwood Marsh Road shall be required in accordance with the Land Development Regulations, as amended. Hartwood Marsh Road may be realigned along the development's northern boundary in a manner consistent with the Master Plan attached as Exhibit "B".

4. Paved shoulders shall be required to be added to Hartwood Marsh Road that will need to begin at the end of the existing paved shoulder in front of Lakeview Preserve and extend to the county line with Orange County. The existing road that is not part of the realignment area will be required to be resurfaced as directed by the Department of Public Works.

5. There shall be no road or public access connection to West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road, except as provided in Section I of this Ordinance. However, an emergency vehicle access through AK 1028418 to West Phil C. Peters Road is required.

6. Sidewalks and Trails will be required in accordance with Land Development Regulations and the Wellness Way Design Standards, as amended. Should there be a conflict between those standards and this Ordinance, this Ordinance shall take precedence.

7. The development will be required to design, and construction the South Lake - Citrus Ridge Trail from the developments western corner with Hartwood Marsh to the county line with Orange County.

8. Unless otherwise approved herein, the development will need to meet the FDOT Florida Greenbook, County, and the Wellness Way Design Standards, as amended.

9. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted or commercial lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

I. Access. The primary Access for this MPUD for all residential uses shall be Hartwood Marsh Road. The Property is to be developed with no road or public access connection to West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road; provided, however, an emergency vehicle access will be provided through AK 1028418 to West Phil C. Peters Road. Lookout Hill Road access shall be solely for the purpose of access for the business located in Tract JB-2. The power transmission line easement rights of access shall not be affected by or subject to the access limitations set forth in this PUD.

J. Connectivity. The intersection density shall have minimum of 80 intersections per square mile inclusive of community trails, bicycle/pedestrian paths/sidewalk crossings, and streets.

K. Environmental. An environmental survey shall be conducted in accordance with the LDR, as amended, to address natural vegetative communities, wildlife corridors, and designated species prior to submittal of any development application.

L. Stormwater and Floodplain Management.

1. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

2. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will required compensating storage.

M. Signage. All signs shall be consistent with the LDR, as amended.

N. Lighting.

1. All development will adhere to Dark Sky Principles and the requirements contained in Section 3.09.00 – Lighting Standards, Lake County Land Development Regulations, as amended. In situations where Lighting Standards conflict with Dark Sky Principles, Dark Sky Principles shall have precedence.

2. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed 3000k.

3. All streetlighting shall be owned and maintained by the CDD or HOA.

4. No street lighting or pole mounted lighting is permitted within the perimeter buffer areas or open space areas; provided, however bollard lighting is allowed. Street lighting and pole mounted lighting within the open space will only be permitted when necessary for safety purposes.

O. Utilities.

1. The proposed development shall connect to central water and sewer from the City of Clermont. A copy of the utility service agreement shall be provided to the County.

2. Reclaimed water shall be used for landscape irrigation, if available.

3. All roadways, including arterials, collector and local streets, shall provide conduit to deliver fiber to each household and business.

4. Irrigated landscaping shall comply with Florida Water Star SM Program.

P. Public Safety. In order to mitigate public safety response times to this development and surrounding properties, a minimum of three (3) acres will be donated to the County in a location mutually agreed on by the County and Owners along or in close proximity to Hartwood Marsh Road to be used as a public safety facility including but not limited to for the purposes of providing fire and emergency medical services; provided, however, if the County has not constructed a public safety facility on the donated property within ten (10) years from the effective date of this Ordinance, then the County shall convey the property back to McKinnon Groves. The Owners hereby acknowledge and agree that such dedication satisfies the requirements established under Section 14.00.08, Land Development Regulations, and other applicable state and federal law.

Q. Special Events. Special events, including community events, are intended to promote inviting, vibrant, creative, and entertaining community gatherings within the Property. Community/Special Events such as, but not limited to, arts and craft festivals, community walks/running events, charity events, music fests, food and wine festivals, movies in the park, dog days, car shows and sponsorship events, yoga in the park, weddings, special food truck events, farmers markets, and similar events. These uses are permitted on common areas, Job Hub Tracts, and trails, as appropriate.

1. No single event shall be more than three (3) consecutive days without County Manager or designee approval.

2. Special events are permitted to operate between 6:00 am and 12:00 midnight (including setup and takedown) on a year-round basis; except that three (3) special events per year are permitted to operate between 6:00 am and 1:30 am (including setup and takedown).

3. Outdoor music, loudspeakers, etc. are permitted at special events between 10:00 am

and 7:00 pm Sundays – Thursdays, and until 11:00 pm on Fridays and Saturdays.

4. Special events shall be permitted for an unlimited number of events.

5. Special events shall obtain a special event site plan from the Office of Planning & Zoning as described in the LDR, as amended.

6. Applicants may be required to obtain a special event permit as set forth in article V, if one (1) or more of the following criteria apply:

a. The event is intended to, or likely to, attract more than five hundred (500) people;

b. The event requires the temporary closure of any collector or arterial public roadway;

c. The event involves the use of pyrotechnics; or

d. The event exceeds the maximum allowed number of patrons within an establishment.

R. Concurrency Management Review and Impact Fees. Concurrency shall be met prior to the issuance of any development order, consistent with the LDR, as amended.

S. Density Changes. When reasonably practicable, density changes in neighborhoods shall occur at mid-block locations, rather than along streets, so that buildings faceting each other are compatible and transitions between uses are gradual. Portions of neighborhoods that are proposed to be developed with the highest densities should generally be located closest to a center or a neighborhood parks, square, or green.

T. Gated Community. The development may be gated in its entirety or in part. Roads and thoroughfares located within any gated portion of the development shall be a private road as defined in the Lake County Land Development Regulations, as amended. However, access shall be provided between all areas within the MPUD via network of interconnected sidewalks, and trails to encourage pedestrian, bicycle, and recreational use.

U. Community Development District. Nothing precludes consideration for the establishment of a community development district upon receipt of a petition and compliance with the public hearing process and requirements in accordance with Chapter 190, Florida Statutes. Further, any of the requirements hereunder may be financed by a community development district, pursuant to Section 190.012(1)(g), (h), Florida Statutes.

V. Buildout Date. Buildout of the development shall be no later than 2040.

W. Development Review and Approval.

1. Prior to the issuance of any permits, the Owners will be required to submit a preliminary

plat, construction plans, and final plat generally consistent with Exhibit "B" - Conceptual Plan and/or site plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. In the review of development plans, if it is determined by the review staff that a development standard has not been included in this Ordinance, or there is ambiguity in a PUD standard, the applicant shall request an interpretation of the development standard from the County Manager or his designee. The interpretation may take two forms: an agreed upon standard by the County Manager or designee, or a referral to the most applicable section of the then current code. The interpretation shall be binding on the applicant. If the applicant does not agree with the interpretation, the applicant may appeal the decision to the Board of County Commissioners.
3. Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.
4. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. Conditions as altered and amended which pertain to the above tract of land shall mean:

- A. After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B. 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 land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C. This Ordinance 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 Owners and any successors, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.
- E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall

be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.

F. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 3. Severability: If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

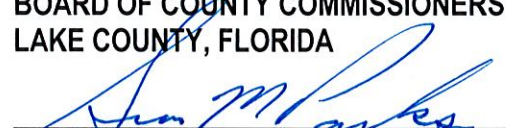
Section 5. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 28th day of September, 2021.

FILED with the Secretary of State this 29th day of September, 2021.

EFFECTIVE September 28th, 2021.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman

This 28th day of September, 2021.

ATTEST:


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



APPROVED AS TO FORM AND LEGALITY


Melanie Marsh, County Attorney

EXHIBIT A. Legal Description (3 Pages).

Parcel 1: Alternate Key No. 1028418

The Southeast One Quarter (SE 1/4) of Section 12, Township 23 South, Range 26 East, all lying and being in Lake County, Florida, LESS AND EXCEPT all that portion of that certain plat of Avalon Hills recorded in Plat Book 57, Pages 42, 43 and 44, Public Records of Lake County, Florida, and Less and Except road right-of-way.

OR BK 4810, PG 1926

Parcel 2: Alternate Key No. 1593182

The North 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East; Lake County, Florida. Less the North 25 feet for right of way by virtue of the Quit-Claim Deed recorded in Deed Book 345, Page 45, Public Records of Lake County, Florida.

AND

The South 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East, Lake County, Florida.

OR BK 3397, PG 1895

Parcel 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

Parcel 4: Alternate Key No. 1028400

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida, and

The East 30 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida.

OR BK 5010, PG 1069

Parcel 5: Alternate Key No. 1594022

The SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida,

AND: A 30 foot wide strip of land over the North 30 feet of the North 1/2 of the SE 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, lying in Lake County, Florida.

LESS AND EXCEPT: A 30 foot wide strip of land over the East 30 feet of the SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida.

OR BK 2609, PG 1259

Parcel 6: Alternate Key No. 1594006

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 00°36'42" West along the west line of said Northeast 1/4 for a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°35'26" East along a line 25.00 feet South of and parallel to the North line of said northeast 1/4 of a distance of 632.12 feet; thence South 00°34'59" West for a distance of 1221.76 feet; thence South 89°31'05" East along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 656.27 feet; thence South 00°33'15" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 75.00 feet; thence North 59°31'05" West along the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1319.07 feet; thence North 00°36' 42" East along the West line of said Northeast 1/4 for a distance of 1295.96 feet to the POINT OF BEGINNING.

OR BK 2705, PG 1217

Parcel 7: Alternate Key No. 1593999

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 89° 35'26" East along the North line of said Northeast 1/4 for a distance of 1317.76 feet; thence South 00° 33'16" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1247.62 feet; thence North 89° 31'05" West along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 686.27 feet; thence North 00° 34'59" East, for a distance of 1221.76 feet; thence North 89° 35'26" West along a line 25.00 feet South of and parallel to the North line of said Northeast 1/4 for a distance of 632.12 feet; thence North 00° 36'42" East along the West line of said Northeast 1/4 for a distance of 25.00 feet to the Point of Beginning.

OR BK 3397, PG 1895

EXHIBIT B. Concept Plan.

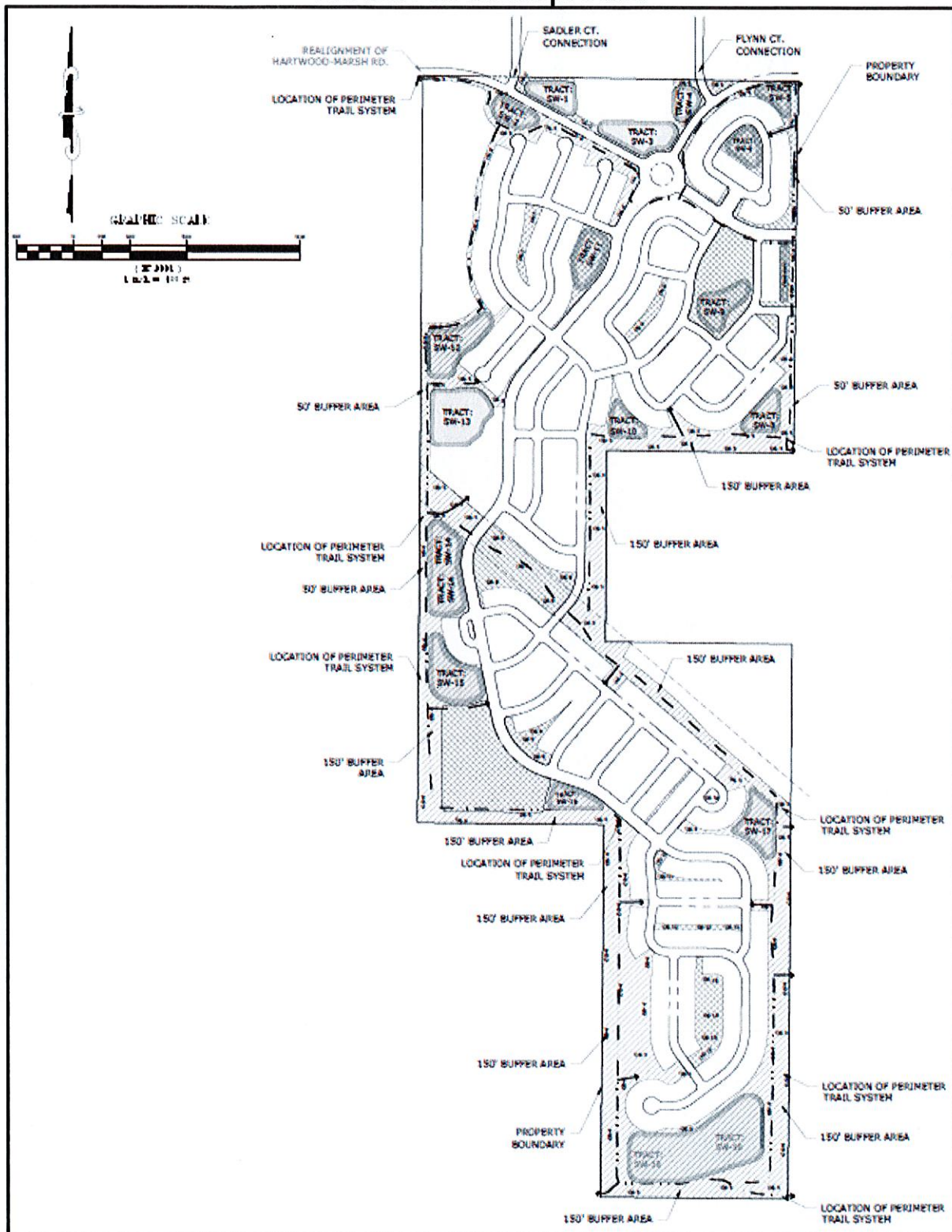
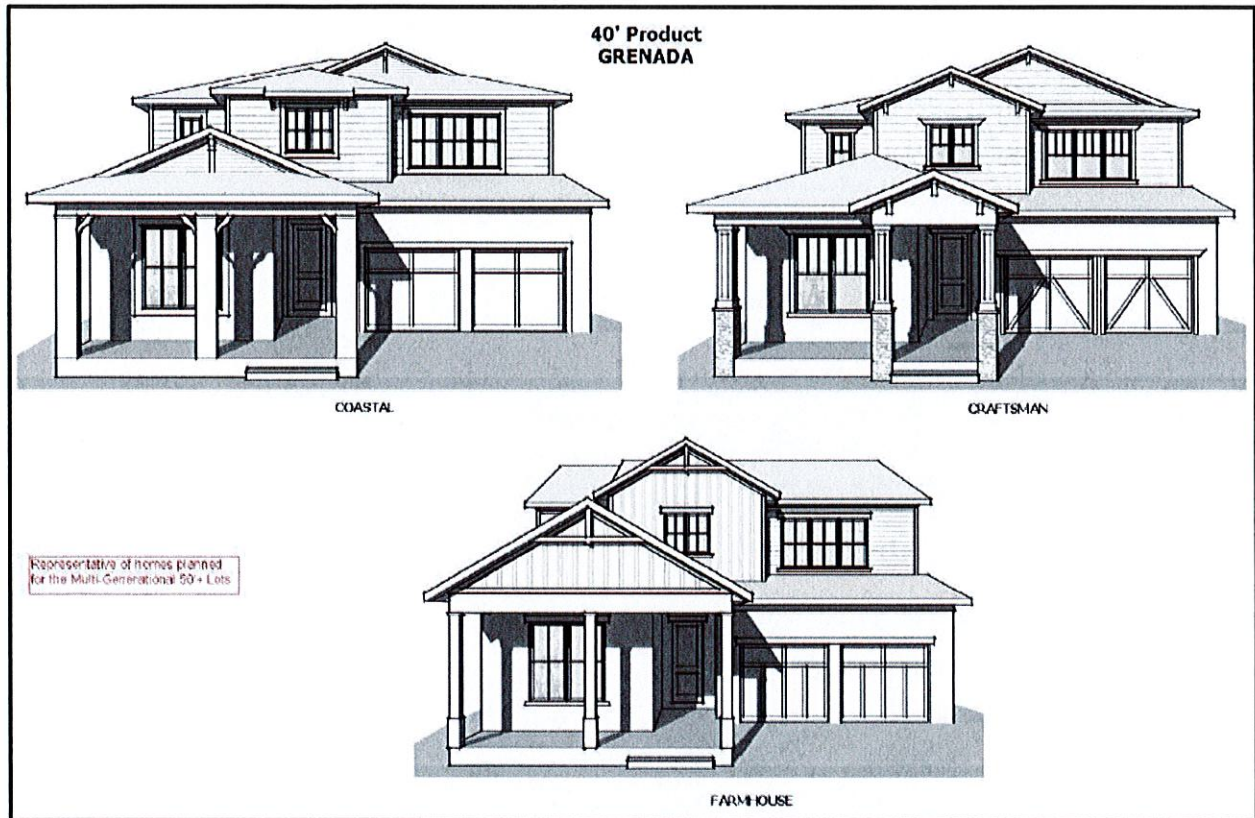
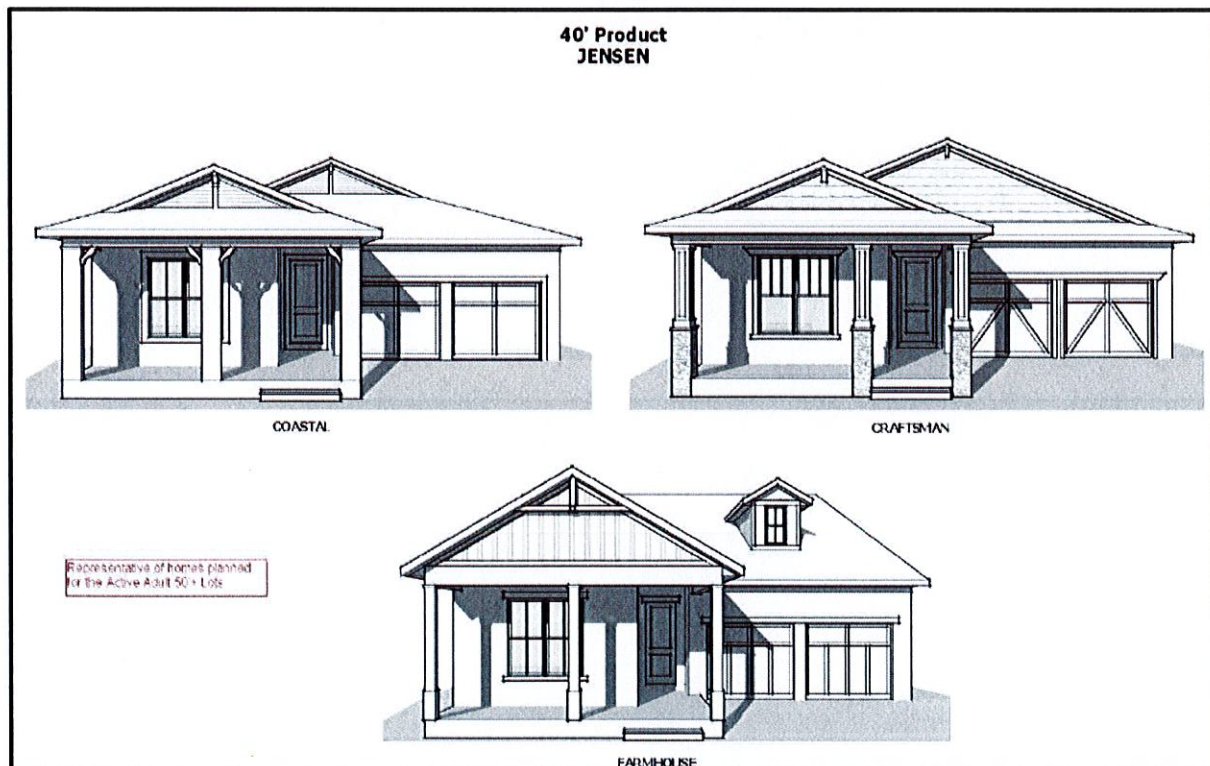
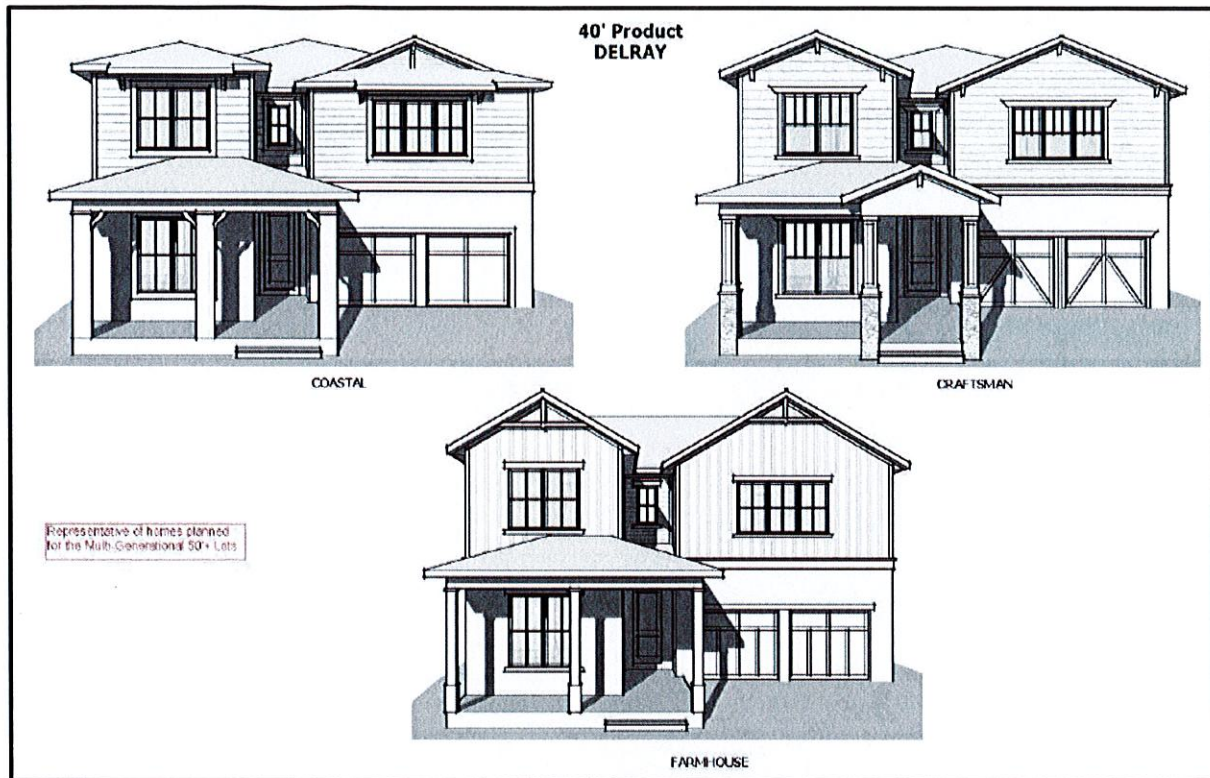


EXHIBIT C. Residential Design Examples (2 Pages).







FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 29, 2021

Mr. Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Mr. Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2021-36, which was filed in this office on September 29, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 10, 2025

Item No. 9 – Ordinance No. 2025-019, Ivey Ridge Annexation Final

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.

Deputy City Clerk Wisniewski read the title aloud.

Development Services Director Henschel presented the item. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner through the notice of encumbrance to annex provision. The agreement with the City was executed on November 8, 2022. The property is being developed and will be receiving wastewater services from the City. The property, approximately 60.51 acres, was approved for 155 residential single-family dwelling units in the Planned Unit Development. The annexation is being requested in order to allow the building permits to be issued by the City of Clermont.

The related request for a comprehensive plan amendment and rezoning request will come at a later date and will be very similar to what has been approved in Lake County. The current zoning is Planned Unit Development and the current future land use is Urban Low in Lake County. In order to expedite the process, staff recommends approval of annexation Ordinance 2025-019.

Mayor Murry opened public comments.

Devin Marie, Madarin Drive – expressed concern with the traffic and the endangered species fleeing the area.

Mayor Murry closed public comments.

Council Member Howard stated that the project will get built, the City annexes the property and collects the Impact Fees for the services we will be providing or it stays in the County and the City gets nothing and still provides the services.

Mayor Murry informed the public that the City provides services due to an agreement with Lake County.

Council Member Howard motioned to approve Item No. 9 Ordinance No. 2025-019, Ivey Ridge Annexation Final; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Mayor Murry informed the public that if gopher turtles are found on the property they must be removed prior to beginning construction.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 10, 2025

Item No. 10 – Ordinance No. 2025-020, *McKinnon Groves Annexation Final*

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.

Deputy City Clerk Wisniewski read the title aloud.

Development Services Planner Kruse presented the item. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner through the notice of encumbrance to annex provision. The agreement with the City was executed on October 25, 2022. The property is being developed and will be receiving water and sewer services from the City.

The property, approximately 357 acres, was approved for a maximum of 660 single-family dwelling units and a minimum of 48 acres of non-residential development, which is approximately 520,000 square feet of commercial, office/personal services, and public/institution uses. The annexation is being requested in order to allow the building permits to be issued by the City of Clermont.

The related request for a comprehensive plan amendment and rezoning request will come at a later date and will be very similar to what has been approved in Lake County. In order to expedite the process, staff recommends approval of the revised annexation Ordinance 2025-019 that expressly makes it clear in the event of a conflict, the terms of the Planned Unit Development control over the City Code. The document is provided in the supplemental folder.

Council Member Strange requested City Attorney Waugh speak on the change in the Ordinance.

City Attorney Waugh the language was already implied, this states that.

Mayor Murry opened public comments.

Vincent Niemiec, Regency Hills – spoke about traffic on Hartwood Marsh Road.

Chris Roper, Akerman Law Firm – spoke about the revisions to the annexation to capture what was implied. Requested to move the annexation date to 14 days versus the 90 days to submit permits through the City and not the County.

Mayor Murry closed public comments.

Council Member Strange asked Mr. Roper if the annexation includes all properties or just a portion of the property listed as McKinnon Groves.

Mr. Roper stated that annexation includes the entirety of the property which includes residential and commercial.

Discussion ensued on where commercial buildings will go on the property, the wildlife corridor, Wellness Way standards and the land for a Fire Station.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 10, 2025

Council Member Howard explained where the piece of property is located and development of the surrounding properties.

Council Member Howard motioned to approve Item No. 10 Ordinance No. 2025-020, McKinnon Groves Annexation Final; seconded by Council Member Petersen. Passed unanimously 5-0 with all members present voicing aye.

NEW BUSINESS

Item No. 11 – Resolution No. 2025-015R, Employee Policy Amendment & 4-10-hour day work week Adoption

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING, RESTATING, AND READOPTING THE EMPLOYMENT POLICIES MANUAL IN IT'S ENTIRTY; PROVIDING FOR SEVERABILITY, PUBLICATION AND EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

Human Resources Director Ohlinger reviewed highlights of the updates to the Employee Policies Manual along with the implementation of a compressed work week.

Some of the highlights included tuition reimbursement, timekeeping, callout, working out of class and leave pay, performance evaluations, grievance process, and a compressed work week consisting of four ten hour days and City Hall being closed on Fridays.

Council Member Strange stated that there are a lot policy issues with this item and it has not been workshopped by Council. She requested the item be tabled and addressed during the budget workshops to evaluate how these proposals will affect the budget and operations for the upcoming fiscal year.

Council Member Strange motioned to table Item No. 11 to be discussed during the budget workshop cycle; seconded by Council Member Petersen.

Council Member Strange stated that staff can present these changes as they present their budget proposals.

Mayor Murry opened public comment.

Charlene Forth, 939 W. Desoto Street – expressed concern regarding some of the changes and asked if there was an employee survey.

Deputy City Manager Matthys stated that the employees were notified and asked beforehand.

Bryan Bain, 245 Nautica Mile Drive – expressed concern with closing City Hall on Fridays and inquired if the community was involved with the proposed schedule.

Paula Hoisington, 564 E. Desoto Street – expressed concern with a day of no services and the grievance process.

Mayor Murry closed public comment.

Discussion ensued on the employee's opinion on the schedule, the start date of the compressed work week and the time since some of the policies have been addressed.

LEGAL NOTICE

On Tuesday, February 10, 2026 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-042

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:

Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)
357 +/- Acres



PROPERTY REZONING

**From: Lake County Planned Unit Development (PUD)
To: City of Clermont Planned Unit Development (PUD)**

LEGAL DESCRIPTION

PARCEL NO. 1: Alternate Key No. 1028418

THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ALL THAT PORTION OF THAT CERTAIN PLAT OF AVALON HILLS RECORDED IN PLAT BOOK 57, PAGES 42, 43, AND 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY.

OR BK 4810, PG 1926

PARCEL NO. 2: Alternate Key No. 1593182

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; LAKE COUNTY, FLORIDA. LESS THE NORTH 25 FEET FOR RIGHT OF WAY BY VIRTURE OF THE QUIT-CLAIM DEED RECORDED IN DEED BOOK 345, PAGE 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 3397, PG 1895

PARCEL NO. 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

PARCEL NO. 4: Alternate Key No. 1028400

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 5010, PG 1069

PARCEL NO. 5: Alternate Key No. 1594022

THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND: A 30 FOOT WIDE STRIP OF LAND OVER THE NORTH 30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING IN LAKE COUNTY, FLORIDA. LESS AND EXCEPT: A 30 FOOT WIDE STRIP OF LAND OVER THE EAST 30 FOOT OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 2609, PG 1259

PARCEL NO. 6: Alternate Key No. 1594006

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE RUN SOUTH 00°36'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'26" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF A DISTANCE OF 632.12 FEET; THENCE SOUTH 00°34'59" WEST FOR A DISTANCE OF 1221.76 FEET; THENCE SOUTH 89°31'05" EAST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 656.27 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 75.00 FEET; THENCE NORTH 59°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1319.07 FEET; THENCE NORTH 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

OR BK 2705, PG 1217

PARCEL NO. 7: Alternate Key No. 1593999

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°35'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1317.76 FEET; THENCE SOUTH 00°33'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1247.62 FEET; THENCE NORTH 89°31'05" WEST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 686.27 FEET; THENCE NORTH 00°34'59" EAST, FOR A DISTANCE OF 1221.76 FEET; NORTHEAST 1/4 FOR A DISTANCE OF 632.12 FEET; THENCE 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

OR BK 3397, PG 1895

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 1

Meeting Date		
Tuesday, February 10, 2026		
Agenda Item Name		
Ordinance No. 2026-002 <i>Final Golf Cart Extension</i>		
Requested Action		
Recommend approval of Ordinance No. 2026-002.		
Staff Report		
<i>During the introduction of this ordinance on January 13, 2026, before City Council, it was motioned and amended by Council to add a three-year timeframe. The ordinance has been updated with this expiration date, February 10, 2029, and is being presented for final consideration. Staff recommends approval of Ordinance No. 2026-002 with the requested expiration date added.</i> On February 11, 2025, the City Council approved an ordinance to allow golf carts on City of Clermont roads within a specific boundary with specific requirements. Part of this ordinance also included an expiration date. Section 32-102 (g) within Ordinance 2025-009 lists an expiration date of February 11, 2026, unless extended by City Council. As of December 26, 2025, the City has issued 28 stickers for golf carts to be operated on City roads. Verification with the police department indicates that no incidents have occurred with golf carts in 2025 as a result of this program. City Council will need to consider if they would like to extend this program. Staff believes this alternative form of transportation is warranted and has not caused a negative effect or issue. Staff recommends the deletion of the timeframe, which would be the removal of 32-102 (g). City Council has the right to revoke or amend this ordinance in the future, if needed. Staff Recommendation: Staff recommends approval of Ordinance No. 2026-002 to continue the golf cart program with no expiration date.		
Additional Analysis		
Fiscal Impact Summary		
Registration Fees collected during FY 2024-2025 were \$420.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2026-002 Golf Carts (01.15.2026)	Ord 2026-002 Golf Carts (01.15.2026).pdf	
2. 2026-002 BIE Golf Carts	2026-002 Business Impact Estimate for Golf Carts.pdf	
3. Legal Ad - Ord. 2026-002 Golf Carts	Legal Ad - Ord. 2026-002 Golf Carts.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2026-002

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 32, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES TO REMOVE THE EXPIRATION DATE; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVERNERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS this Ordinance is enacted pursuant to §316.212, Fla. Stat., which prohibits operation of golf carts on any public street or road, unless the local government has designated a County Road, municipal road, or portion of a State Road, to be available for use of golf carts; and

WHEREAS §316.212, Fla. Stat., requires that the local government determine said road(s) to be safe for use of golf carts, and sets certain minimum requirements and limitations to the operation of golf carts on public roads; and

WHEREAS the City of Clermont City Council has evaluated certain City maintained roads, or public easements which are being used as local roads, and has determined that its roads are safe for use of golf carts under the limitations contained herein and as set forth in the above-referenced statute; and

WHEREAS the citizens in the areas subject to this Ordinance have shown an interest in the roads being designated for use by golf carts; and

WHEREAS the City amended Chapter 32 of the City Code to permit the use of golf carts consistent with applicable Florida law, specifically implementing a new division in Chapter 32 of the City Code, Division 4, Sections 32-100 through 32-105; and

WHEREAS Chapter 32-102 (g) had an expiration date of February 11, 2026, unless extended by City Council; and

WHEREAS the City Council desires to remove the expiration date from this section of the code; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that Chapter 32 shall be amended as indicated in Section 2 below.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.



CITY OF CLERMONT
ORDINANCE NO. 2026-002

SECTION 2:

Sec. 32-102. Golf Cart Use.

- (a) *Permitted Use.* Golf carts may be operated on City of Clermont roads only.
- (b) *Time.* Golf carts may be operated on designated municipal roads between sunrise and sunset or between sunset and sunrise subject to the golf cart having equipment and features as stated in Section 32-102(c).
- (c) *Safety Requirements.* Golf carts operated on designated municipal roads between sunrise and sunset must be equipped with efficient brakes; reliable steering apparatus; safe tires; a rearview mirror; and red reflectorized warning devices in both the front and rear. However, golf carts operated on designated municipal roads between sunset and sunrise must be equipped with headlights, brake lights, turn signals, and a windshield.
- (d) *Age and Identification Requirements.* Golf carts may not be operated on any municipal roads by anyone under the age of 18 years who does not have a valid driver license, including a learner's license, or by anyone 18 years or older who does not have a valid form of government-issued photographic identification.
- (e) *Florida Law.* Golf carts must be operated in compliance with all applicable local and state traffic laws and the operator may be ticketed in the same manner as a motor vehicle operator under Florida Law.
- (f) *Registration.* Golf carts used on municipal roads shall be registered by the City as provided in Sec. 32-103.
- (g) *Expiration.* This golf cart Ordinance, 2026-002, will expire on February 10, 2029 unless extended by City Council.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2026-002

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: 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. 2026-002

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of February 2026.

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. 2026-002

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members
FROM: Planning and Development Services / Curt Henschel
DATE: January 2, 2026
SUBJECT: Ordinance No. 2026-002 – Amending Chapter 32 “Streets, Sidewalks and other Public Places” of the City Codes

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer.

Ordinance 2026-002 is proposed to be adopted by the City Council on February 10, 2026, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2025-009.

Code of Ordinances; Amending Chapter 32 “Streets, Sidewalks and other Public Places” to allow golf carts within a specific zone of the City, which is west of US Highway 27 and north of State Road 50. This area is in the northwest quadrant of the City and comprises of downtown.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city:

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

City staff has not identified any direct cost to businesses associated with the proposed ordinance.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

There are no new charges or fees on existing businesses.

c. An estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The proposed ordinance does not add enforcement requirements for City staff beyond that which are in the existing code; therefore, there are no additional regulatory costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

The proposed ordinance is not expected to impact any existing businesses.

4. Any additional information the board determines may be useful.

No additional information.

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:	2026-002 Golf Cart A

Date:	12/30/2025
Order Number:	11959014
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	55.0000
Height in Inches:	4.5300

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	01/26/2026 - 01/26/2026	Govt Public Notices
LEE dailycommercial.com	1	01/26/2026 - 01/26/2026	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	\$88.90
Tax Amount	\$0.00
Service Fee 3.99%	\$3.55
Cash/Check/ACH Discount	-\$3.55
Payment Amount by Cash/Check/ACH	\$88.90
Payment Amount by Credit Card	\$92.45

Order Confirmation Amount	\$88.90
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Ad Preview

LEGAL NOTICE

On Tuesday, February 10, 2026 at 3:00 PM the Clermont City Council will consider the proposed ordinance to allow for an amendment to the Code of Ordinances to allow Golf Carts, Chapter 32, Streets, Sidewalks and other Public Places.

ORDINANCE NO. 2026-002

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 32, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES TO REMOVE THE EXPIRATION DATE; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVERNERS 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.

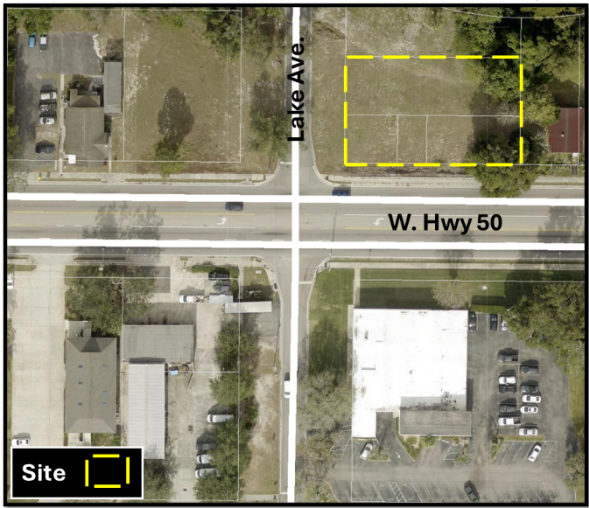
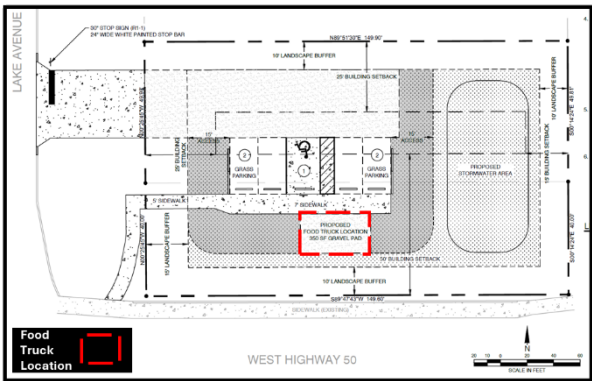
All interested parties will be given an opportunity to express their views on this matter.

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

Daily Commercial
January 26, 2026

AGENDA ITEM

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Resolution No. 2026-001R <i>Crab Cakes Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2026-001R.	
Staff Report	
The applicant and property owner, Rick Richardson, is requesting a Conditional Use Permit to allow for a food truck to operate on a vacant parcel designated with the C-1 Light Commercial Zoning District. The property is located at the northeast corner of Lake Ave. and W. Highway 50 intersection and is approximately .34 +/- acres.  The applicant is proposing to operate a single food truck as a take-out only service on the property. Operating hours would be two to three days a week. The applicant is also requesting a waiver for a reduction to the landscape buffer required by LDC Section 123-43.(e)(1). This would allow for a ten (10) foot landscape buffer in place of the minimum twenty (20) foot buffer required along West Highway 50 to the south. After careful review of the elevation contours, it is staff's determination that the reduced landscape buffer may still meet the intent of the code. The property currently has a berm along West Highway 50 that then decreases in grade continually towards the north side of the property. The berm limits visibility on the site, which would be enhanced by the proposed ten (10) foot landscape buffer. 	

Since the land development codes do not identify the requested use as a permitted use, Section 125-313 requires this type of use only through a Conditional Use Permit. The current zoning is C-1 Light Commercial District, which permits restaurants and food establishments provided the use is conducted within an enclosed building. Staff has reviewed the application and finds that the use would not be more obnoxious to the district due to the similarities in uses permitted. The owner is willing to make the necessary site improvements to accommodate access, parking and stormwater retention. It is of staff's opinion that this use makes the most of a smaller, constrained parcel while offering the property owner the ability to use their property.

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. The *Planning and Zoning Commission recommended approval, 4-3, with conditions to allow operation up to four days instead of three and to require additional lighting on site if operating hours are after dusk*. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-001R.

Additional Analysis

Fiscal Impact Summary

None on the current operating budget.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2026-001R Crab Cakes Food Trucks CUP	2026-001R Crab Cakes Food Trucks CUP.pdf
2.	Location Maps	Location Maps.pdf
3.	Existing Site Conditions	Existing Site Conditions.pdf
4.	CUP Application	CUP Application.pdf
5.	Legal Ad Crab Cakes on the Lake - CC	Legal Ad Crab Cakes on the Lake - CC.pdf



CITY OF CLERMONT
RESOLUTION NO. 2026-001R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A FOOD TRUCK TO OPERATE ON A VACANT PARCEL LOCATED IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on January 6, 2026, recommended approval of this Conditional Use Permit to allow for the use of a food truck establishment, at the following location:

LOCATION:

Vacant parcel located at the northeast corner of
Lake Ave and W Highway 50 intersection.
(AK 1096791, 1613469, 1613477, and 1713897)
.344 +/- Acres

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

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for the use of a food truck establishment, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.



CITY OF CLERMONT
RESOLUTION NO. 2026-001R

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
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 food truck area shall be inspected by the Fire Marshal for life safety requirements and other fire code related issues in conjunction with the food truck operation.
8. The food truck area may be inspected by the City Building Inspector, and all building code violations must be corrected prior to operating the food trucks.
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. Should the food truck use cease operation for a period of greater than 60 days, a new Conditional Use Permit shall be required.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2026-001R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is to allow for an open-air food truck establishment. The maximum number of food trucks at the site shall be one (1). The truck shall not be larger than 14 feet wide and 25 feet long.
2. The food truck will be required to comply with all City Codes and Regulations for grease and waste collection and elimination.
3. The hours of operation will be up to four (4) days a week, 11:00 AM to 10:00 PM.
4. No outdoor entertainment, loudspeakers or music shall be allowed.
5. All trash shall be disposed of in accordance with City Code.
6. All signs shall be consistent with the City's sign code, as amended.
7. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Germana Engineering and Associates, LLC, with a date of October 23, 2025, as shown on "Exhibit A". The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the City's Architectural Design Standards and Land Development Regulations, as amended.
8. If the parking at the site is deemed to be inadequate, the applicant agrees the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.
9. In lieu of the required twenty (20) foot landscape buffer along the southern perimeter of the site along SR 50, a reduced landscape buffer no less than ten (10) feet may be placed. All other Landscaping requirements shall be in accordance with City Code and Regulations, as amended.
10. If operating hours are after dusk, additional lighting will be required on site in accordance with City Code.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2026-001R

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2026-001R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of February 2026.

CITY OF CLERMONT

Tim Murry, Mayor

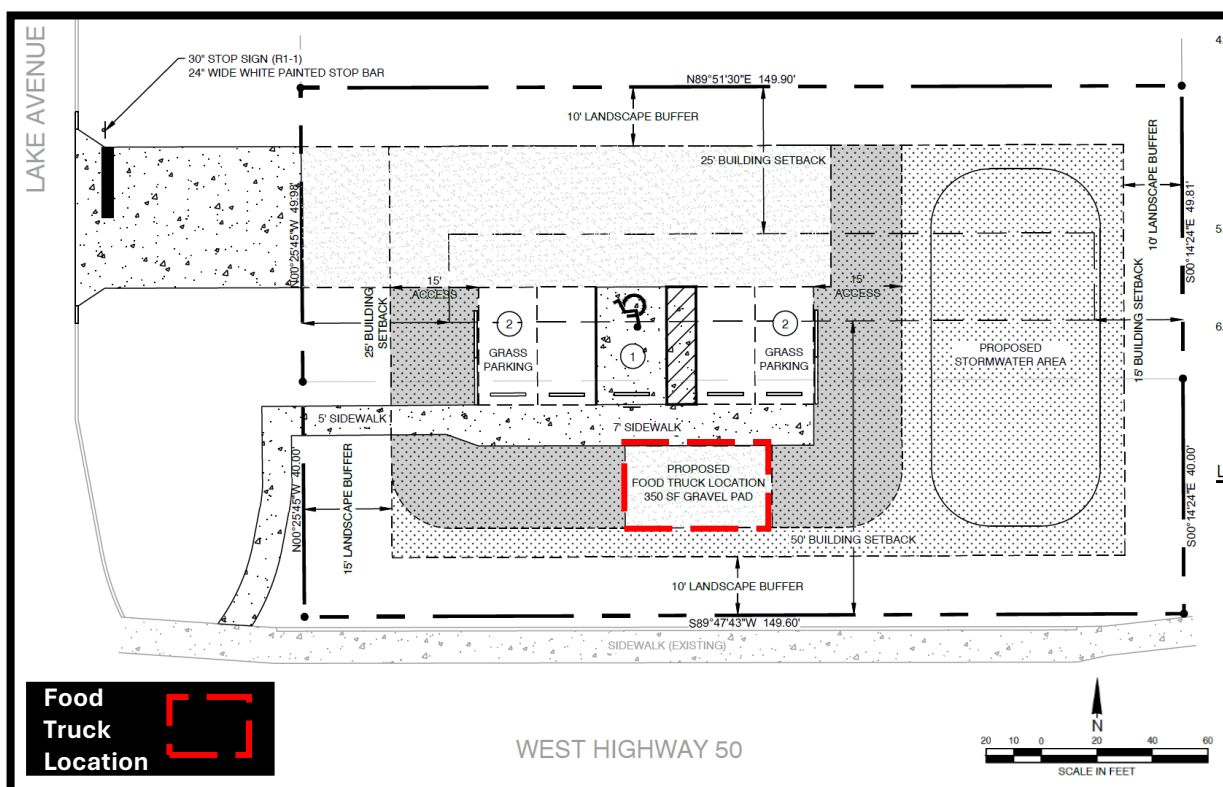
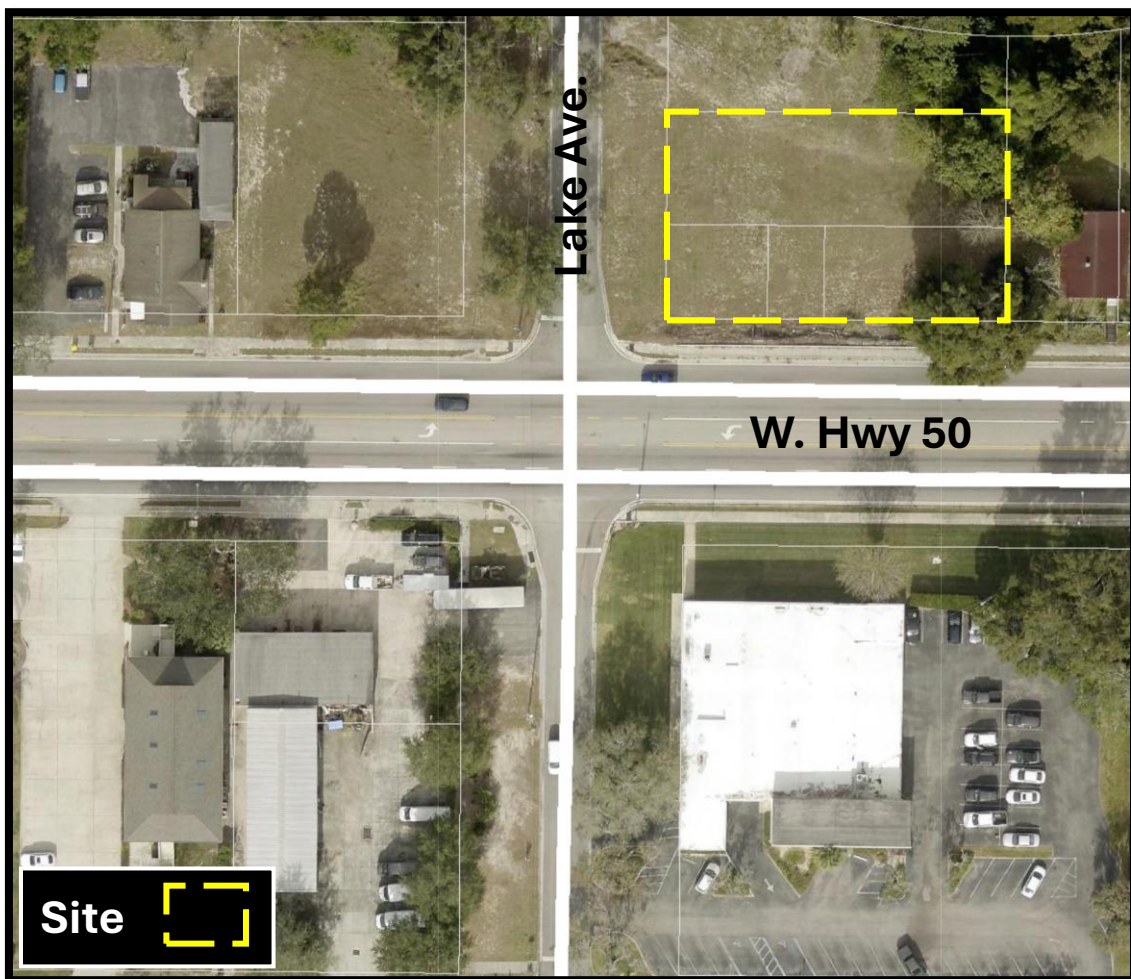
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

CUP 2026-001R – Crab Cakes on The Lakes



CUP 2026-001R – Crab Cakes on The Lakes

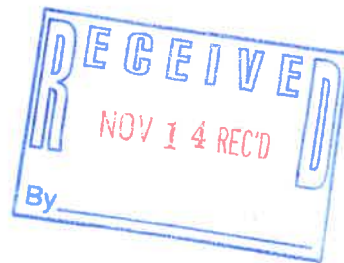


The pictures above show the existing berm running along SR 50 on the southern portion of the subject property.

The existing berm necessitates a reduced landscape buffer per the applicant's request.



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION



Date October 22, 2025		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) CRAB CAKES ON THE LAKES FOOD TRAILER ON COMMERCIAL PROPERTY			
Applicant RICK RICHARDSON			
Contact Person RICK RICHARDSON, TOXI ROANE			
Address W. HWY 50 & LAKE AVENUE		City CLERMONT	State FL Zip 34711
Telephone 973-464-4891			
Email rickrichardson1252@gmail.com			
PROPERTY OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Property Owner Name RICK RICHARDSON			
Owner Address 12819 COLONNADE CIRCLE		City CLERMONT	State FL Zip 34711
Telephone 973-464-4891		Email rickrichardson1252@gmail.com	
PROPERTY INFORMATION			
Address of Subject Property State Road 50, Clermont, FL, Lake Avenue, Clermont, FL, and (2) Lots at W. Hwy 50, Clermont, FL 34711		Alternate Key 1096791, 1613469, 1613477, 1713897	Zip 34711
General Location Directly across from Clermont Medical Center on E. Highway 50; situated beyond sidewalk with railing on W. Highway 50 and Lake Avenue.			
Legal Description & Alternate Key (include copy of survey) o CLERMONT E 80 FT OF LOT 3 BLK 60--LESS S 10 FT FOR SR 50 R/W--PB 8 PG 17 ORB 5456 PG 684 o CLERMONT LOT 2, BLK 60 PB 8 PG 17 ORB 5456 PG 717 o CLERMONT W 45 FT OF LOT 3 BLK 60--LESS S 10 FT FOR SR 50 R/W--PB 8 PG 17 ORB 5456 PG 717 o CLERMONT E 25 FT OF W 70 FT OF LOT 3 BLK 60--LESS S 10 FT FOR SR 50 R/W--PB 8 PG 17 ORB 5456 PG 717			
Land Use (City verification required) C-1 Light Commercial District			
Zoning (City verification required) Commercial C-1			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

We propose to serve, as Take-Out Only, our signature 'Best Maryland Crab Cakes' from our food trailer at W. Highway 50 and Lake Avenue in Clermont. Our Crab Cakes are healthfully prepared by broiling and they are made fresh daily. Our trailer will operate solo on our property. The trailer is self-sufficient containing all required sinks, fresh- and waste-water tanks and has its own electrical supply. Our property is 13,500 sq ft (per Clermont records) and provides six (6) parking spaces that include one (1) disabled parking space. The location provides ease of access from Lake Avenue, Broome Street, and Juniata Street. Our project is appropriate for this location because it will provide easy access in an uncongested manner to the undeniably delicious Best Maryland Crab Cakes!

RICK RICHARDSON

Applicant Name (print)

A handwritten signature in blue ink that reads 'Rick Richardson'.

Applicant Name (signature)

RICK RICHARDSON

Owner Name (print)

A handwritten signature in blue ink that reads 'Rick Richardson'.

Owner Name (signature)

*****NOTICE*****

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

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

02/08/2024

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	City of Clermont
Contact Phone:	352.394.4081
Contact Email:	
PO Number:	Crab Cakes Legal AD

Date:	01/15/2026
Order Number:	12007255
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	4.2100

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	01/26/2026 - 01/26/2026	Govt Public Notices
LEE dailycommercial.com	1	01/26/2026 - 01/26/2026	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$82.58
Tax Amount	\$0.00
Service Fee 3.99%	\$3.29
Cash/Check/ACH Discount	-\$3.29
Payment Amount by Cash/Check/ACH	\$82.58
Payment Amount by Credit Card	\$85.87

Order Confirmation Amount	\$82.58
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Ad Preview

LEGAL NOTICE

On Tuesday, February 10, 2026 at 3:00 PM the Clermont City Council will consider a request for a Conditional Use Permit (2026-001R) to allow for a food truck to operate on a vacant parcel located in the C-1 Light Commercial zoning district, at the following location:

LOCATION

Vacant parcel located at the northeast corner of Lake Ave and W Highway 50 intersection.
(AK 1096791, 1613469, 1613477, and 1713897)
.344 +/- Acres

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

12007255 1.26.26

**AGENDA ITEM**

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Lake County Disc Golf Event Request <i>Lake Hiawatha Preserve</i>	
Requested Action	
Lake County Disc Golf requests approval to install a temporary disc golf course within Lake Hiawatha Preserve for their upcoming PDGA US Masters Championship.	
Staff Report	
Lake County Disc Golf requests permission to complete a temporary 18-hole disc golf course that is located at Lake Hiawatha Preserve. The course will be used primarily for the 2026 Masters Championship, taking place from May 7–May 10. Smaller fundraising events prior to May 7 are also planned. Temporary Course Installation Requests: • <u>Feb 16–Feb 27</u> — The construction of the course requires undergrowth to be mowed on the course's fairways by mowing some additional underbrush and weed trimming the edges of the fairways. This work is primarily on the south section of the property where there are holes in the wooded areas (Holes 5, 13, 14, 15, 16, and 17). Weed trimming along the edges and around trees in the fairways as well as running a standard mower over the fairways to make the holes playable and safe for walking. • <u>April</u> — Depending on the growth of the underbrush, additional mowing may occur. The club will be responsible for the requested maintenance. Mowing could occur every 2 weeks. This will also help groom the course landscape to meet the standards required for the event. Mowing would be required for every fairway of the course. It has been noted by the applicant that approximately half of the holes in the temporary course are already regularly maintained by the City. Maintenance approvals to go through Public Works. • The club has confirmed that no living trees are required to be cut down or removed in order to complete this course. • The course has been designed to not cross any existing walking paths and to maintain the safety of park patrons using these trails. • Lake Hiawatha Preserve will remain open to the public during the tournament. • Installation of the disc golf baskets. Baskets are metal and stick up out of the ground on a pole. The pole slides into a receiving sleeve embedded in concrete in a 5 gallon bucket. The bucket is buried in the sand, but is easily removed. All the concrete is inside the 5 gallon bucket that is removed with the basket. • Installation of temporary artificial turf or similar tee pads. The tee pads are approximately 5'x10'. They require minimal ground leveling and will be removed at the conclusion of the event. • Removal of all brush and branches that have been accumulated in piles from the build. • Installation of white "out of bounds" stakes along the water's edge to denote the boundary of the fairway. These will be removed after the tournament. • Removal of temporary baskets and tee pads will be completed no later than May 24. • Public Works staff must authorize all maintenance tasks prior to work beginning. <u>Parking Area Request:</u> • The gated vacant lot along 565A has been requested to be used as additional parking to conduct practice rounds and host events with access to the temporary disc-golf course to accommodate tournament	

participants and spectators during the requested dates of:

- March 14
- March 21
- March 28
- April 10-12
- May 7-10

The Map of the Temporary Course along with supporting documentation are attached as a reference.

Additional Analysis

Fiscal Impact Summary

No direct impact on the current operating budget. Additional staff time on maintenance may be necessary, but per the overview provided the requestor "is capable of this maintenance if the city is unable to assist".

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | TEMPORARY DISC GOLF COURSE AT LAKE HIAWATHA PRESERVE (2) | TEMPORARY DISC GOLF COURSE AT LAKE HIAWATHA PRESERVE (2).pdf |
| 2. | Masters Pointe Council Document | Masters Pointe Council Document.pdf |



TEMPORARY DISC GOLF COURSE AT LAKE HIAWATHA PRESERVE

Presented by The Lake County Disc Golf Club

CLERMONT CITY COUNCIL MEETING - 2.10.26

PURPOSE

The Lake County Disc Golf Club (LCDGC) is hosting the 2026 PDGA United States Masters Championships on May 7th - May 10th. This is a national major tournament that will draw over 500 players and their families to the Lake County area from all over the country. The event will most likely bring 200 or more local spectators from the greater Orlando area. The Lake County Disc Golf Club is working with the support of Discover Lake and Greater Orlando Sports Commission to host this event. In order to host this event successfully, the club needs four 18-hole courses in tournament condition. The club is seeking permission to complete a temporary course at Lake Hiawatha Preserve to act as a 4th course for the event. The club is also using The Green Gauntlet in Eustis, Lake Hawk in Leesburg, and Champions Pointe at Lake Hiawatha Preserve.

OVERVIEW

The club is asking permission to complete a temporary 18-hole disc golf course that is located at Lake Hiawatha Preserve. The course will be used for a few smaller fundraising events leading up to the main tournament in May. In order to have a course that meets the standards of the PDGA and the players who will be playing the event, we will need to have the course mowed and maintained until the conclusion of the tournament in May. The club is capable of this maintenance if the city is unable to assist with this.

The course itself is 95% complete in terms of cutting and mowing in various fairways. This work was done with our understanding the city was in support of this course. All work was stopped once we were asked. No work has been done since that time.

KEY NOTES

- The Lake County Disc Golf Club submitted the special events application for this event in March of 2025 and have been discussing various aspects of the event with Cory Cody with City Events Management.
- A parking area for the temporary course will be needed. We've included a proposed parking area marked on a map for city approval. When this area is in use, we will have the parking properly marked and a volunteer parking attendant present.
- The club hopes to host a few smaller events on the temporary course before hosting US Masters in May in order to get player feedback and identify any weak points. Any event hosted on the temporary course will require portalets to be on site. The club would cover the cost of these.

KEY NOTES

- The Lake County Disc Golf Club submitted the special events application for this event in March of 2025 and have been discussing various aspects of the event with Cory Cody with City Events Management.
 - A parking area for the temporary course will be needed. We've included a proposed parking area marked on a map for city approval. When this area is in use, we will have the parking properly marked and a volunteer parking attendant present.
 - The club hopes to host a few smaller events on the temporary course before hosting US Masters in May in order to get player feedback and identify any weak points. Any event hosted on the temporary course will require portalets to be on site. The club would cover the cost of these.
 - Any event would be PDGA sanctioned so that it would be covered by the proper insurance and COI's will be provided to the city like we have for all of our past events.
-

KEY NOTES

- The construction of the course only required undergrowth to be mowed on 6 of the 18 holes. This was done with a bush hog mower. The club has already put in over 200 volunteer man hours into this project.
- We have not and will not cut down any living trees in order to complete this course. Only dead trees have been cut and fallen debris removed. The only other cutting has been the mowing grass and small bushes, mostly invasive Caesar weed (*Urena lobata*), and small amount of limbing with vine removal, including air potato (*Dioscorea bulbifera*) and other invasives, which will ultimately benefit the health of the trees.
- We have not disturbed or damaged any gopher tortoise burrows. We are aware of their protected status. In fact, we have worked with Public Works to engage in less cutting of underbrush on the already existing Champions Pointe course and a number of tortoises have moved burrows back into these areas.

KEY NOTES

- The course has been intentionally designed to not cross any existing walking paths and to avoid any safety issues with park goers using these trails.
 - Disc Golf is a recreational sport with a community that takes pride in its relationship with the natural environment that the sport is played in. The course itself does not create any negative environmental impact and in fact we remove harmful invasive vines that can kill trees over time. The disc golf course has been designed within the existing boundaries of the park's property and the course is specifically designed to work within the environment without harming any living trees.
-

RECREATIONAL IMPACT

On UDisc (a popular disc golf scoring app) Champions Pointe is rated as the 3rd best course in the state of Florida with the Green Gauntlet in Eustis rated 4th best. It is on the quality of these courses and our experience running great events that we won the bid to host US Masters.

Recreation impact in 2025

Champions Pointe DGC keeps people moving, connects them with the outdoors, and most importantly, brings them the joy of the game of disc golf.

In 2025, the course has provided healthy recreation for **2,675** players! In total for your community, that means:

 Rounds played	11,317
 Recreation hours	22,656 hrs
 Distance walked	26,531 mi
 Calories burned*	6,150,542

*Calorie calculation is based off the US average person weight of 180lbs.
Calories Burned = 180 lb × Distance (in miles) × 0.53

Community impact

Champions Pointe DGC serves your community as a hub for recreation in many different ways. People are using the course to try disc golf, to get together as a community and play in organized leagues, and visiting the course when they visit your area.

New players

1,541 

played the course for the first time

130 

tried disc golf for the first time here

Community leagues

92 

total events

195 

total players

3,817 

hours of organized recreation

Tourism

Player travel distances:

20-50 mi
 1,482

50-100 mi
 436

100+ mi
 1,738

TIMELINE

February 16th - 27th

- Completion of the course's fairways by mowing some additional underbrush and weed trimming the edges of the fairways. This work is primarily on the south section of the property where there are holes in the wooded areas. (Holes 5, 13,14,15,16, and 17) While the bush hog mower has made the initial cutting, we will need to weed trim the edges and around trees in the fairway as well as running a standard mower over the fairways to make the holes playable and safe for walking.
- Installation of the disc golf baskets. (These will be installed in the ground, but can be removed. They are not permanent.)
- Installation of temporary turf tee pads. (These will be turfed 4x8 platforms that will require some ground leveling, but can be easily removed at the conclusion of the event.)
- Removal of all brush and branches that have been accumulated in piles from the build.
- Installation of white "out of bounds" stakes along the water's edge to denote the boundary of the fairway.

TIMELINE

March

- The club would like to host a few small events on the course in order to allow local players the opportunity to play the course, receive player feedback and have the course more refined by the time it is used for the United States Masters Championships.
- March 18th - Casual Club Round at the temporary course to get first impressions with local players. (No portalets required.)
- March 21st - C-Tier tournament played over two rounds in the day.
- March 28th - C-Tier tournament played over two rounds in the day.
- These 2 C-Tier events would require players to be able to park within the gate on 565A. These would also require portalettes to be put at this entrance. (LCDGC will pay for these.)
- These events will be dependent on city special events approval, PDGA State Coordinator approval, and PDGA Official sanctioning. All information will be readily sent to the city for approval with proper documentation and insurance.

TIMELINE

March

- Once the course is completed and installed, players locally as well as those travelling from out of town will want to practice the course. While we do not expect the gate to be open and parking available, players will still be able to go from Champions Pointe to the temporary course for practice.

TIMELINE

April

- Depending on the growth of the underbrush the club may need the course mowed during this time. As stated above, the club will be capable of doing this if the city maintenance is unable to. This will most likely need to be done every other week. This will also help groom the course landscape and help meet the course standards required for an event of this level. It should be noted that the areas that nearly half the holes are designed in, the city already maintains regularly.
- April 10th-12th LCDGC will host our annual 2-day tournament at Champions Pointe. The club already has submitted special events permitting for this event in December of 2025. The temporary course would ideally be added to this event to expand the number of players that we can draw to Clermont for this event and allow one final opportunity to identify any weak points before the Masters tournament.
- Starting on April 27th the course needs to be available for practice play. This will require the gate on 565A to be open and parking available for those practicing the course.

TIMELINE

May 7th - 10th

- The course will be played during the 2026 PDGA United States Masters Championships.
- This will require the gate on 565A to be open and parking available in a designated area the city approves. We will also have a volunteer assigned as a parking attendant to ensure players are parking in the proper area.
- On Sunday the 10th, our current plan is to host the finals of the tournament entirely in Clermont on Champions Pointe and the new temporary course. This was recommended and preferred by the PDGA to keep all the players in the same location for the closing ceremonies.
- If the temporary course is not approved, this will make the final day of the tournament split and only half of the players and spectators will be present in Clermont. A temporary course at Lake Hiawatha will allow us to bring the event entirely to Clermont for the final day of the event.

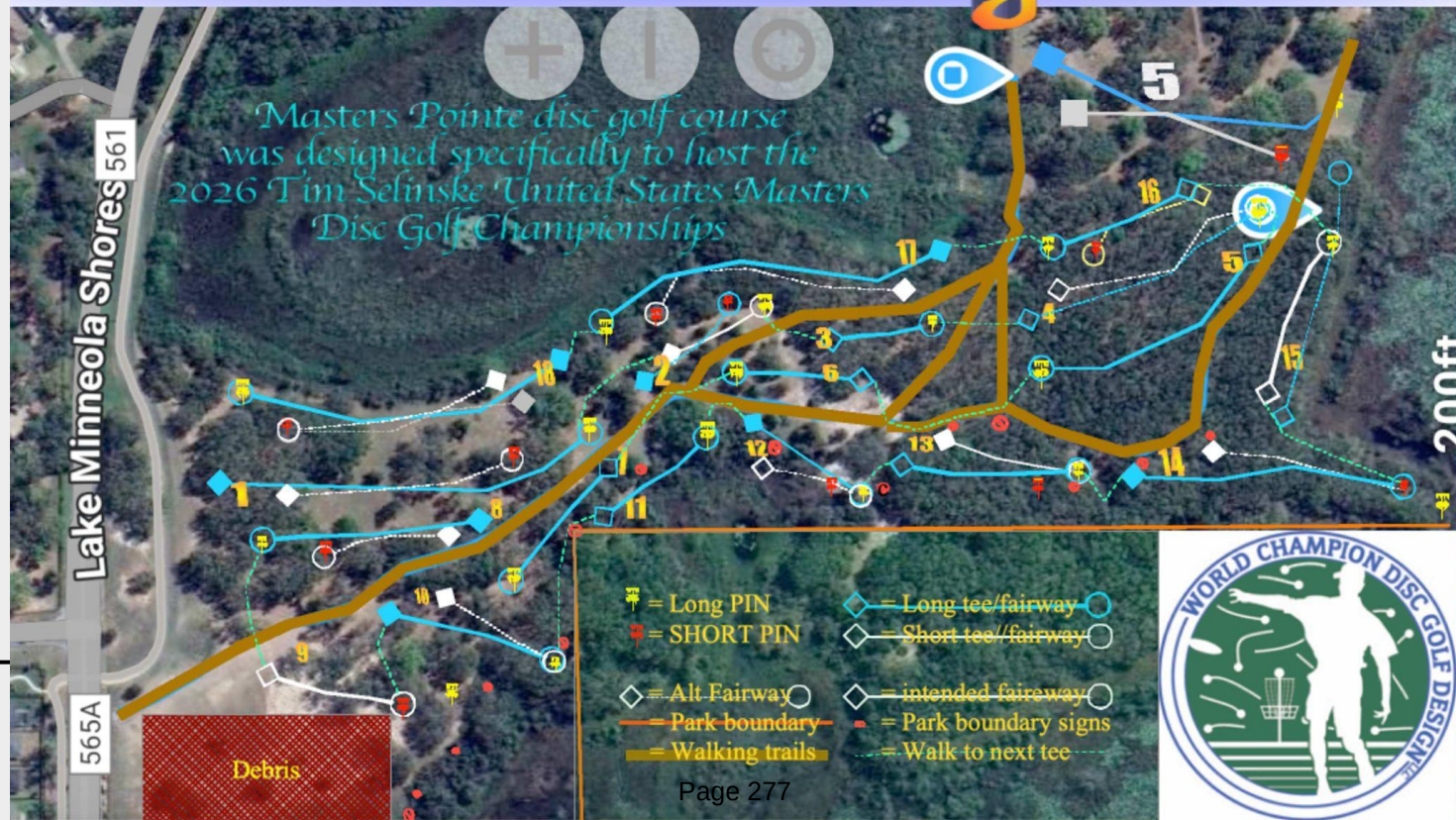
TIMELINE

FOLLOWING THE EVENT

- The course baskets and tee pads will be removed from the property as quickly as possible following the conclusion of the event.
- This process will be completed by May 24th at the latest.

Lake Hiawatha Preserve

Masters Pointe dgc v2.0





EVIDENCE OF WORK COMPLETED

Example of mowed fairway. The marked trees indicate the edge of the fairway and is in no way indicating their removal.

The mowed portion was over growth that can be seen to the left and right of the fairway.



EVIDENCE OF WORK COMPLETED

**Another Example of
mowed fairway.**

**No living trees were
removed from these areas.
The only trees removed
were dead trees that
posed safety concerns.**



EVIDENCE OF WORK COMPLETED

**Another Example of
mowed fairway.**

**No trees removed. Course
is designed to play around
the landscape as it is.**



EVIDENCE OF WORK COMPLETED

Examples of debris piles.

The piles consist of only dead tree debris, invasive vines, and light pruning.



EVIDENCE OF WORK COMPLETED

Example of fairway that has been cut in by only removing large amounts of invasive vines that were choking out trees on both sides of this area.



TEMPORARY DISC GOLF COURSE AT LAKE HIAWATHA PRESERVE
Proposal to the Clermont City Council by the Lake County Disc Golf Club

PURPOSE:

The Lake County Disc Golf Club (LCDGC) is hosting the 2026 PDGA United States Masters Championships on May 7th - May 10th. This is a national major tournament that will draw over 500 players and their families to the Lake County area from all over the country. The event will most likely bring 200 or more local spectators from the greater Orlando area. The Lake County Disc Golf Club is working with the support of Discover Lake and Greater Orlando Sports Commission to host this event. In order to host this event successfully, the club needs four 18-hole courses in tournament condition. The club is seeking permission to complete a temporary course at Lake Hiawatha Preserve to act as a 4th course for the event. The club is also using The Green Gauntlet in Eustis, Lake Hawk in Leesburg, and Champions Pointe at Lake Hiawatha Preserve.

OVERVIEW:

The club is asking permission to complete a temporary 18-hole disc golf course that is located at Lake Hiawatha Preserve. The course will be used for a few smaller fundraising events leading up to the main tournament in May. In order to have a course that meets the standards of the PDGA and the players who will be playing the event, we will need to have the course mowed and maintained until the conclusion of the tournament in May. The club is capable of this maintenance if the city is unable to assist with this.

The course itself is 95% complete in terms of cutting and mowing in various fairways. This work was done with our understanding the city was in support of this course. All work was stopped once we were asked. No work has been done since that time.

KEY NOTES:

- The Lake County Disc Golf Club submitted the special events application for this event in March of 2025 and have been discussing various aspects of the event with Cory Cody with City Events Management.
- A parking area for the temporary course will be needed. We've included a proposed parking area marked on a map for city approval. When this area is in use, we will have the parking properly marked and a volunteer parking attendant present.
- The club hopes to host a few smaller events on the temporary course before hosting US Masters in May in order to get player feedback and identify any weak points. Any event hosted on the temporary course will require portalets to be on site. The club would cover the cost of these. (See Timeline for exact dates.)
- Any event would be PDGA sanctioned so that it would be covered by the proper insurance and COI's will be provided to the city like we have for all of our past events.

- The construction of the course only required undergrowth to be mowed on 6 of the 18 holes. This was done with a bush hog mower. The club has already put in over 200 volunteer man hours into this project.
- We have not and will not cut down any living trees in order to complete this course. Only dead trees have been cut and fallen debris removed. The only other cutting has been the mowing grass and small bushes, mostly invasive Caesar weed (*Urena lobata*), and small amount of limbing with vine removal, including air potato (*Dioscorea bulbifera*) and other invasives, which will ultimately benefit the health of the trees.
- We have not disturbed or damaged any gopher tortoise burrows. We are aware of their protected status. In fact, we have worked with Public Works to engage in less cutting of underbrush on the already existing Champions Pointe course and a number of tortoises have moved burrows back into these areas.
- The course has been intentionally designed to not cross any existing walking paths and to avoid any safety issues with park goers using these trails.
- Disc Golf is a recreational sport with a community that takes pride in its relationship with the natural environment that the sport is played in. The course itself does not create any negative environmental impact and in fact we remove harmful invasive vines that can kill trees over time. The disc golf course has been designed within the existing boundaries of the park's property and the course is specifically designed to work within the environment without harming any living trees.
- On UDisc (a popular disc golf scoring app) Champions Pointe is rated as the 3rd best course in the state of Florida with the Green Gauntlet in Eustis rated 4th best. It is on the quality of these courses and our experience running great events that we won the bid to host US Masters.
- UDisc provides the following statistics from the last year at Champions Pointe:
 - 11,330 Individual Rounds Played with an average of 858 rounds every 28 days.
 - 22,674 Recreational Hours
 - 2,674 Unique Players played the course with 1,737 of them travelling over 100 miles to play the course.

TIMELINE:

- **February 16th - 27th**
 - Completion of the course's fairways by mowing some additional underbrush and weed trimming the edges of the fairways. This work is primarily on the south section of the property where there are holes in the wooded areas. (Holes 5, 13, 14, 15, 16, and 17) While the bush hog mower has made the initial cutting, we will need to weed trim the edges and around trees in the fairway as well as

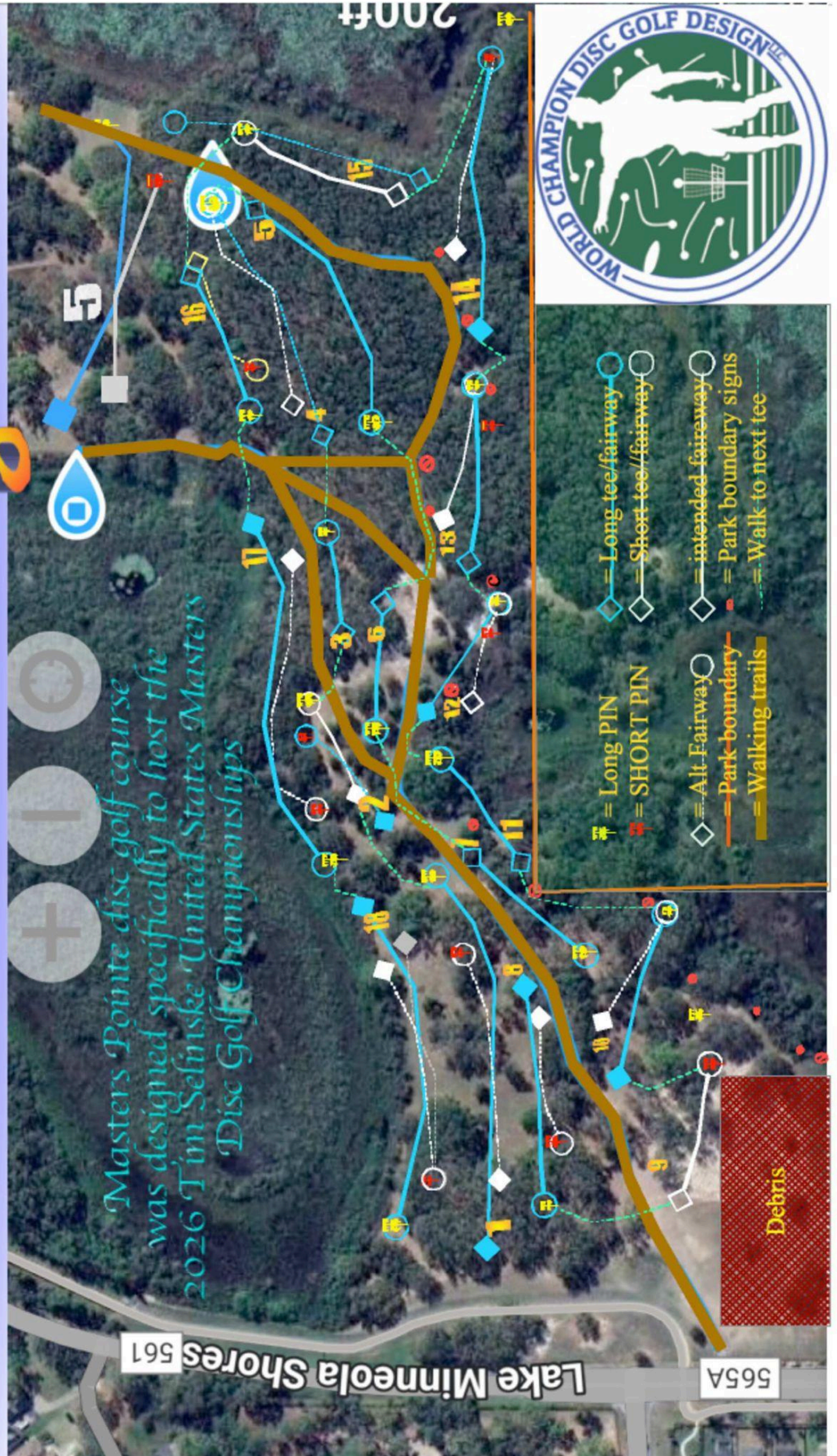
running a standard mower over the fairways to make the holes playable and safe for walking.

- Installation of the disc golf baskets. (Baskets are metal and stick up out of the ground on a pole. The pole slides into a receiving sleeve embedded in concrete in a 5 gallon bucket. The bucket is buried in the sand, but can easily be removed. They are not permanent and all of the concrete is inside the 5 gallon bucket that is removed with the basket.)
- The club will be removing the Red “Short” Baskets from Champions Pointe for this purpose. Even without the temporary course, these baskets would need to be removed for the event in May per PDGA policy.
- Installation of temporary artificial turf or similar tee pads. (These will be approximately 5’x10’ that will require some ground leveling, but can be easily removed at the conclusion of the event.)
- Removal of all brush and branches that have been accumulated in piles from the build.
- Installation of white “out of bounds” stakes along the water’s edge to denote the boundary of the fairway. These will be removed after the tournament.
- **March**
 - The club would like to host a few small events on the course in order to allow local players the opportunity to play the course, receive player feedback and have the course more refined by the time it is used for the United States Masters Championships.
 - March 14th - Casual Club Round at the temporary course to get first impressions with local players. (No portalets required.)
 - March 21st - C-Tier tournament played over two rounds in the day.
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- **April**
 - Depending on the growth of the underbrush the club may need the course mowed during this time. As stated above, the club will be capable of doing this if the city maintenance is unable to. This will most likely need to be done every other week. This will also help groom the course landscape and help meet the course standards required for an event of this level. The mowing would be required for every fairway of the course. It should be noted that the areas that nearly half the holes are designed in, the city already maintains regularly.
 - April 10th-12th LCDGC will host our annual 2-day tournament at Champions Pointe. The club already has submitted special events permitting for this event in December of 2025. The temporary course would ideally be added to this event to expand the number of players that we can draw to Clermont for this event and allow one final opportunity to identify any weak points before the Masters tournament.
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- **FOLLOWING THE EVENT**
 - The course baskets and tee pads will be removed from the property as quickly as

Lake Hiawatha Preserve

Masters Pointe dgc v2.0



**Example of
mowed fairways.
The marked trees
indicate the edge
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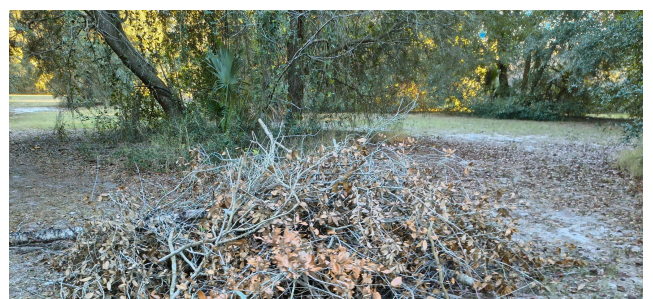
**left and right of
the fairway. .**

**No living trees
were removed
from these areas.
The only trees
removed were
dead trees that
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concerns.**



Examples of debris piles.

**The piles consist of only dead tree
debris, invasive vines, and light pruning**



Example of fairway that has been cut in by only removing large amounts of invasive vines that were choking out trees on both sides of this area.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

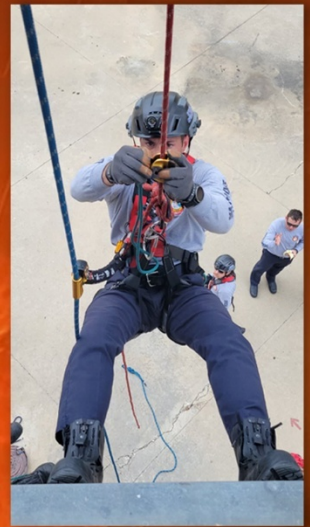
Meeting Date		
Tuesday, February 10, 2026		
Agenda Item Name		
Clermont Fire Department 2026-2030 Strategic Plan Adoption		
Requested Action		
Consider approval to adopt the Clermont Fire Department 2026-2030 Strategic Plan, including the Department's updated mission, vision, values, strategic goals, and initiatives.		
Staff Report		
The Clermont Fire Department has completed a comprehensive, community-driven strategic planning process to guide the organization's direction, priorities, and service delivery over the next five years. The City of Clermont Fire Department 2026-2030 strategic plan was developed in accordance with the Center for Public Safety Excellence (CPSE) Community-Driven Strategic Planning model and included participation from internal stakeholders, city leadership, and community representatives. The process evaluated current conditions, future service demands, organizational strengths, and community expectations to ensure alignment with the City's long-term goals and growth. The resulting Five-Year Strategic Plan establishes a clear framework for decision-making and continuous improvement and includes updated mission, vision, and values statements that reflect the Department's commitment to service, accountability, professionalism, and community partnership. The plan identifies five strategic goal areas supported by measurable objectives, timelines, and implementation guidance. Adoption of the strategic plan formalizes the City's and Department's long-term direction and provides a consistent foundation for policy development, budgeting, staffing, capital planning, and accreditation efforts. Upon adoption, the Fire Department will integrate the strategic plan into annual work plans, budget development, and operational initiatives. Progress updates will be provided to City leadership and City Council on a regular basis, and the plan will remain a living document subject to periodic review and refinement as community needs evolve.		
Additional Analysis		
Fiscal Impact Summary		
Adoption of the Clermont Fire Department Five-Year Strategic Plan does not approve or obligate funding. Future initiatives identified within the plan will be evaluated individually through the City's normal budget, capital improvement, and grant approval processes.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Clermont Fire Department 2026-2030 Strategic Plan	Clermont Fire Department 2026-2030 Strategic Plan.docx	



CLERMONT FIRE DEPARTMENT

2026-2030

STRATEGIC PLAN



Facilitated by



Center for
Public Safety
Excellence

The Center for Public Safety Excellence® (CPSE®) acknowledges and thanks the community and Clermont Fire Department (CFD) stakeholders for their participation and input into this community-driven strategic planning process. The CPSE also recognizes Fire Chief David Ezell and all who participated for their commitment to this process.

This community-driven strategic plan was developed in December 2025, beginning with a meeting facilitated by representatives from the CPSE for community members, as named below. The community stakeholders' feedback considered by agency stakeholders in developing this strategic plan can be found in [Appendix A](#).

Community Stakeholders

Scott Borrer	Brian Foreman	Nadine Ohlinger	Shane Strickland
Leesa Burzynski	Joe Fumasi	Sheri Olson	Adam Swanson
Gigi Capria	Andrew Johnson	Duwayne Orth	Erich Thiemann
Kevin Carroll	Kathy Johnston	Jeff Powell	Deanna Thomas
Melanie Chin	David Kilbury	Maritza Rivera	Heather Wittman
Regina Cruz-Morales	Donna Kirkland	Dr. Joel Rowe	
Dan DiBiasie	Christie Mysinger	Zachary Sabat	
Bob Farrell	Paige Neely	Chuck Seaver	

The agency stakeholder work sessions, conducted over three days, involved a group representing a broad cross-section of the CFD, as named below.

Agency Stakeholders

Joel Andres	Nelson Figueroa	Eduardo Medrano	Erik Strange
Thomas Bennett	Eric Gullikson	Ryan Moore	Russ Stromberg
Bryan Bull	Steven Hage	Jeremy Mullaly	Ryan Vollmer
Beth Carter	Brian Hawthorne	Jason Ness	Randall West
Rick Casler	Kevin Hoey	Jeremiah Plasters	Hayley Wheeler
David Dominguez	Fernando Jimenez	Robyn Rice	
David Ezell	Bruce Mace	Timothy Sanders	
Jonathan Fagan	Danny McKenzie	Ryan Sapp	

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Message from the Fire Chief

I am pleased to present our updated Strategic Plan, a document which embodies the commitment and collaboration of our department and community members to set the course for the Clermont Fire Department over the next five years. This plan will act as a guide for the department to ensure we continue to deliver best-in-class services, maintain a clear focus on caring for the well-being of our personnel, and remain adaptable to the changes in our community and risks faced by our citizens.

Built upon the foundation of our mission, the Clermont Fire Department stands ready to protect lives and property with courage, compassion, and professionalism. We accomplish this mission while being guided by our vision to be a nationally recognized, innovative, and trusted leader in public safety, delivering exceptional service through empowered personnel, modern resources, and data-driven deployment. The mission and vision of our agency is embraced by our members through a culture of values that cultivate strong, skilled, and resilient members who serve our community with Respect, Integrity, Service, and Excellence.

Engaging with our community through this community-driven strategic planning process provided us the information to develop five goals that captured the priorities of the Clermont community and strengthen our organization; provide exceptional training to meet operational demands and deliver safe & effective service, enhance our community outreach programs, ensure the department's capacity continues to meet the growing needs of our community, maintain a focus on the health and well-being of our members, and enhance support services to keep pace with our growing community and department operational needs.

I am deeply appreciative to the community and department members who played a role in developing this plan and extremely proud of the men and women who serve to protect our community every day. As our community grows, we will RISE to every challenge with disciplined performance, relentless improvement, and a commitment to earn enduring trust. Together with our partners and our residents, we will create a safer, healthier, and more resilient Clermont for the future.

Thank you for your continued support and the privilege to serve such an amazing community.

A handwritten signature in black ink, appearing to read 'David Ezell', with a stylized, cursive script.

David Ezell

Fire Chief

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Introduction

The community serviced by the Clermont Fire Department (CFD) receives high levels of professionalism and efficiency from the agency's proactive approach to risk reduction and emergency mitigation. As such, the CFD contracted with the Center for Public Safety Excellence® (CPSE®) to facilitate a community-driven strategic plan. The process utilized by CPSE aligns with the Commission on Fire Accreditation International® (CFAI®) fire and emergency services accreditation model but also considers all parameters prescribed by the authority having jurisdiction.

CPSE's approach to community-driven strategic planning gathers feedback and input from community and agency stakeholders while focusing on future change beyond the status quo. Beliefs, concepts, current processes, and values were among the many pieces considered and questioned to bring this planning document to reality. The CFD exhibited a commitment to the implementation and execution of this plan to become more efficient and effective in alignment with its community.

Process

Understanding what the customer desires is vital to the success of any organization. In this case, the customer is the community that the Clermont Fire Department serves. This applies even if the service organization is a governmental entity. Community-driven strategic planning ensures the community remains a focus of the organization's direction, and community feedback is at the heart of all deliberations and development of this strategic plan.

The process of community-driven strategic planning and the plan itself represents the embrace of transition away from how an organization has always done things, seeking to find efficacies and outcomes based on change. The community-driven strategic plan provides a management roadmap built on a shared vision and structured for measurable results. With the involvement of a diverse group of agency stakeholders, the Clermont Fire Department's community-driven strategic plan encompasses various experiences, perceptions, and perspectives that can also work to build more internal organizational symbiosis. For the desired, measurable results to be realized, the process and the strategic plan must focus on substance, not form. Only then can the CFD truly benefit from the process and realize its ultimate vision.

Community Stakeholder Findings

- ✓ Identify, from the community perspective, things the agency should and should not change.
- ✓ Identify the community's expectations for the agency, concerns about or for the agency, and aspects the community views as strengths or positives.
- ✓ Define the programs provided to the community.
- ✓ Establish the community's prioritized view of the programs and services provided by the agency.



Community Stakeholder Work Session

Agency Stakeholder Work

- ✓ Identify the agency's strengths, opportunities, aspirations, and results.
- ✓ Revisit the mission statement, giving careful attention to the services and programs currently provided and which logically can be provided in the future.
- ✓ Revisit and revise the values of the agency's membership.
- ✓ Revisit and revise the agency's current vision, considering the consensus built from the strengths, opportunities, aspirations, and desired results.
- ✓ Identify the agency's challenges, service gaps, and causal effects through a thematic sifting process.
- ✓ Determine, by consensus, strategic initiatives for outcome-based organizational improvement.
- ✓ Develop strategic goals, SMART objectives with relative timelines, and comprehensive critical task concepts focusing on outcomes.

Agency Background

The Clermont Fire Department was first organized in 1923, with all members being volunteers. Over the years, the organization's evolution has moved beyond its original all-volunteer form. In 1999, in response to the city's rapid growth, the Clermont Fire Department became a combination department with paid and volunteer members. Advanced life support services with paramedics were implemented in 2001. The transition to a fully paid department occurred in 2010.

The Clermont Fire Department serves an approximate population of 44,000 residents. In addition, the local area attracts thousands of visitors and employs many others in the community. Growth and population increase have and will pose specific risks that the Clermont Fire Department considers, prepares for, and deploys its resources to address.



Today, CFD reflects on its history and remains committed to providing all-hazards emergency services and education to its community with flexibility, integrity, and accountability. The department continues to honor its community by providing quality services through its proactive focus on risk assessment and deployment from four stations strategically located throughout the 19.1-square-mile coverage area. Staffed to support the community, CFD embraces its vision for the future and excellence in service delivery.

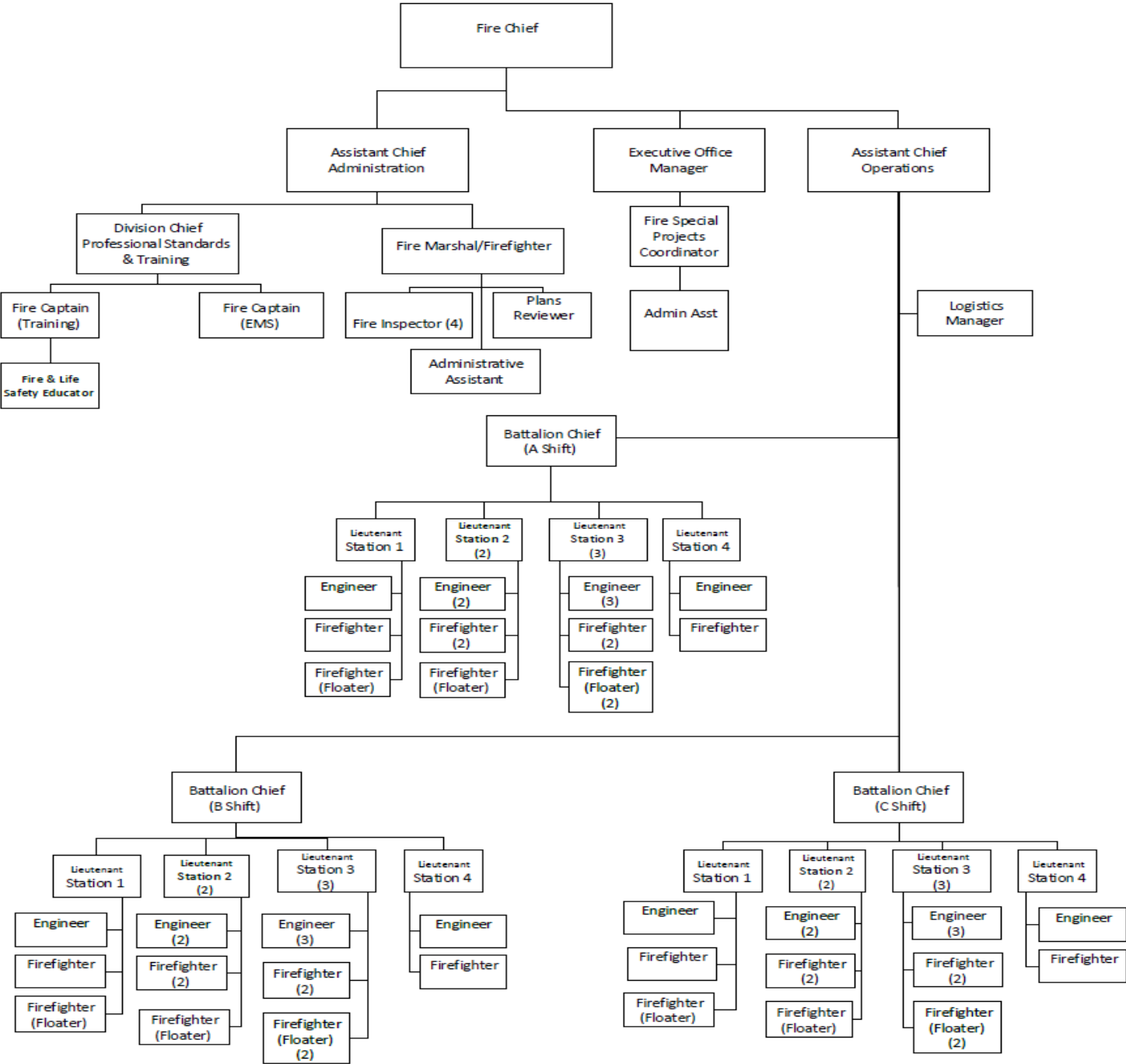


The department's outstanding performance has earned prestigious accreditation from the Commission on Fire Accreditation International, a distinction held by fewer than 1% of fire service organizations. Furthermore, the department's public protection services were recognized as "Class 1" by the Insurance Services Office in 2020, underscoring its commitment to service excellence.





FIRE DEPARTMENT
FISCAL YEAR 2025



93 FT Employees
(77 Unionized, 16 Non-Unionized)



Agency Stakeholder Work Session Participants

Mission

The mission provides an internal aspect of the existence of an organization and, to a degree, an empowering consideration for all CFD members. The purpose of the mission is to answer the questions:

Who are we? Why do we exist? What do we do? Why do we do it? For whom?

A workgroup met to revisit and revise the existing mission, and after ensuring it answered the questions, the following mission statement was created and accepted by the entire group:

The Clermont Fire Department stands ready to protect lives and property with courage, compassion, and professionalism.

Values

Values embraced by all members of an organization are extremely important, as they reflect the features that shape the organization's personality and culture. A workgroup met to revisit and revise the existing values agreed upon by the entire group.

The mission and values are the foundation of this agency. Thus, every effort will be made to keep these current and meaningful to guide the individuals who make up the Clermont Fire Department to accomplish their goals, objectives, and day-to-day tasks.

Respect
Integrity
Service
Excellence



Agency Stakeholder Work Session

Vision

An organizational vision exists to keep all members focused on the successful future of the Clermont Fire Department and to guide quality change and improvement in alignment with the community. In support of the community-driven strategic planning process, CPSE facilitated the revision of the CFD's vision for the future. The agency will support the reality of this vision through successful plan implementation and goal achievement.

The Clermont Fire Department will be a nationally recognized, innovative, and trusted leader in public safety, delivering exceptional service through empowered personnel, modern resources, and data-driven deployment. We will cultivate strong, skilled, and resilient members who serve our community with Respect, Integrity, Service, and Excellence. As our community grows, we will RISE to every challenge with disciplined performance, relentless improvement, and a commitment to earn enduring trust. Together with our partners and our residents, we will create a safer, healthier, and more resilient Clermont for the future.

Goals

Community feedback and the SOAR process led to the determination of strategic initiatives representing the high-level issues the agency stakeholders developed into goals. The CFD must now make these goals a focus of efforts that will direct the agency to its desired future. Goals with complete objectives, tasks, timelines, and assignments are included in the separate Management and Implementation Guide.



Improve training capabilities, programs, and facilities to ensure members are fully prepared to meet operational demands and deliver safe, effective service.



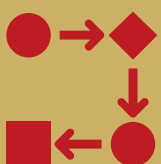
Enhance community outreach by developing programs and services that reduce risk, improve relationships, and increase visibility within the community.



Strengthen our department's capacity to meet the community's growing needs through retention, expansion, improved resources, and high-level services.



Enhance health and wellness programs to prioritize physical readiness, mental resilience, and occupational safety for every member.

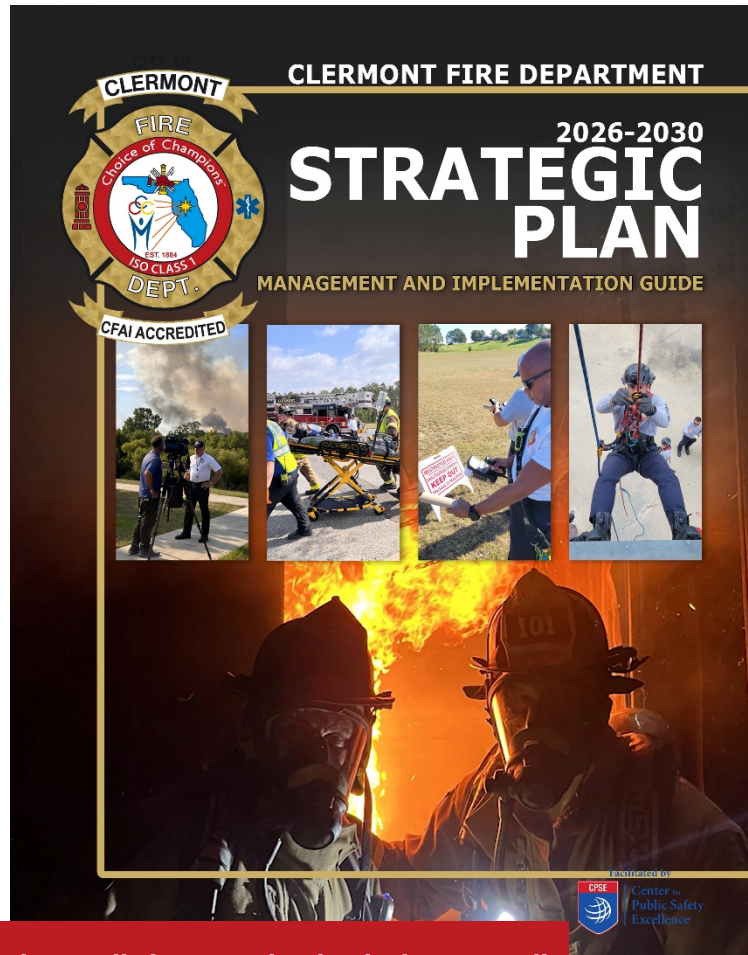


Enhance support services to keep pace with our rapidly growing community and departmental operational needs.

Conclusion

Working with community and department members from all levels, this strategic plan was developed...but the work is truly just beginning. Agency stakeholders must now implement and execute the plan to ensure the community's expectations and the Clermont Fire Department's vision remain congruent. The accompanying Management and Implementation Guide will assist the CFD in the mechanics of implementation. The guide is not intended to be all-inclusive; rather, it provides flexibility to ensure future success.

It must be remembered that during this journey of regeneration through change and improvement, recalculation may need to occur to find the success desired. This strategic plan is a roadmap to help the Clermont Fire Department navigate that process. The ability to pivot to meet the current environment as institutionalization and implementation occur provides a greater likelihood that the desired outcomes and efficacies will be realized as envisioned.



"...we will chase perfection, and we will chase it relentlessly, knowing all the while we can never attain it. But along the way, we shall catch excellence."

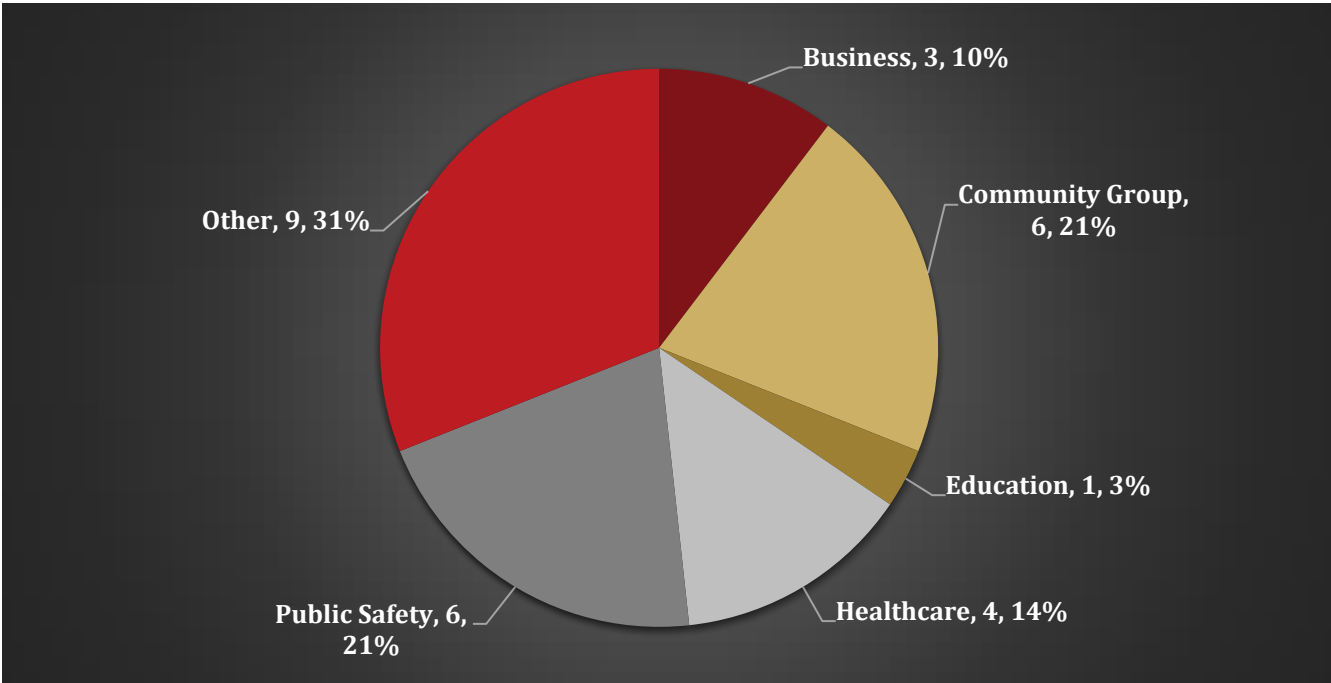
Vince Lombardi

Appendices

A. Community Stakeholder Findings

The Clermont Fire Department demonstrates a commitment to its community via a focus on community input and satisfaction. A community stakeholder session was held to gather feedback from the respondents on the agency and its various services delivered. The information gathered from the community stakeholder feedback provided understanding to the agency stakeholders of any misalignment with its organizational foundation and performance or values-based expectations or concerns, from which new improvement strategies and processes may be created.

Community stakeholders were identified by the agency to ensure broad representation. The breakdown of groups represented is presented here:



Eight were also identified as residents.

Respondents were asked to list, in priority order, up to three subjects relative to expectations, concerns, and strengths or positives for the CFD. Expectations and concerns were then analyzed for themes and weighted. The numbers in the parentheses are the cumulative weighted value that correlate with the themes identified. While the themes are listed in prioritized, weighted order, all responses were important in the planning process. Strengths or positives are listed verbatim and may be repeated based on different respondents.

The specific data and findings from the community stakeholder respondents are provided to follow.

Community Expectations of the Clermont Fire Department (in priority order)

1. Response times. Provide emergency fire response within 10 minutes or less. Provide emergency medical response in fast time, 10 minutes or less. Rapid response times (within 10 minutes of 911 call). Quick response (less than 5 minutes. Fast response times. Quick response, safely and rapidly respond (turnout times included). Rapid responses to emergencies reflective of national standards. Under 3–5-minute response time (mobile or other) if a life-or-death situation. Rapid response for both fire and medical calls. Timely responses. Timely response. Timely. Rapid response times. Response times. Respond in an appropriate amount of time. Prompt service and response times, critical for lifesaving measures or to mitigate loss of property. Speed of response to facilities (on-site within 5 minutes of call). Units respond quickly and safely within the time to mitigate the emergency. Appropriate response time. (83)
2. Fire suppression, taking care of and putting out fires. Technical rescue, car accidents. EMS, on site triage/answering calls. To respond quickly and professionally to community calls. Document everything as accurately as possible. Professional service (highly trained personnel, modern equipment). Bring order to chaotic situations. High-quality EMS care. Keeping the community safe. Emergency management expertise. Fire suppression. EMS. Emergency services, Fire and EMS. Knowledgeable and efficient delivery of service. Dedication to the work/competency in delivering services associated with EMS and Fire. Efficiency of delivery of services. Being prepared for unforeseen incidents, such as crowded areas. (61)
3. Training. Continued education. Personnel with medical education. Well-trained firefighters and paramedics to perform their tasks to manage the emergency. Skillful firefighters who are top tier (expertise, annual training). Competent, properly trained fire and EMS. Highly trained first responders, including EMTs and paramedics on all engine companies. Trained, reliable staff. Top-tier training, personnel, and equipment. Knowledge and professionalism. Up-to-date and consistent training. Constant and frequent training. Personnel overly trained in fire/lifesaving tactics, trench collapse, boat, and vehicle fires. Trained and proficient in the skills needed to address all emergencies. Fund and initiate relevant and timely training and innovations consistent with standard practices. (47)
4. Good working equipment. Having the necessary equipment and training to do the job. Efficient and reliable equipment. Up-to-date equipment and resources. (12)
5. High quality of EMS care. Expanded ALS service. Medical response. (9)
6. Regular evaluation of response times, station locations, etc. Sufficient number of fire stations per population. (8)
7. Enough personnel to do the job on time. Adequate staffing and resources to meet the demands of Clermont's growing population. Adequate number of trained staff to respond. (7)
8. Engagement with our community. Visibility, the chief is always present at important events, fire safety is always engaging with the community, and concert staff. Accountability to the community. Work collectively

with agencies to promote enhanced public safety. Engagement and responsiveness to community needs. Community engagement, education, business friendly. (7)

9. Safe workplace, safety policies, best practices. Safe. Make the scene safe for the community and bystanders. (7)
10. Provide education and training to community partners on fire prevention. Community engagement and education focusing on prevention. Train the public on how they can make a firefighter's job easier and more efficient. Public education. (6)
11. Be as empathetic and kind as possible while giving care. Responsive. Efficient. Professionalism. Kind. (4)
12. Embrace technology advancement for fire service improvement. (3)
13. Fire safety with wildlands. (3)
14. Work together with utilities. (1)

Areas of Community Concern about the Clermont Fire Department (verbatim, in priority order)

1. Growth consistent with the growth of the community. Fire stations not built near growth areas. City growing faster than the department. Ability of the fire department to keep up with the growth of Clermont and still be able to respond to calls in a reasonable time. Expanding Clermont annexed land, funding, services, and staffing. Ability to keep up with growth in the community, number of houses, residents, apartments, etc. and answer of calls and needs due to growth. As Clermont is growing, so is the need for public safety, we need to update our fire stations. Growth and traffic concerns affecting response times. Increased response times as a result of increased population. Growing population without additional first responders, City Council has been talking about reduced taxes, how does this impact the department and recruitment of personnel? Ability to reach destination in a timely (under 10 minutes) manner. Sustainability of growth and service delivery. Growth of city. Response time Keeping up with the rapid growth. Continued population growth. Response time. Number of stations to respond quickly. Growth outpaces resources. (75)
2. Is there enough staffing to handle our growing community? Are firefighters getting paid enough for retention reasons? Ability to compete with other local municipalities and organizations to hire the needed number of staff (with competitive pay). Ability to keep up with salary needs for recruitment and retention. Large turnover of seasoned personnel in 5-10 years. They are short-staffed. Enough staff to support growth. Retention of staff. Lack of local training facilities and modern stations to attract and retain the highest qualified personnel. Staffing. (26)
3. Equipment upgrade. Adapting apparatus to meeting evolving challenges. Old vehicles and equipment, the city has limited mechanics and lots of vehicles to repair. (13)
4. Roadways to the emergencies. Water availability and speed to the emergency. Size of roads in more rural locations. Keeping up with the increase in multistory buildings. (11)
5. Engagement with our rapidly growing senior citizen population to ensure their safety (seminars, home inspections). (11)
6. EMS coverage and personnel qualifications, residents rely heavily on EMS services, will firefighters on all responding engines continue to hold EMT or paramedic certification, will EMS response times be negatively impacted? Increased response times being received for EMS transport. Stroke care. EMS transport. (11)
7. The internal struggles between the administration, the city, and the union. Balancing community/political support with cost efficiency. (10)

8. Are firefighters receiving post-traumatic care? I worry that employees may not be taking care of themselves (work/life balance). (6)
9. Future planning for radio interoperability (tower needs). Coordinating information with multiple agencies. (6)
10. Emergency management. (5)
11. Response times, current political battle with Lake County. (5)
12. Continued positive relationships with city council/leadership. Elected officials do not seem to understand the cost of funding the department vs. the cost to fund it properly. (4)
13. Ability for access and deployment of fire rescue on the water and access to all parts of the chain. (3)
14. Continued education. Maintaining a high competency level within the rank and file of the department as they need to grow to keep up with the city's growth. (2)
15. People do not understand the need to know where they are. (1)

Positive Community Comments about the Clermont Fire Department (verbatim, in no order)

- Great community partner.
- Very visible in the community at events and initiatives.
- Very good social media presence.
- Our personnel.
- Commitment to excellence in service provision.
- Professionalism and dedication of our management staff.
- Positive and friendly personnel.
- Regular training around the city.
- Community outreach is available and utilized.
- Excellent leadership from all levels.
- A much-improved public perception and willingness to work with the community and businesses.
- A very visible and skilled department, capable of most any, if not all, emergency situations.
- Need more reign and control of EMS to improve.
- Fire crews work with utility crews very well. They are there to provide support with anything needed until the emergency is made safe.
- Working with other fire departments.
- Controlling wildfires.
- Community involvement with specialized events.
- Engaged and community-trusted.
- Dedicated and take pride in work.
- Consistent.
- Excellent community relations skills.
- Modern and well-kept equipment.
- Maintaining the current ISO rating.

- Timely communication.
- Mutual aid reciprocation without hesitation.
- ISO rating.
- Dedicated staff to meet community needs.
- Core government services.
- Technical rescue.
- Hazmat.
- Emergency medical services.
- Dedication to service.
- Highly trained with a focus on professional development.
- Involved in the community.
- Great community partners.
- They are the experts in the incident command system. It is interesting to me to see how they handle complete incidents.
- They are very eager to start new initiatives.
- Their staff communicates well with the public.
- They are present in the community and supportive.
- Always available to help out.
- Very knowledgeable and professional.
- Leadership and education.
- Culture of pride in Clermont and spirit of service (resident and constituent facing).
- They are engaged with the community.
- Tremendous professionalism.
- Personnel attitude is great.
- Equipment is clean and always looks great.
- Administration is always working hard and seems to like the fire department.
- Excellent training of personnel.
- Work well with county partners.
- Forward thinking and planning.
- Not my event, but a neighbor called for assistance, and I was impressed to find Minneola, Clermont, and Groveland respond. I live in Minneola.
- I called the non-emergency line for a small brush fire. They were on scene within 90 seconds. Fire was out within minutes. They had to hike through dense brush to reach the scene, too.
- Progressive nature of the department.
- Appropriate staffing.
- Excellent training department.
- Strong leadership.
- Adaptive to the changing community.
- High level of respect within the community.

- Community engagement. I see a lot of participation at Claremont events. The firehouse tours are cool, too.
- Always very quick to respond to emergency calls.
- Awesome customer service.
- They show up at the community events and participate.
- They care about the budget and needs.
- Community engagement and involvement.
- Extremely knowledgeable and highly personable personnel.
- Staff are friendly and easy to work with.
- Our residents sincerely appreciate having a station outside our back gate. The speed at which medical emergencies are addressed is exemplary.
- Public outreach and education are always forthcoming.
- Our residents appreciate the vaccine outreach during COVID, and also the changing of smoke detector batteries, keeping seniors off ladders!

Other Community Comments about the Clermont Fire Department (verbatim, in no particular order)

- Regarding the community input, public education is extremely important, but it should not be compared to emergency service provision. I'm not sure how to accurately rate it, but it is a vital and integral part of what we do.
- All fire personnel I have met have been knowledgeable and friendly.
- I like the Clermont Fire Department's commitment to the community.
- Thank you for the opportunity and thank you to the fire department for all they do every day.
- Community involvement.
- Good at what they do.
- Nice people.
- Growth and time create challenges for the department and equipment.
- I like the current social media engagement.
- Amazing community partner.



Community Stakeholder Work Session

Things the Community Feels the Clermont Fire Department Should Change

(verbatim, in no particular order)

- To be determined.
- Decrease the lag time between when a need is identified and the time the city funds the resources to address the need.
- Driving around in big trucks for groceries.
- Improvement of response times for all areas.
- Not having EMS transport.
- Level of open-mindedness to consider alternative strategies or approaches to complex challenges.
- Emergency medical transport.
- Get their own transport.
- Increase collaboration and partnerships.
- Nothing, they are amazing!
- Increase pay.
- Emergency medical services ambulance response times.
- The ability to transport medical patients in emergencies.
- More buildings.
- Access to community.
- Increase efforts for firefighter safety and wellness.
- Culture (There are good and bad cultures. Firefighters hate two things: change and the way they are).
- Making the permitting process easier.

Things the Community Feels the Clermont Fire Department Should NOT Change

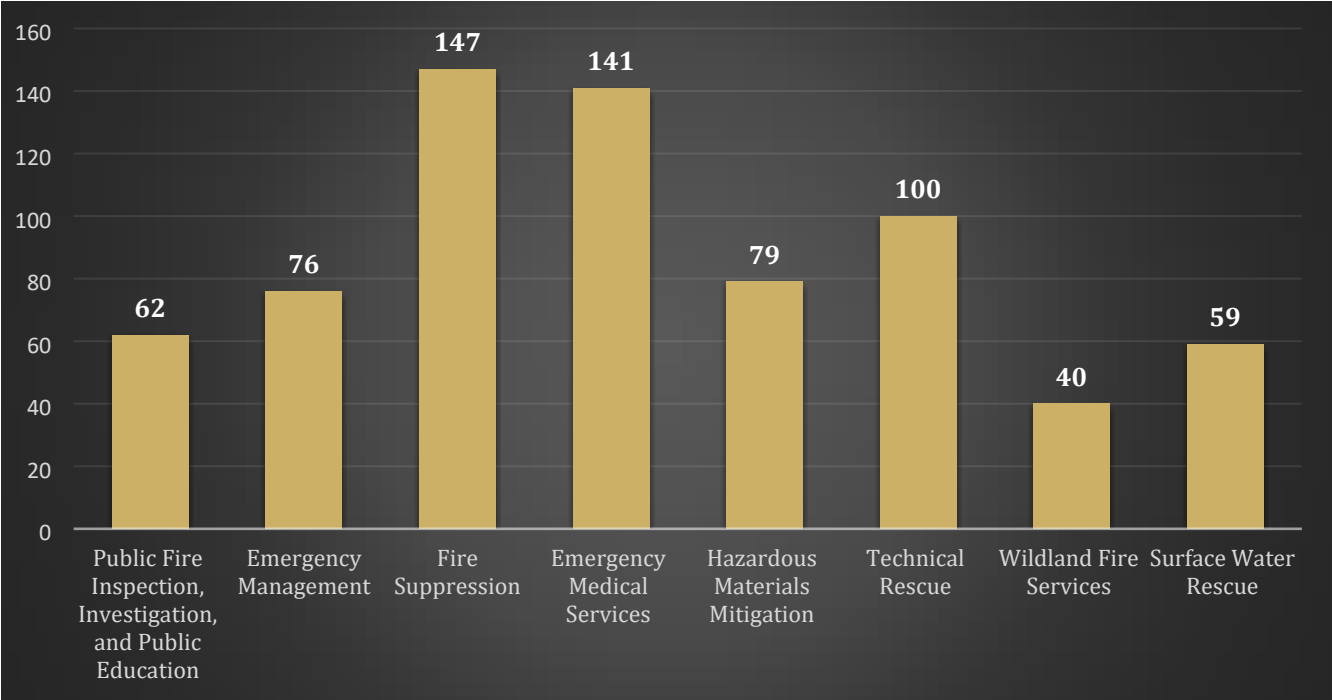
(verbatim, in no particular order)

- Their visibility in the community.
- The commitment and professionalism of staff.
- Personnel are friendly and approachable.
- Their community presence and engagement.
- Building of fire stations.
- Commitment to serving community needs.
- ISO rating.
- Community involvement.
- Services offered.
- How awesome they are.
- Training regimen.
- Culture.
- ISO and accreditation.
- The education of personnel.
- Accreditation.
- Accreditation, focus on firefighter safety and health.
- Culture.

- Strength in administrative leadership.
- Community event participation.
- They are great and responsive to the needs of the community.

Community-Prioritized Programs

Understanding how the community prioritizes the agency’s programs and services allows the Clermont Fire Department to ensure its focus on resource allocation aligns. With that, prioritization feedback was garnered with an instrument that compared the prioritization of the programs and services offered by the CFD. The results were as follows:



B. Agency Stakeholder Work

A group of agency stakeholders representing the various segments of the CFD attended a three-day work session to review the community feedback, develop or revise the agency's mission and values, and establish a quality focus on the way forward in developing this community-driven strategic plan. Additionally, the process included an environmental scan in the form of a strengths, opportunities, aspirations, and results (SOAR) analysis to better understand the current situational aspects impacting the agency.



Agency Stakeholder Work Session

SOAR

The agency's internal stakeholders utilized a strategic environmental analytic method known as SOAR, where members consider the organization's current **strengths**, **opportunities**, future **aspirations**, and strategic results to formulate a path for continuous improvement. The SOAR process was conducted for reflection, focus, and alignment with the organization's set of values, its vision, and its mission. This appreciative inquiry process provided environmental scanning for strategic direction, associated plans through the application of innovative ideas, and a positive strategic framework that brings clarity to the agency's vision for leadership in day-to-day functions.

Strengths	
Mental health recognition and support.	Culture structured to support career development.
Highly passionate, motivated members.	Family-oriented culture and vibe.
Highly equipped compared to other municipalities.	Aggressively update standards and guidelines.
Technical rescue (USAR). All hazards Type 1 State TRT USAR cadre development.	Health and wellness (fitness) education standards and support.
Well-rounded political relationships with administration, union, and council.	ISO 1 and CFAI accreditation standards for the community.
Community support.	Excellent customer service and community outreach.
Robust training budget supporting education incentives.	Multi-faceted all-hazards response, including EMS, fire, special hazards, and public education.
Water supply and distro.	Well-staffed prevention.
Training center.	Employee retention rates.
Number of paramedics.	Support from the administration and council.
Highly educated, skilled, and experienced trained members.	Return of Spontaneous Circulation (ROSC) rates and intubation rates.
Low property loss percentage.	Logistical procurement.
Training leave and assistance.	Second set of gear and decontamination procedures.
High level of care and performance.	Public education and community outreach.
Smoke detector program.	Peer support.
Annual PAT and buy-in.	Conspire for each other's success.
Define roles and positional autonomy.	Leadership and accessible leaders.
Award program.	Incentive programs.

Opportunities	
Increase connections to build community.	Add stations, units, and personnel.
Add services, such as emergency medical transport.	Advanced planning (master plan).
Improve technology.	Improve the training facility.
Increase the benefits package.	Add mobile integrated healthcare.
Address and update the deployment model.	Streamline processes.
Start renovations.	Daily work schedule.
Community outreach fire service open house, showcasing capabilities (community risk reduction).	Increase the number of Emergency Vehicle Technicians and strengthen the preventive maintenance program.
Solidify culture and hold the standard.	Leverage data to manage responsible growth needs.
Address work week schedule and model (72 hours).	Recruit and retain through education, benefits, salary, and healthcare.
Solicit feedback from future potential candidates (QR survey).	Set and exceed regional standards for fire departments' service delivery programs.
Expand peer support and community involvement.	Increase wellness and safety.
Interagency training/local departments.	Paramedic requirements.
Offer multilingual education.	Offer opportunities for retiree engagement.
Improve retirement benefits.	Employee healthcare clinic.
Increase targeted social media engagement.	Increase public relations via positive outcomes.

Aspirations	
Four-person trucks.	Work schedule, 24 hours on and 72 hours off.
Multi-unit stations.	Truck replacement plan, 10 years and 5 years.
Additional staff and trucks to meet five-minute response times.	Fire department specific departments for emergency vehicle technicians, human resources, information technology, public relations, etc.
Community educator and liaison (community members).	
State-of-the-art stations and consistency.	Add stations.
Overtime for peak hours of the medical apparatus unit to supplement personnel, training coverage, etc.	Improve pay and benefits, such as free healthcare and increased paid time off.
After retirement, there are cost-of-living adjustments and healthcare coverage.	Wellness liaison and dedicated staff, internal physical therapy.
More in-depth physicals.	Our own dispatch center.
Hire dual-certified investigators and inspectors in prevention.	Rehab truck (staffed) hazmat unit that allows rehab for fire scenes.
Tiller.	Community paramedicine.
Measure more outcomes.	Regional training site built out.
Super K days.	Financial wellness classes.
In-house health services.	Auto drone response.
Require candidates to sign a contract for paramedic and career development requirements.	Sponsor candidates for fire, emergency medical technicians, and paramedics.
Top-of-the-line hardware and software.	Clermont Fire Department medic units in all stations.
Seasonal dedicated marine unit and staff.	An all-hazards training facility.
Apparatus consistency.	Air light apparatus.
State-certified training facility to host the Clermont Fire Department's fire standards program.	

Results

Group 1

- Reduced injuries with improved outcomes for services rendered.
- Improved retention rates.
- City community department unity in ISO and accreditation, supporting growth goals through financial buy-in and commitment.
- Healthier work-life balance to support longevity and positivity.
- Department that effectively exceeds operations and the needs of the community.
- ISO and accreditation maintain a low cost with decreased potential for loss.
- Highly educated public, supporting department advancement in services.
- Department capable of handling all 911 calls, independent of LCFR resources.
- Appropriate allocation of resources based on objective data.
- Alignment with industry trends to support work-life balance (recruitment and retention).
- Reduce financial impact through retention (training, gear, insurance, etc.).
- Happier employees provide greater community service and support.
- Create a destination department by exceeding regional standards.
- Increased risk reduction for the fire department and community with informed citizens.
- Improved communications and understanding of the wants of potential candidates, including what is important to them and what they consider when applying.
- Provide the highest level of services, ensuring longevity.
- Allows cost-effective means to support development.
- Ensure department standards are consistently met.
- Become a destination department.
- Increased patient outcomes, professionalism, and accountability.
- Scalable services based on seasonal demand to reduce risk.
- Fill logistical and health safety gaps (rehabilitation, air, light, etc.).

Results

Group 2

- Increase community support and understanding.
- Better response times and improved service.
- Decrease ambulance response and maintain patient care, reducing unit utilization times.
- Decrease lag times and keep up with current needs.
- MDT, Opticom, and software.
- Increased skills, decreased injuries, increased unit availability through joint training, resources, and regional training.
- Retention, morale, wellness, recruiting, and longevity.
- Decrease the number of frequent flyers and strain on the 911 system.
- Decreased staffing hours and increased customer experience.
- Increased accountability for apparatus.
- Prevent regression with zero complacency.
- Quality assurance and increased reach of the fire department message.
- Increased efficiency on the scene and increased safety.
- Equipment and access.
- Decrease frequent flyers, decrease unit utilization times.
- Data-driven decision-making.
- Increase skill, training availability, and resources.
- Improve mental health, morale, and rest and relaxation.
- Post-retirement wellness and freedom.
- Access to health care and reduced injuries.
- Increased safety on scene arrival.
- Reduce out-of-service and response times.
- Satisfied customers.
- Decreased community risk and calls for service.
- Improved mental wellness and longevity.
- Improved morale, career development, and communication.
- Increase efficiency, efficacy, safety, and trust.
- Increase retention.
- Decreased step ladder use and increased the number of rides we are allowed on.

Results

Group 3

- Provide better service.
- Improve health and wellness.
- Decrease response times.
- Reduce downtime.
- Increase performance and unit availability.
- Improve department efficiency.
- Improve work and life balance.
- Improve morale.
- Improve post-retirement quality of life.
- Improve oversight of communications and response packages.
- Higher level of service.
- Provide a higher level of service.
- Better patient care and outcomes.
- Improved communication with the community.
- Improved health and wellness after retirement, and passed down experiences.
- Financial stability.
- Reduced medical expenses.
- Community support and recruitment.
- Happier, healthier Clermont.
- Lower taxes and loss prevention.
- Increased level of service.
- Well-prepared firefighters and reduction in employee costs.
- Higher level of EMS service.
- Budget approval.
- Positive relationships and political support.
- Having equipment when needed.
- Highly educated personnel.
- Firefighter safety and longevity.

Programs and Services

It is imperative that agency stakeholders distinguish between the core deliverables (programs and services) provided by the Clermont Fire Department and those supporting services that help the agency provide the core programs and services. With this understanding, the agency stakeholders can further define where the issues and gaps exist within the organization and provide more basis for the environmental scan that is conducted. To bring this understanding to fruition, CPSE provided guidance and gained consensus understanding with the entire group so that the difference between the deliverables and the supporting functions were understood.

Challenges and Service Gaps

After sifting through data and feedback provided by the community stakeholders, and the internal environmental scan conducted, the agency stakeholders, by consensus and group effort, determined that the following challenges and service gaps exist within the Clermont Fire Department. Each challenge or gap listed is accompanied by the causal effects determined by the two groups. They are then linked to the strategic initiative identified by the agency stakeholders.

Group 1	Group 2	Initiative Link
Training - Regional public safety facility - Program development (certificate programs and state courses) - Emergency medical services-quality assurance and paramedic development - Continued education (fire, EMS, special operations) - Succession plan- career development, firefighter to fire chief, officer, and instructor development	Training - Conceptual site plan and facility - Special operations training (40) - Fire training (192/18) - Emergency medical services training (24) - New recruit training - Training delivery model (time)	Training
Community Outreach - Social media - Prevention - Heart safe community (cardiopulmonary resuscitation, improve community ROSC) - Cadet program - Union/Benevolent partnerships - Active engagement programs (smoke detector, homeowner association meetings, cardiopulmonary resuscitation)	Community Risk Reduction - Fall prevention (education) - Fire prevention - Education partnerships (community) - Smoke detector program. - Cardiopulmonary resuscitation/automatic external defibrillator (Pulse Point) - Outreach services	Community Outreach
Growth and Expansion - Lower response times - Improve and add services (transport, trucks, stations, personnel) - Technology (hardware, software, equipment) - Planning (finances, budgeting, forecast) - Recruitment and retention	Growth - Transport - Physical resources - Response times - Comprehensive deployment analysis - Critical infrastructure	Growth

Group 1	Group 2	Initiative Link
Health and Wellness - Schedule (42-hour workweek, 10-hour days for administration) - Cancer prevention - Station renovation - Employee benefits (retirement, peer, financial wellness)	Health, Safety, and Wellness - Physical fitness - Mental health - Support - Equipment and training - Critical illness detention, prevention, and mitigation	Health, Safety, and Wellness
N/A	Improved Support Services - Administrative staff - Community outreach - Logistics - Information technology - Human resources - Fleet and facility services	Support Services

Strategic Initiatives

Based on all previously captured information and determining critical issues and service gaps, the following strategic initiatives were identified as the foundation for developing goals and objectives.

Training

Community Outreach

Growth

Health, Safety, and Wellness

Support Services

Final goals with complete objectives, tasks, timelines, and assignments are included in the separate Management and Implementation Guide.



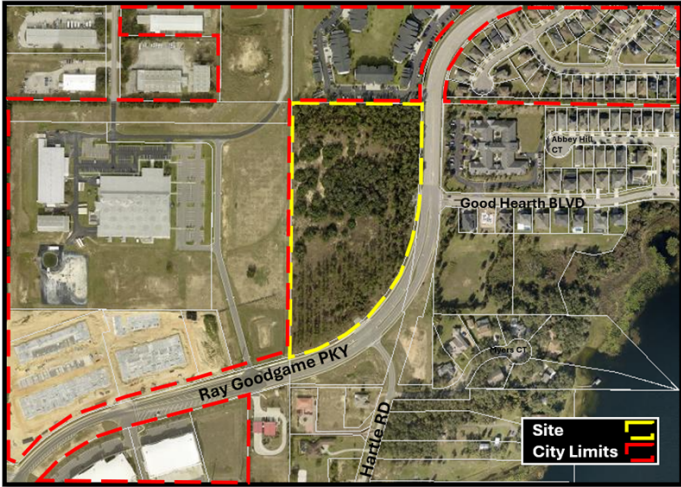
2026-2030 STRATEGIC PLAN



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, February 10, 2026		
Agenda Item Name		
Ordinance No. 2026-003 <i>Intro</i> <i>Perimeter Park West III Annex</i>		
Requested Action		
Recommend introduction of Ordinance 2026-003.		
Staff Report		
The applicant is requesting a voluntary annexation, a small-scale comprehensive plan amendment, and a rezoning on the subject parcel for the purpose of developing an industrial park. The property, approximately 12 acres, is located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.  The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the property on which the City can fully serve. The property is contiguous with the City limits along the north and west property line. The related request for a comprehensive plan amendment would change the future land use from Lake County's Urban Low designation to the City's Industrial. The applicant is also requesting a rezoning to a PUD. The property meets the requirements for consideration under Florida Statutes 171.044 for annexation and is adjacent to the City limits. Staff recommends Council introduce Ordinance No. 2026-003.		
Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2026-003 Perimeter Park West III Annex	Ord. 2026-003 Perimeter Park West III Annex	

	(01.22.20226)	(01.22.20226).pdf
2.	Annexation Maps	Annexation Maps.pdf
3.	Annexation Notification Letter - Perimeter Park West III	Annexation Notification Letter - Perimeter Park West III.pdf
4.	TSG-4 Annexation Complete	TSG-4 Annexation Complete.pdf
5.	Ord. 2026-003 Perimeter Park West III ANX Legal ad	Ord. 2026-003 Perimeter Park West III ANX Legal ad .docx



CITY OF CLERMONT
ORDINANCE NO. 2026-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida, that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

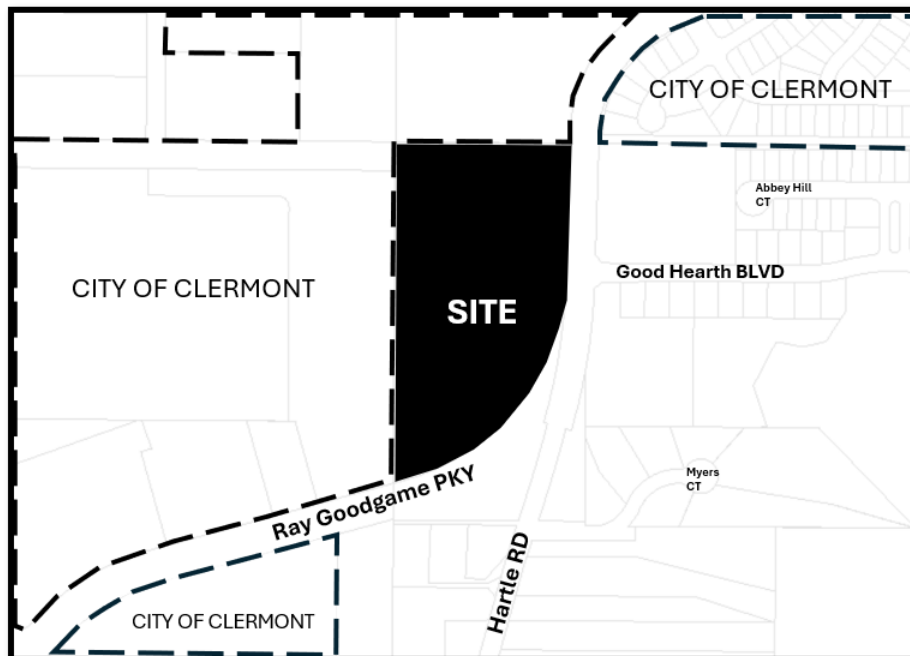
LAKE HIGHLANDS 26-22-26 TRACTS 38 & 43-LESS FROM CENTER OF SEC RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 665.32 FT FOR POB, RUN S 0-22-13 W ALONG W LINE OF E 1/2 OF NE 1/4 OF SW 1/4 A DIST. OF 781.85 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A CHORD BEARING OF S 13-13-33 W, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR A DIST. OF 218.95 FT TO A NON-TANGENT LINE, THENCE RUN N 73-38-17 W 100 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY HAVING A RADIUS OF 1900 FT & A CHORD BEARING N 09-05-12 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 14-33-03 FOR A DIST. OF 482.53 FT TO THE POINT OF TANGENCY, THENCE N 01-48-40 E 492.21 FT TO A POINT ON N LINE OF SW 1/4, S 89-33-31 E ALONG N LINE 59.52 FT TO POB & LESS FROM CENTER OF SEC 26 RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 724.84 FT TO W'LY BOUNDARY OF SAID PLAT, THENCE S 01-48-40 W 475.87 FT FOR POB, CONT. S 01-48-40 W 16.34 FT

CITY OF CLERMONT
ORDINANCE NO. 2026-003

TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE W'LY & HAVING A RADIUS OF 1900 FT, THENCE S'LY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14-33-03 FOR 482.53 FT, THENCE S 73-38-17 E 38.64 FT TO POINT A & W'LY EDGE OF PAVEMENT FOR HARTLE RD., THENCE RUN ALONG THE W'LY EDGE OF HARTLE RD. S 11-58-12 W 11.38 FT, S 14-56-12 W 17.62 FT, S 15-49-20 W 52.94 FT, S 16-43-20 W 79.99 FT, S 17-05-28 W 184.18 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 459.96 FT TO W LINE OF SAID TRACT 43, N 0-20-25 E ALONG SAID W LINE 128.89 FT, N 74-35-13 E 45.80 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NW'LY & HAVING A RADIUS OF 740 FT, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 72-46-33 FOR 939.93 FT, THENCE S 88-11-20 E ALONG A RADIAL LINE FOR 10 FT TO POB & GO BACK TO PT A, THENCE ALONG W'LY BOUNDARY OF SAID PLAT S 73-38-17 E 22.31 FT FOR POB, CONT. S 73-38-17 E 39.05 FT TO A POINT ON A CIRCULAR CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A RADIAL LINE WHICH BEARS S 73-38-17 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR 218.95 FT, THENCE S 0-22-13 W 529.01 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 183.56 FT TO E'LY EDGE OF PAVEMENT OF HARTLE RD., THENCE N 17-16-39 E 178.58 FT, N 16-26-45 E 80.85 FT, N 16-03-52 E 20.50 FT, N 86-56-24 E 1.36 FT, N 16-09-13 E 22.28 FT, N 14-42-51 E 26.66 FT, N 18-18-30 E 11.14 FT TO RD. R/WS--PB 3 PG. 52 ORB 1186 PG. 118 ORB 4528 PG. 1730 ORB 4540 PG. 2307

LOCATION

Vacant parcel west of Good Hearth Blvd. and
 Ray Goodgame Parkway intersection.
 (Alternate Key 1648157)
 11.871 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2026-003

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, and any other general or special taxes or assessments.

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. 2026-003

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

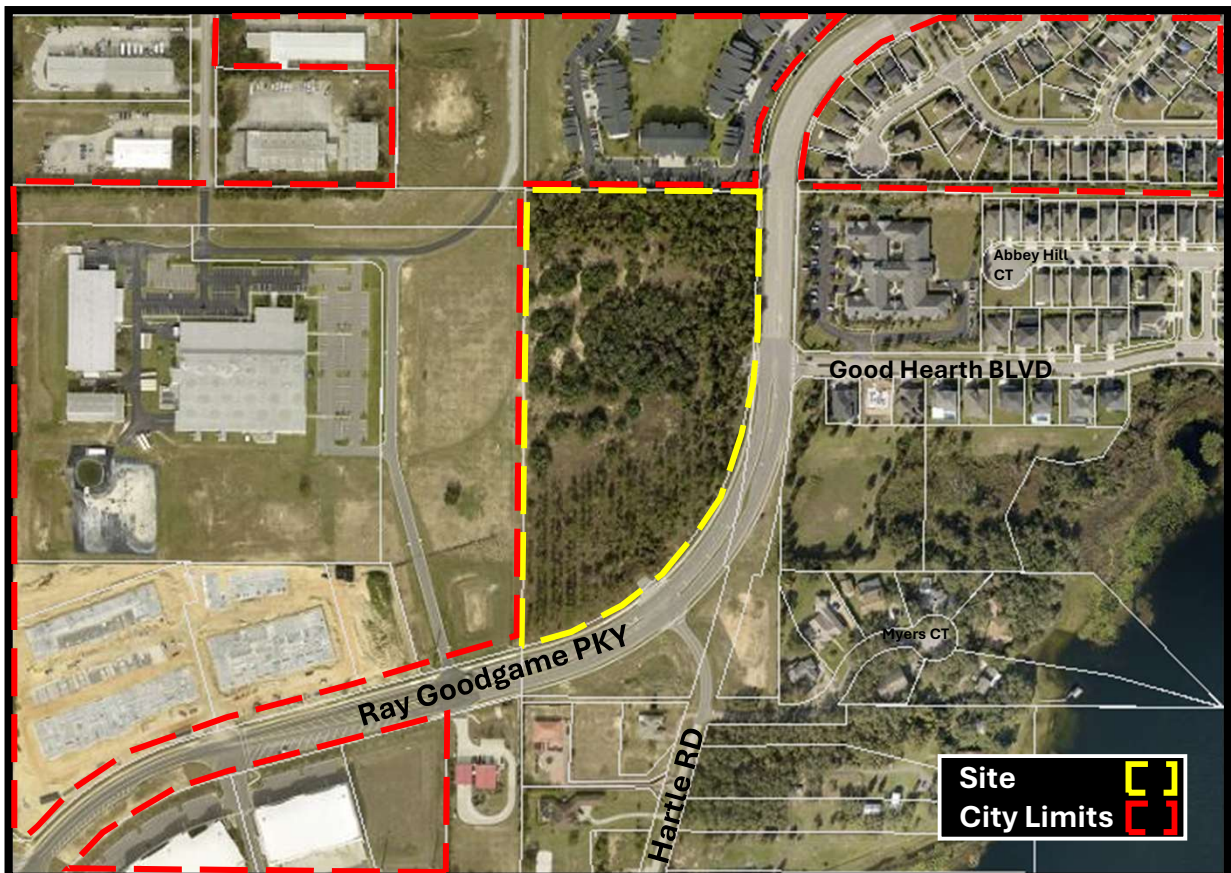
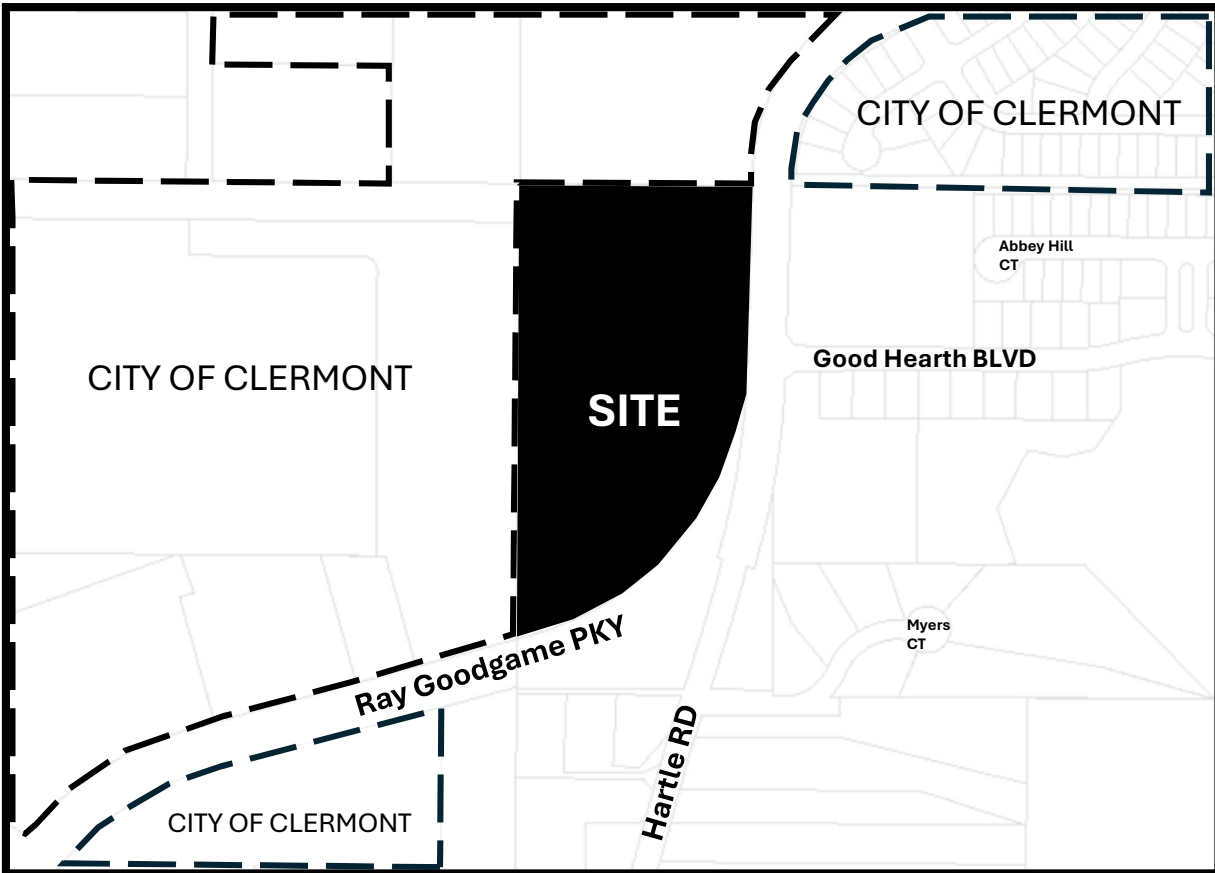
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Perimeter Park West III – Annexation, SSCPA, and REZ





CITY OF CLERMONT

Development Services

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-0219

352-394-4083

Fax: 352-394-3542

January 6, 2026

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 3042 7435 34)

Re: Notice of Annexation Ordinance No. 2026-003
Perimeter Park West III
Site Area: 11.871 +/- acres
Location: Vacant parcel west of the Good Hearth Blvd. and Ray Goodgame Parkway
intersection. (AK 1648157)

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 March 10th, 2026.

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 "Nicholas Gonzalez", is written over a light blue circular stamp.

Nicholas Gonzalez
Planning & 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, March 10th, 2026 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. 2026-003

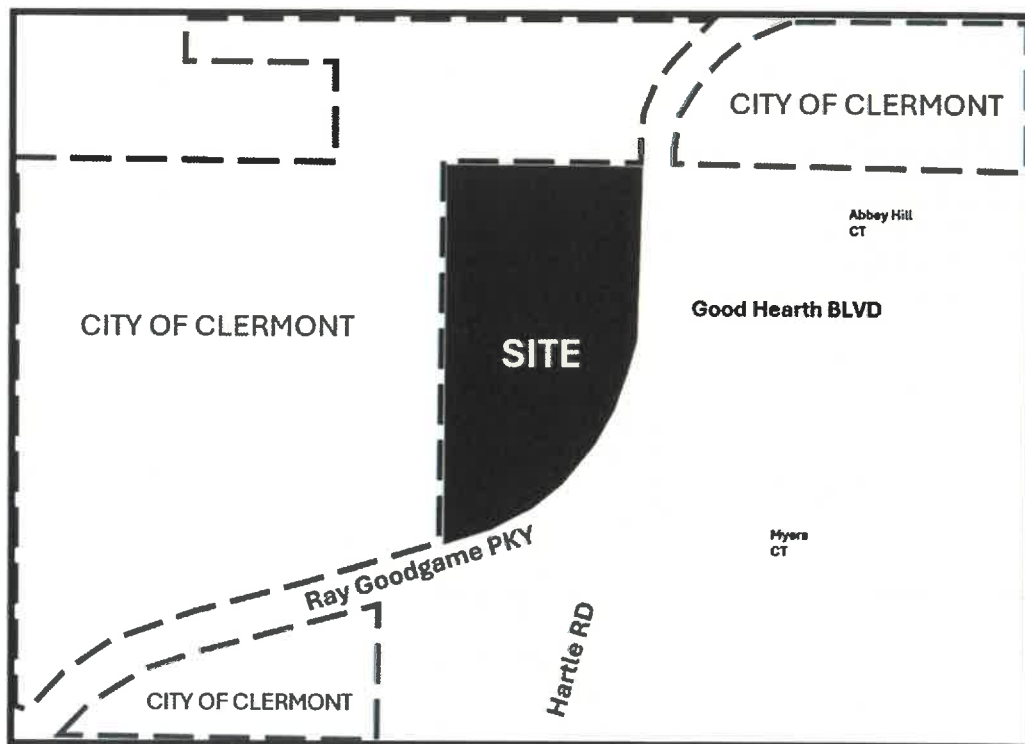
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND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

LOCATION:

Vacant parcel west of the Good Hearth Blvd. and
Ray Goodgame Parkway intersection.

(Alternate Key 1648157)

11.871 +/- Acres



LEGAL DESCRIPTION

Lake Highlands 26-22-26 tracts 38 & 43-less from center of sec run N 89-33-31 W along N line of SW 1/4 a dist. of 665.32 ft for pob, run S 0-22-13 W along W line of e 1/2 of NE 1/4 of SW 1/4 a dist. of 781.85 ft to a point on a non-tangent curve concave w'ly, having a radius of 2000 ft & a chord bearing of S 13-13-33 W, thence run s'ly along the arc of said curve thru a central angle of 06-16-21 for a dist. of

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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
Feb. 24 and March 3, 2026



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. _____ Application & Petition by the landowners for Annexation (pages 3 and 4).
2. _____ General application form (page 5).
3. _____ Authorization for agent/owner representation (page 6)
4. _____ **LEGAL DESCRIPTION:** Email legal description typed in Word (not all capitalized) to planning@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. _____ Map showing general area of site for which Annexation is being requested.
6. _____ Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: 11/26/2025

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Perimeter Park West III

APPLICANT: Dave Schmitt Engineering, Inc.

Address: 12301 Lake Underhill Road, Suite 241

City: Orlando State: FL Zip: 32828

Phone: 407-207-9088 Fax: _____

Applicant is: Owner: ☐ Agent: ☒ Purchaser: ☐ Lessee: ☐ Optionee: ☐

OWNER: Daniel Z. Wise Trustee ET AL

Address: 1301 Raintree Place

City: Winter Park State: FL Zip: 32789

Phone: _____ Fax: _____

AGENT NAME (Affidavit required): Dave Schmitt, P.E. / Tara Tedrow, Lowndes Law

Address: 12301 Lake Underhill Road, Suite 241 / 215 N. Eola Drive

City: Orlando State: FL Zip: 32828 / 32801

Phone: 407-207-9088 / 407-418-6361 Fax: _____

E-Mail: dsemailbox@dseorl.com / Tara.Tedrow@lowndes-law.com

Property address and/or general location: Hartle Road, Clermont, FL 34711

Area of property: 11.871 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: _____

The property is PROPOSED to be used for: Warehouse Buildings - 3 total - 165,168 sqf



The property is PROPOSED to be used for: _____

Existing Lake County Land Use* : Urban Low Density

Existing Lake County Zoning* : A - Agriculture

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: Zero

State the reason or basis for this request: Annexation into the city for provision
of utilities and to develop the second phase of the Perimeter Park
industrial project that was previously entitled in the City

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 26, Township 22 S, Range 26 E

Tracts 38 and 43, Section 26, Township 22 South, Range 26 E, of the
Lake Highlands Plat located in the Lake County Public Records
Plat Book 3, Page 24

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 4 day of December, 2025.

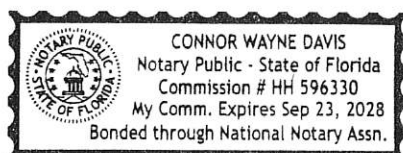
Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Landowner (Petitioner)

12/4/25
Date

Notary Public

09/23/28
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 12/4/2025

Before me, the undersigned authority personally appeared Matt Sullivan
(owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Lake County Parcel 09-22-26-1100-038-0000
3. That said authority (owner) has appointed (agent's name) Dave Schmitt, P.E.
Tara Tedrow, Lowndes Law to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X [Signature] X [Signature]
Owner (signature) Agent's (signature)

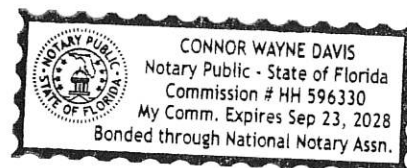
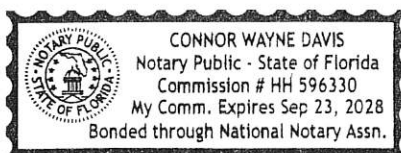
Sworn to and subscribed before
me this 4 day of December,
2025.

[Signature]
Notary Public, State of FL
My commission expires: 09/23/28

Sworn to and subscribed before
me this 4 day of December,
2025.

[Signature]
Notary Public, State of FL
My commission expires: 09/23/28

***Note:** Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.



LEGAL NOTICE

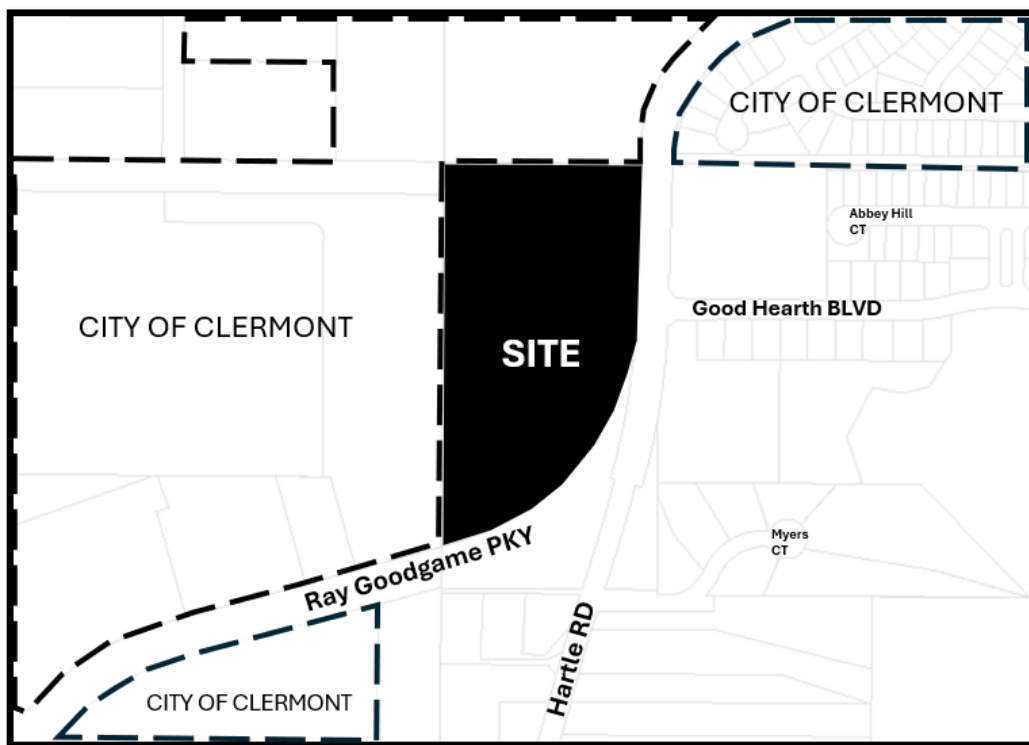
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LOCATION:

Vacant parcel west of the Good Hearth Blvd. and
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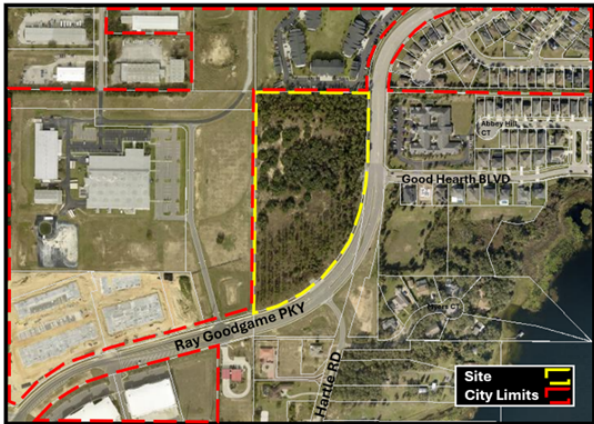
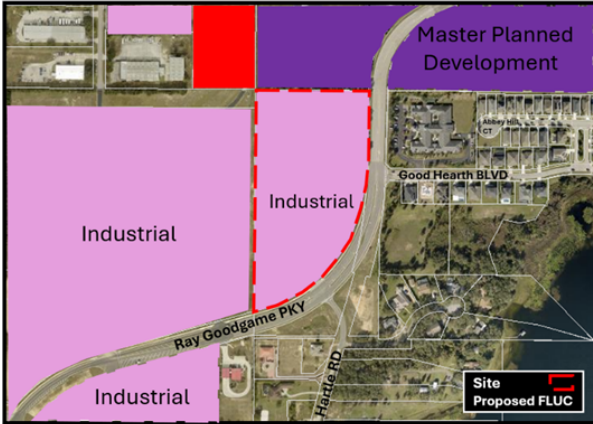
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Tracy Ackroyd Howe, MMC, City Clerk

Daily Commercial
Feb. 24 and March 3, 2026

AGENDA ITEM

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Ordinance No. 2026-004 <i>Intro</i> <i>Perimeter Park West III SSCPA</i>	
Requested Action	
Recommend Council introduce Ordinance 2026-004.	
Staff Report	
The applicant is requesting a voluntary annexation, a small-scale comprehensive plan amendment, and a rezoning on the subject parcel for the purpose of developing an industrial park. The property, approximately 12 acres, is located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.	
 	
The proposed map amendment will change the future land use from Lake County's Urban Low to the City's Industrial. The proposed end use of the property will be an industrial park. Several policies in the City's Comprehensive Plan support the proposed map amendment. These objectives and policies include:	
<u>Policy 1.1.3:</u> The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.	
<u>Objective 1.10:</u> Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.	
<u>Policy 1.12.3:</u> The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.	
In addition, the parcel adjacent to the west is industrial and is a compatible use.	
Staff has reviewed the request and finds the comprehensive plan amendment for the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, and it is not in conflict with the City's Comprehensive Plan. The subject property is adjacent to the existing Industrial Future Land Use. Staff recommends Council introduce the Small-Scale Comprehensive Plan Amendment, Ordinance NO. 2026-004.	

Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord. 2026-004 Perimeter Park West III SSCPA (01.22.2026)	Ord. 2026-004 Perimeter Park West III SSCPA (01.22.2026).pdf
2.	FLU Maps	FLU Maps.pdf
3.	Comp Plan Amendment Application	Comp Plan Amendment Application.pdf
4.	Ord. 2026-004 Perimeter Park West III SSCPA Legal Ad CC	Ord. 2026-004 Perimeter Park West III SSCPA Legal Ad CC.docx



CITY OF CLERMONT
ORDINANCE NO. 2026-004

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 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:

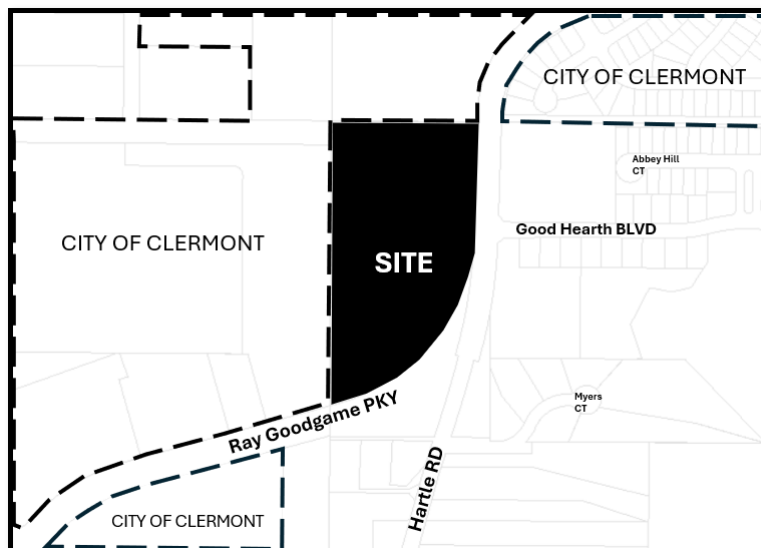
LEGAL DESCRIPTION

LAKE HIGHLANDS 26-22-26 TRACTS 38 & 43-LESS FROM CENTER OF SEC RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 665.32 FT FOR POB, RUN S 0-22-13 W ALONG W LINE OF E 1/2 OF NE 1/4 OF SW 1/4 A DIST. OF 781.85 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A CHORD BEARING OF S 13-13-33 W, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR A DIST. OF 218.95 FT TO A NON-TANGENT LINE, THENCE RUN N 73-38-17 W 100 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY HAVING A RADIUS OF 1900 FT & A CHORD BEARING N 09-05-12 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 14-33-

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LOCATION

Vacant parcel west of Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2026-004

CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY URBAN LOW
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.

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. 2026-004

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

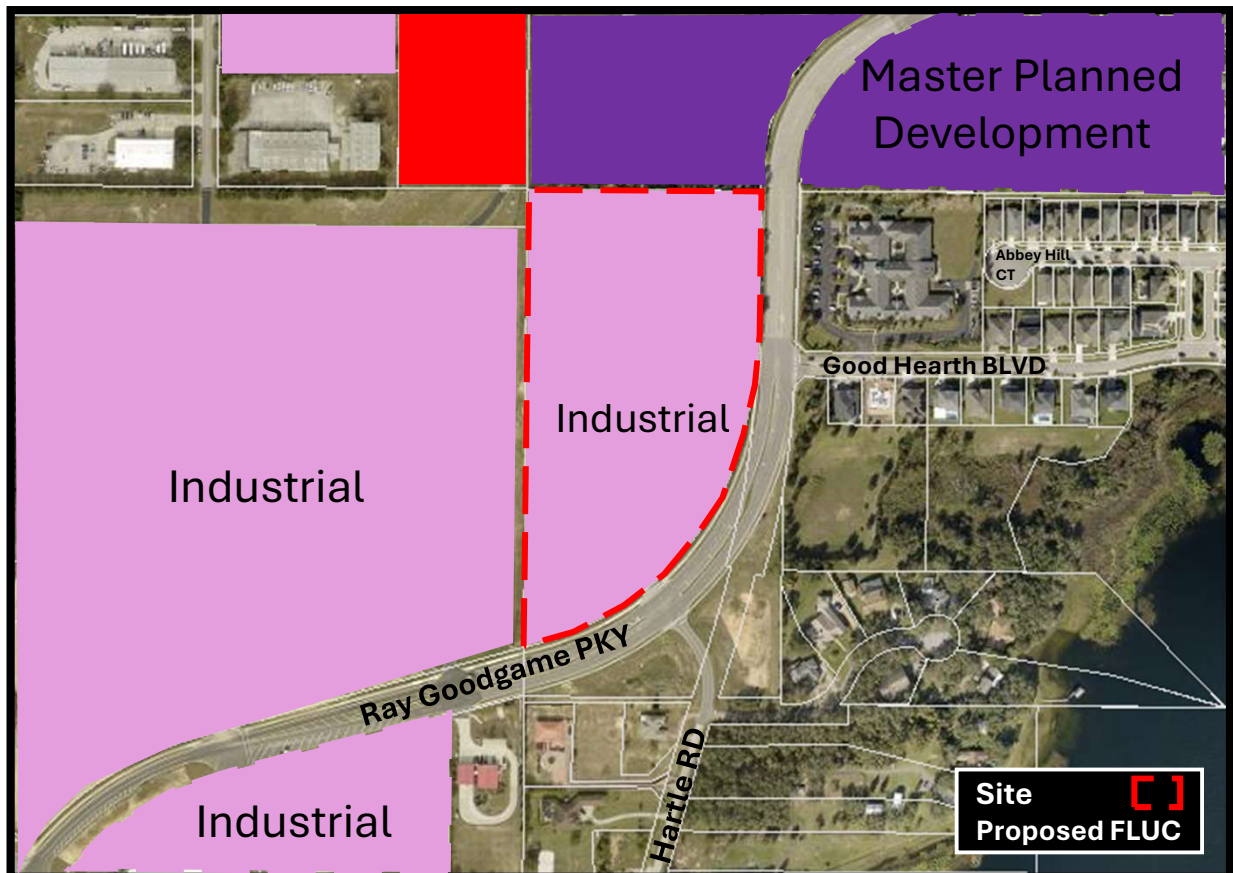
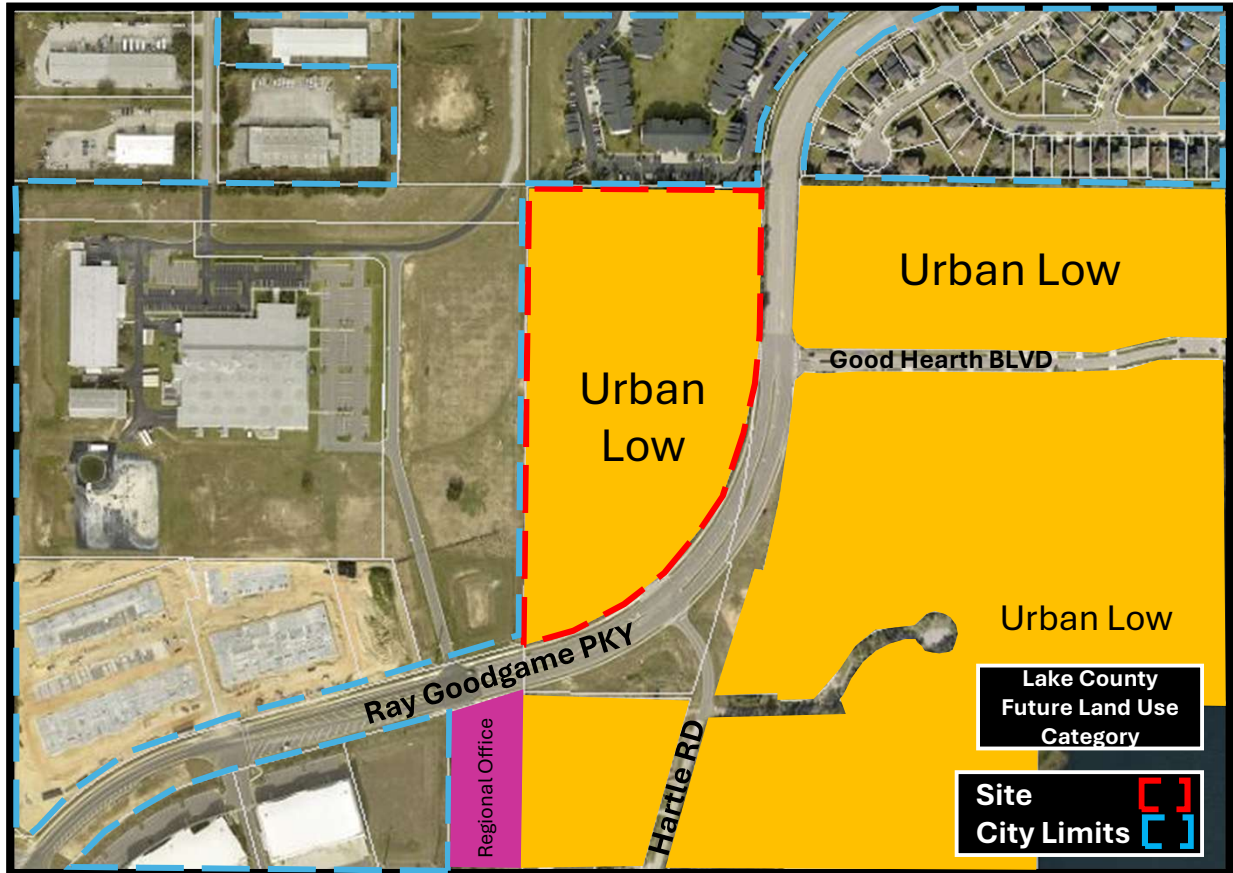
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Perimeter Park West III – Annexation, SSCPA, and REZ





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 12/8/2025

FEE: _____

Project Name (if applicable): TSG-4 Perimeter Park West III

Applicant: Dave Schmitt Engineering

Contact Person: Dave Schmitt / Tara Tedrow, Lowndes Law

Address: 12301 Lake Underhill Road, Suite 241 / 215 N. Eola Drive

City: Orlando State: Florida Zip: 32828 / 32801

Phone: 407-207-9088 / 407-418-6361 Fax: _____

E-Mail: dsemailbox@dseorl.com / tara.tedrow@lowndes-law.com

OWNER: Daniel Z. Wise Trustee ET AL

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: _____ Fax: _____

E-Mail: _____

General Location: Hartle Road, Clermont, FL 34711

Legal Description (include copy of survey): Tracts 38 and 43, Section 26, Township 22 South
Range 26 E, of the Lake Highlands Plat located in the Lake County Public Records Plat Book 3, Page 24

Property size (in acres or square feet): 11.871 acres

Flood hazard area (yes) _____ and approx. acreage _____ (no) _____

Existing (Actual) Land Use: Vacant

Existing Zoning: A - Agriculture

Existing Future Land Use: Urban Low Density

Proposed Future Land Use: Industrial

Type of development proposed: 3 total commercial warehouse buildings, combined 165,168 sqft



Proposed density (dwelling units/acre) or intensity: 165, 168 SF or 0.32 FAR

Proposed Zoning District: M-1 Industrial District

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

Land use for the city provision of utilities and to develop the second phase of the Perimeter Park industrial project that was previously entitled in the city.

Perimeter Park Phase III continues on the success for the first 2 phases. Phase I and II have created a strong tenant base, excellent market awareness, and proven demand for this type of high-quality business park.

Perimeter Park West Phase III will inherit all of these advantages and continue to provide the businesses of Clermont a class A environment to grow their companies.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* NOTICE *******

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Dave Schmitt

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Urban Low Density _____ to Industrial _____ for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Dave Schmitt

Affiant - Applicant Name (print)

X

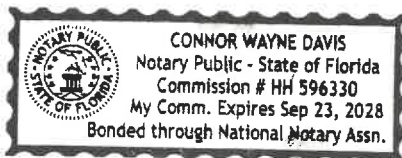
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2025.

X

Notary Public, State of Florida at Large



My Commission Expires: 09/23/28



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Matthew E. Sullivan, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low Density to Industrial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Dave Schmitt, P.E. / Tara Tedrow, Lowndes Law to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

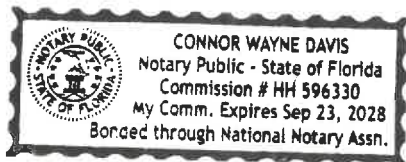
Matthew E. Sullivan
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2025.

X [Signature]
Notary Public, State of Florida at Large



My Commission Expires: 09/23/28

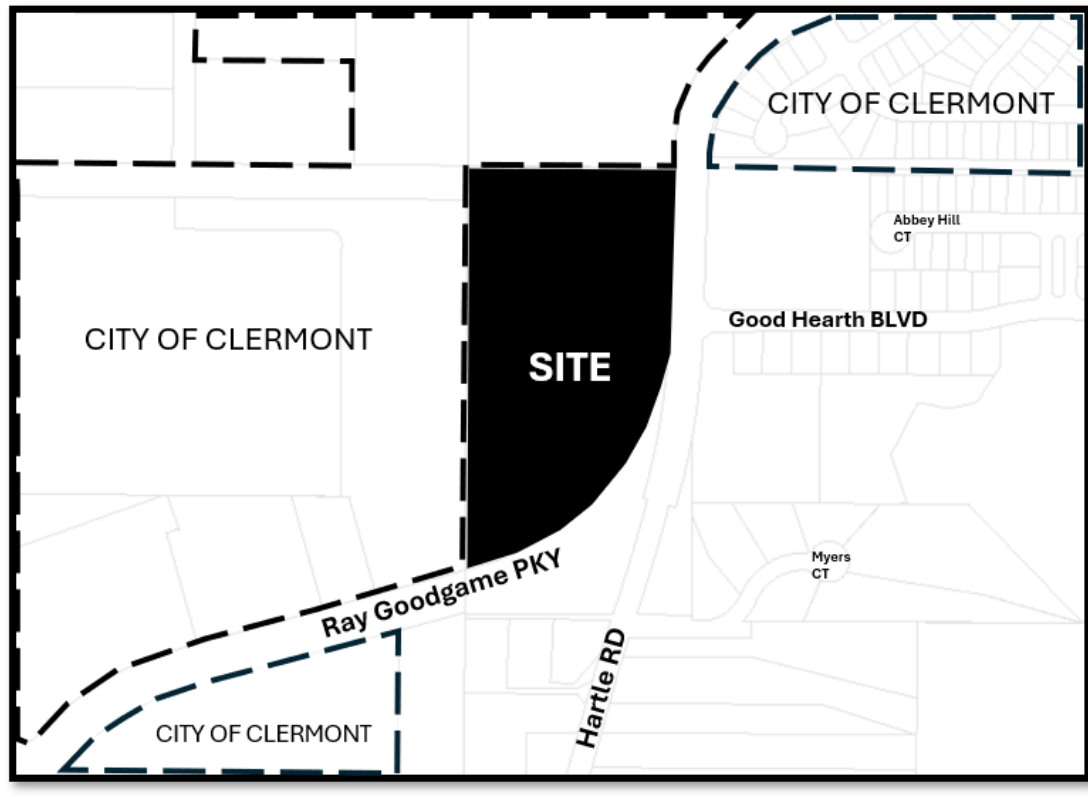
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

ORDINANCE NO. 2026-004

The Clermont City Council will hold a public hearing on Tuesday, March 10, 2026 at 3:00 p.m., to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for a 11.871 +/- acre parcel from Lake County Urban Low to City of Clermont Industrial.



LOCATION

Vacant parcel west of the Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres

FUTURE LAND USE MAP AMENDMENT

From: Lake County Urban Low
TO: City of Clermont Industrial

ORDINANCE NO. 2026-004

**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.

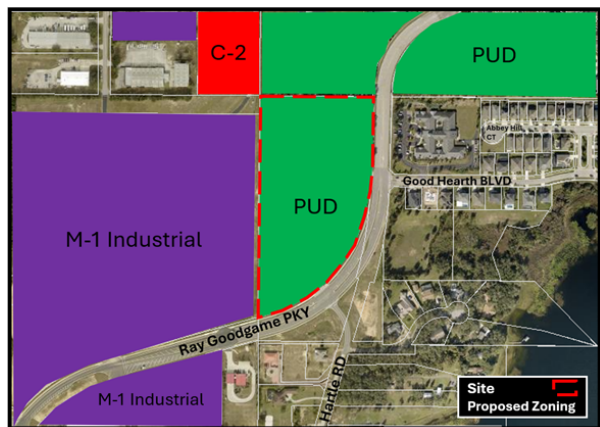
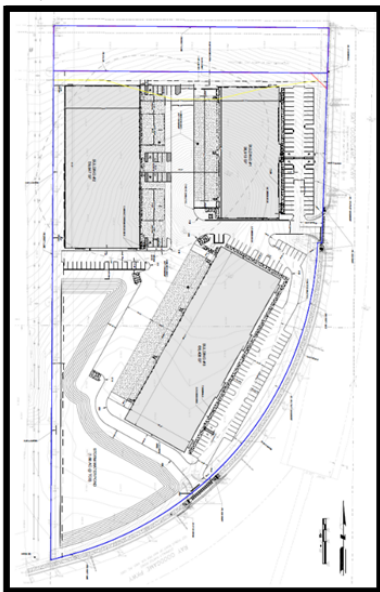
All interested parties will be given an opportunity to express their views on this matter.

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

Daily Commercial
Publish Date: February 23, 2026
Size: 2 columns by 10 inches

AGENDA ITEM

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Ordinance No. 2026-005 <i>Intro</i> <i>Perimeter Park West III Rezone</i>	
Requested Action	
Recommend Council introduce Ordinance 2026-005.	
Staff Report	
The applicant is requesting a rezoning on the subject property from Lake County Agriculture to City of Clermont Planned Unit Development (PUD) to allow M-1 industrial uses. The PUD request provides flexibility in the site design while allowing specific conditions to be addressed in the development of the project. The property, approximately 12 acres, is located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City's Industrial Future Land Use and the City's M-1 Industrial zoning. This request is being heard concurrently with requests for annexation and a small-scale comprehensive plan amendment to Industrial. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA).   The applicant proposes to develop the property as the third phase of the Perimeter Park industrial park, consistent with the PUD concept plan. The conceptual plan includes approximately 185,000 square feet of industrial/warehouse space distributed across three buildings. Waivers will be required for cut/fill and a special condition for the 100-foot right-of-way dedication associated with the planned expansion of Hooks Street will be required due to physical site constraints of a depressional area. The City Traffic Engineer reviewed the Traffic Study Exemption Request and, due to the low traffic generation and the established left turn lanes on Hartle Road, concurs with granting a Tier 1 Exemption. As with a Planned Unit Development, specific conditions to the Land Development Code may be included. The proposed Ordinance includes eight (8) general and nine (9) land use specific conditions of approval, including maximum square feet, use, setbacks, signage limitations, maximum fill, etc.	

Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area. The requested PUD with M-1 Industrial zoning is consistent with the City's Comprehensive Plan, Land Development Regulations and staff recommends Council introduce Ordinance 2026-005.

Additional Analysis

Fiscal Impact Summary

None on the current operating budget.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2026-005 Perimeter Park West III PUD RZ (01.28.2026)	Ord 2026-005 Perimeter Park West III PUD RZ (01.28.2026).pdf
2.	Rezoning Maps	Rezoning Maps.pdf
3.	SITE PLAN-1	SITE PLAN-1.pdf
4.	Traffic Study Exemption Attachment	Traffic Study Exemption Attachment.pdf
5.	2026-1-12 TSG-4 Zoning Application	2026-1-12 TSG-4 Zoning Application.pdf
6.	Ord. 2026-005 Perimeter Park West III REZ Legal Ad CC	Ord. 2026-005 Perimeter Park West III REZ Legal Ad CC.docx



CITY OF CLERMONT
ORDINANCE NO. 2026-005

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.

WHEREAS, the City Council of Clermont, Florida annexed the property on March 10th, 2026; and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Agriculture to City of Clermont Planned Unit Development; and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 3rd day of February 2026 review the petition for Rezoning; and

WHEREAS, the City Council reviewed the petition, the recommendations of the Planning and Zoning Commission, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the below-described property have been duly approved.

NOW THEREFORE, 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

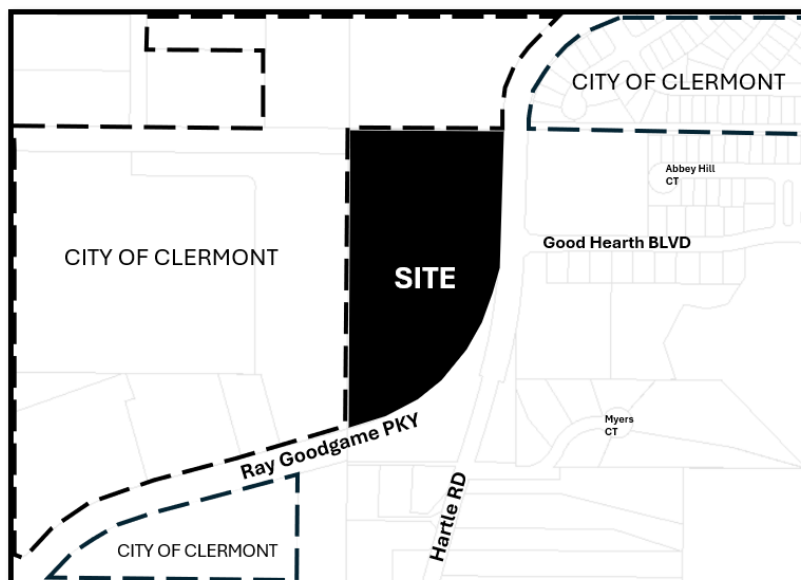
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CITY OF CLERMONT
ORDINANCE NO. 2026-005

492.21 FT TO A POINT ON N LINE OF SW 1/4, S 89-33-31 E ALONG N LINE 59.52 FT TO POB & LESS FROM CENTER OF SEC 26 RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 724.84 FT TO W'LY BOUNDARY OF SAID PLAT, THENCE S 01-48-40 W 475.87 FT FOR POB, CONT. S 01-48-40 W 16.34 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE W'LY & HAVING A RADIUS OF 1900 FT, THENCE S'LY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14-33-03 FOR 482.53 FT, THENCE S 73-38-17 E 38.64 FT TO POINT A & W'LY EDGE OF PAVEMENT FOR HARTLE RD., THENCE RUN ALONG THE W'LY EDGE OF HARTLE RD. S 11-58-12 W 11.38 FT, S 14-56-12 W 17.62 FT, S 15-49-20 W 52.94 FT, S 16-43-20 W 79.99 FT, S 17-05-28 W 184.18 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 459.96 FT TO W LINE OF SAID TRACT 43, N 0-20-25 E ALONG SAID W LINE 128.89 FT, N 74-35-13 E 45.80 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NW'LY & HAVING A RADIUS OF 740 FT, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 72-46-33 FOR 939.93 FT, THENCE S 88-11-20 E ALONG A RADIAL LINE FOR 10 FT TO POB & GO BACK TO PT A, THENCE ALONG W'LY BOUNDARY OF SAID PLAT S 73-38-17 E 22.31 FT FOR POB, CONT. S 73-38-17 E 39.05 FT TO A POINT ON A CIRCULAR CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A RADIAL LINE WHICH BEARS S 73-38-17 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR 218.95 FT, THENCE S 0-22-13 W 529.01 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 183.56 FT TO E'LY EDGE OF PAVEMENT OF HARTLE RD., THENCE N 17-16-39 E 178.58 FT, N 16-26-45 E 80.85 FT, N 16-03-52 E 20.50 FT, N 86-56-24 E 1.36 FT, N 16-09-13 E 22.28 FT, N 14-42-51 E 26.66 FT, N 18-18-30 E 11.14 FT TO RD. R/WS--PB 3 PG. 52 ORB 1186 PG. 118 ORB 4528 PG. 1730 ORB 4540 PG. 2307

LOCATION

Vacant parcel west of the Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2026-005

PROPERTY REZONING
FROM: Lake County Agriculture (A)
TO: City of Clermont Planned Unit Development (PUD)

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for multi-tenant industrial/warehouse park; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Site Plan prepared by Dave Schmitt Engineering, Inc. dated January 27, 2026. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
5. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.
6. By virtue of the transportation system needs for the project, the developer shall dedicate, at no cost, on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the northwest property line through the property towards to the east, terminating in the northeast corner of the property boundary. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction/slope easements; not to exceed 20 feet in width, shall be provided. The temporary construction/slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City. This will be required prior to the first Certificate of Occupancy for the site.

7. 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.
8. This Planned Unit Development shall become null and void if substantial construction work has not begun within three (3) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 185,000 square feet of warehouse space along with other M-1 permitted uses, with the exception of no automotive, truck, trailer, motorcycle or boat repairs, sales, or leasing shall be conducted on-site.
2. Building Setbacks

From Ray Goodgame Parkway	50 feet from the property line
From West Property Line	25 feet from the property line
From north ROW dedication	30 feet from the property line
3. Landscape Buffers

Along Ray Goodgame Parkway	20 feet buffer
Other Perimeter buffers	10 feet buffer
4. The warehouse buildings facing Ray Goodgame Parkway shall be designed with rear loading access to minimize public view.
5. All buildings shall be constructed to meet the City of Clermont's Architectural Standards.
6. Two (2) multi-tenant ground signs at the designated access points along Ray Goodgame Parkway may be installed. The signs shall be limited to 15 feet in height, 10 feet in width, and up to 120 square feet of copy area. No other ground signs shall be permitted, including single tenant signs.
7. The project may have a maximum fill up to 36 feet over 11% of the project area and a maximum cut of up to 25 feet over 15% of the project area, as indicated on the Site Plan. These changes will be submitted to the City Engineer at the time of final engineering.
8. Access management to the site shall meet all City, County, and State requirements.
9. The project shall be developed according to the M-1 Industrial zoning designation in the Land Development Code, unless expressly stated above.



CITY OF CLERMONT
ORDINANCE NO. 2026-005

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-005

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

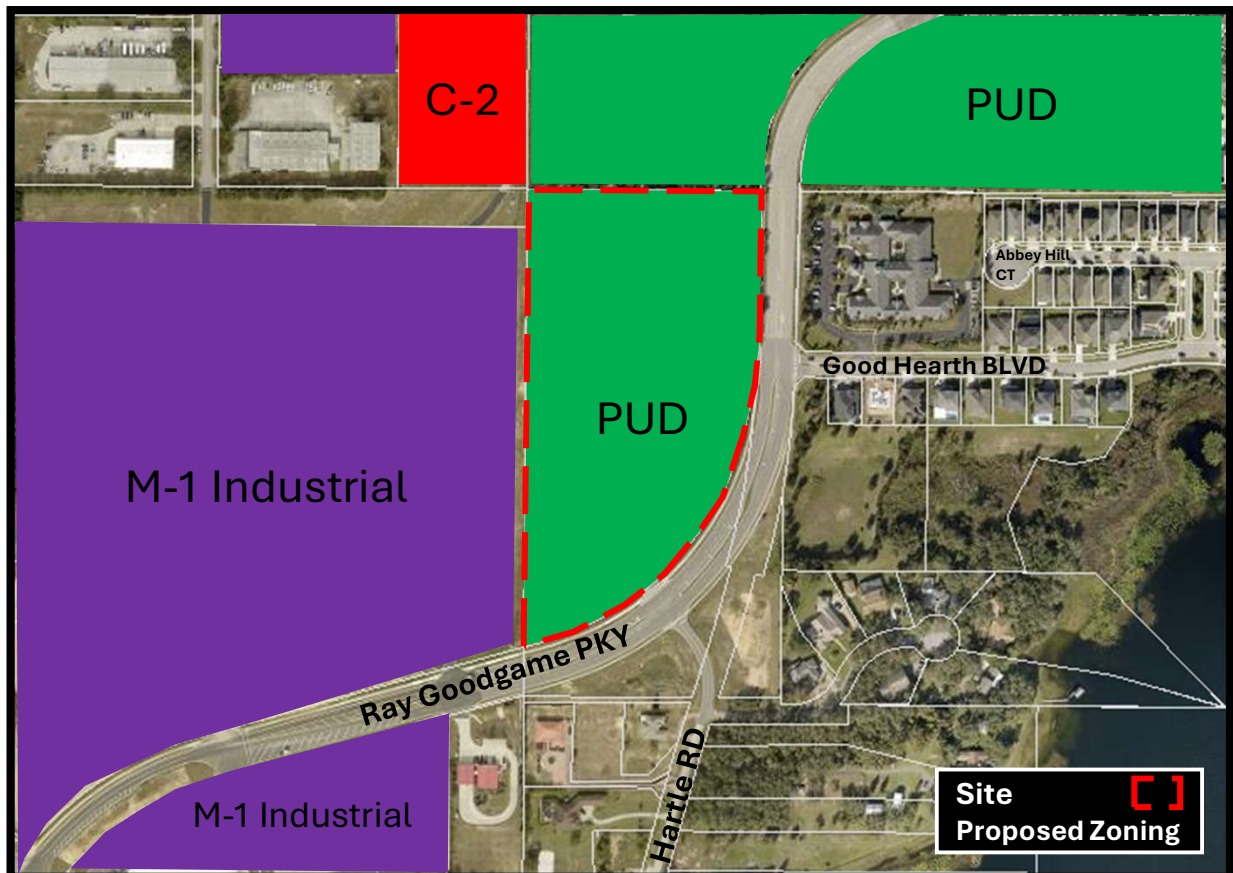
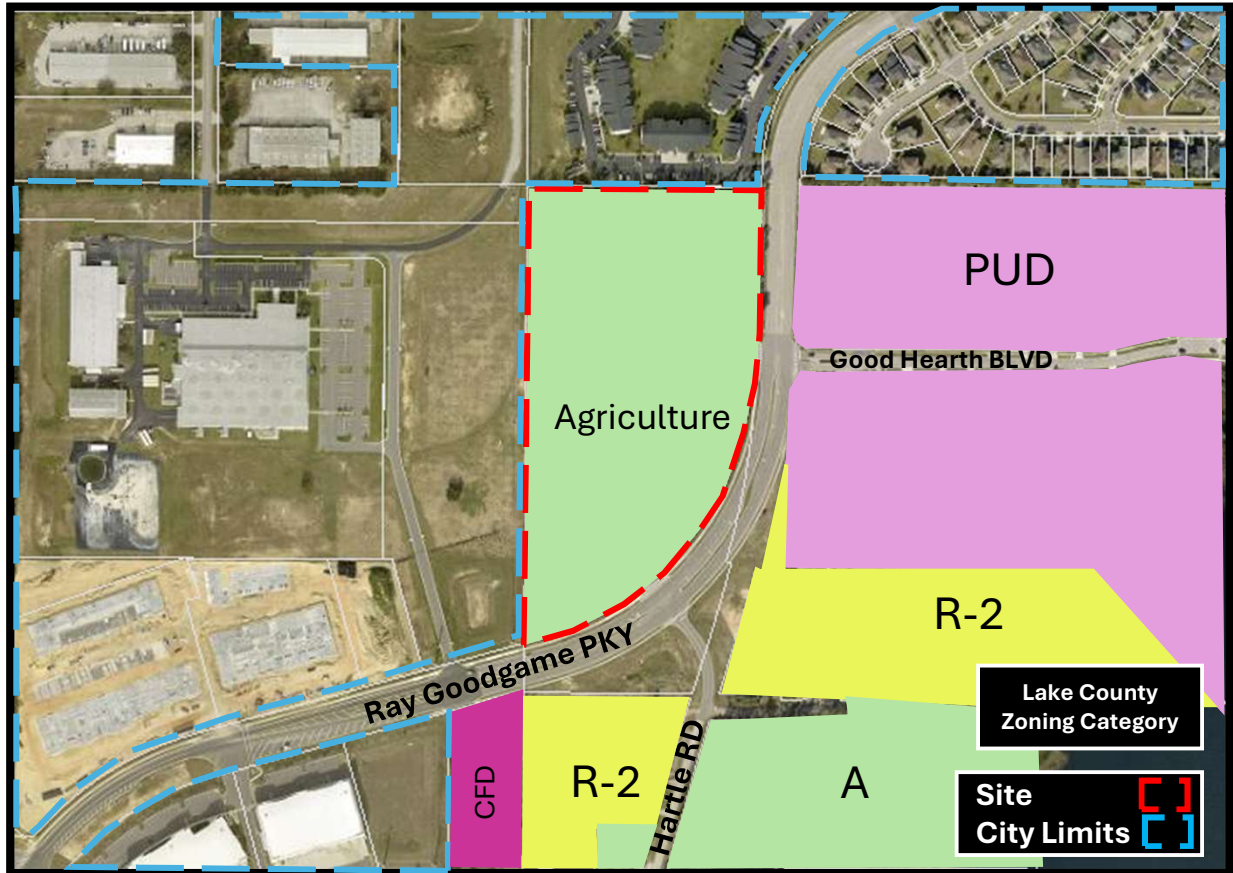
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Perimeter Park West III – Annexation, SSCPA, and REZ



TITLE OF THE PROJECT:

PERIMETER PARK WEST PHASE 3

PROFESSIONAL PROJECT PLANNER:

DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
CONTACT: DAVE SCHMITT, P.E.
PHONE: 407-207-9088
EMAIL: DSEMAILBOX@DSEORL.COM

DEVELOPER:

TSG DEVELOPMENT, INC.
250 SOUTH ORANGE AVENUE, SUITE 700
ORLANDO, FL 32801
CONTACT: MATTHEW E. SULLIVAN
PHONE: 786-202-8502
EMAIL: TSGCOMMERCIAL@GMAIL.COM

SITE DATA:

PARCEL ID: 09-22-26-1100-038-00000

GROSS PROPERTY AREA: 13.547 AC.
100' ROW DEDICATION: 1.399 AC
20' EASEMENT (FUTURE DEDICATION): 0.277 AC
DEVELOPABLE AREA: 11.871 AC

EX. ZONING: A (AGRICULTURE) (COUNTY)

ADJACENT ZONING: N= PUD (CITY)
S= "A" (COUNTY)
E= PUD (COUNTY)
W= M-1 (CITY)

EX. FUTURE LAND USE: URBAN LOW DENSITY (COUNTY)

ADJACENT FLU: N= MASTER PLANNED DEVELOPMENT (CITY)
S AND E= URBAN LOW DENSITY (COUNTY)
W= INDUSTRIAL (CITY)

PROPOSED ZONING: PUD (WITH M-1 USES)

PROPOSED FLU: INDUSTRIAL

BUILDING SQUARE FOOTAGE
BUILDING 1 38,913 SF
BUILDING 2 59,847 SF
BUILDING 3 66,408 SF
TOTAL 165,168 SF (3.79 AC)

PR. FAR: 3.79 / 11.871= 0.32

MAX. IMPERVIOUS SURFACE COVERAGE 80%
PROPOSED IMPERVIOUS AREA: 9.71 AC (79.90% DEVELOPABLE AREA)

POND: 1.68 AC (13.81 DEVELOPABLE AREA)

PARKING SPACES

REQUIRED PARKING SPACES
WAREHOUSE/BULK STORAGE/SHOWROOM, 1 PARKING SPACE FOR EACH 1,000SF OF FLOOR SPACE.
1 X 165,168 SF / 1,000 SF= 166 PARKING SPACES

PROPOSED REGULAR PARKING SPACES (10' x 20') 139
PROPOSED COMPACT PARKING SPACES (10' x 17') 17
PROPOSED ADA PARKING SPACES (12' x 20') 10
TOTAL 166 PARKING SPACES

SETBACKS

LOCATION: REQUIRED WIDTH:
FROM CR 455: 50' FROM THE PROPERTY LINE
FROM PROPERTY LINE: 25' FROM THE PROPERTY LINE
REAR: 25' FROM THE PROPERTY LINE

ADJOINING RESIDENTIAL 100' FROM THE PROPERTY LINE

LANDSCAPE BUFFER

LOCATION: REQUIRED WIDTH:
ALONG COUNTY ROAD CR 455: 20' BUFFER
PERIMETER BUFFER NOT ADJACENT TO RESIDENTIAL: 10' BUFFER

PHASING

THE PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE

STORMWATER

THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS

LAND USES AND SPECIFIC CONDITIONS:

THE PROJECT MAY CONSIST OF WAREHOUSE SPACE ALONG WITH OTHER M-1 PERMITTED USES, WITH THE EXCEPTION OF NO AUTOMOTIVE, TRUCK, TRAILER, MOTORCYCLE, OR BOAT REPAIRS, SALES, OR LEASING SHALL BE CONDUCTED ON-SITE.

MAXIMUM FILL NOTE:

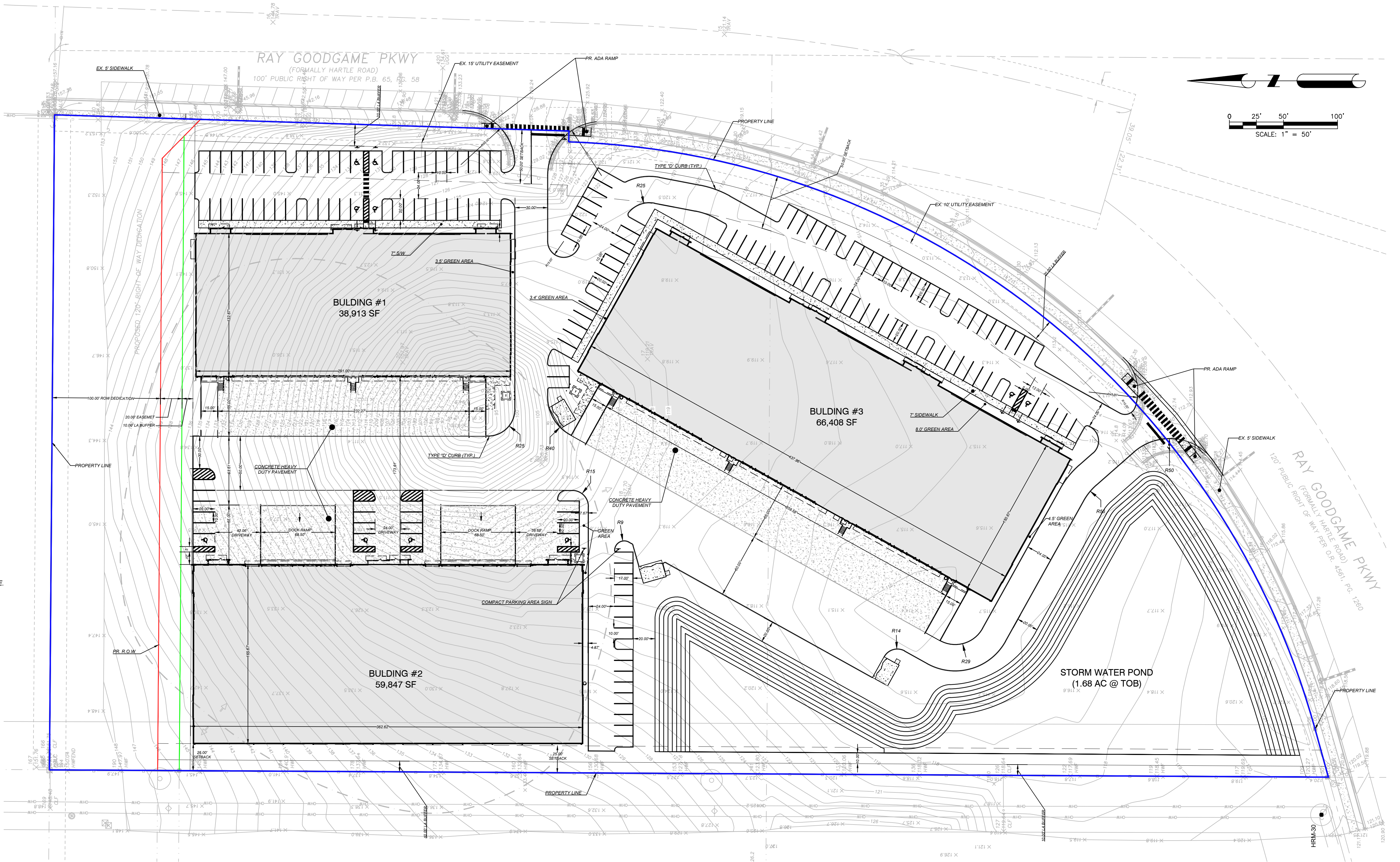
THE PROJECT MAY HAVE A MAXIMUM FILL OF UP TO 36 FEET OVER 11% OF THE PROJECT AREA AND A MAXIMUM CUT OF UP TO 25 FEET OVER 15% OF THE PROJECT AREA, AS INDICATED ON THE PUD SITE PLAN. THESE CHANGES WILL BE SUBMITTED TO THE CITY ENGINEER AT THE TIME OF FINAL ENGINEERING.

LEGEND:

PR. ROW

EX. ROW

PR. EASEMENT



F:\TSG4\CAD\Conceptual\SITE PLAN.dwg,1/27/2026 4:35:26 PM



DAVE SCHMITT
ENGINEERING, INC.
12301 LAKE UNDERHILL RD, SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

SITE PLAN
PERIMETER PARK WEST PHASE 3
CLERMONT, FLORIDA

DATE: SEPTEMBER 2023
PROJECT NO.: TSG-4
DRAWN BY: JT
CHECKED BY: DMS
SCALE: 1" = 50'
SHEET: 1 OF 1



PERIMETER PARK WEST PHASE 111 Request for Exemption Letter

The purpose of this evaluation is to provide a traffic analysis for a proposed warehouse facility in Clermont, Lake County and request an exemption from doing a Traffic Impact Study (TIS). The site of the warehouse facility is located on the west side of Hartle Road, approximately one mile south of SR 50. **Figure 1** depicts the site location. The development will consist of three buildings totaling 165,685 square feet of warehouse space. The anticipated completion of the project is by the end of 2026. Access to the site will be provided via two full access driveways on Hartle Road. **Figure 2** depicts the site plan and its access configuration.

Trip Generation

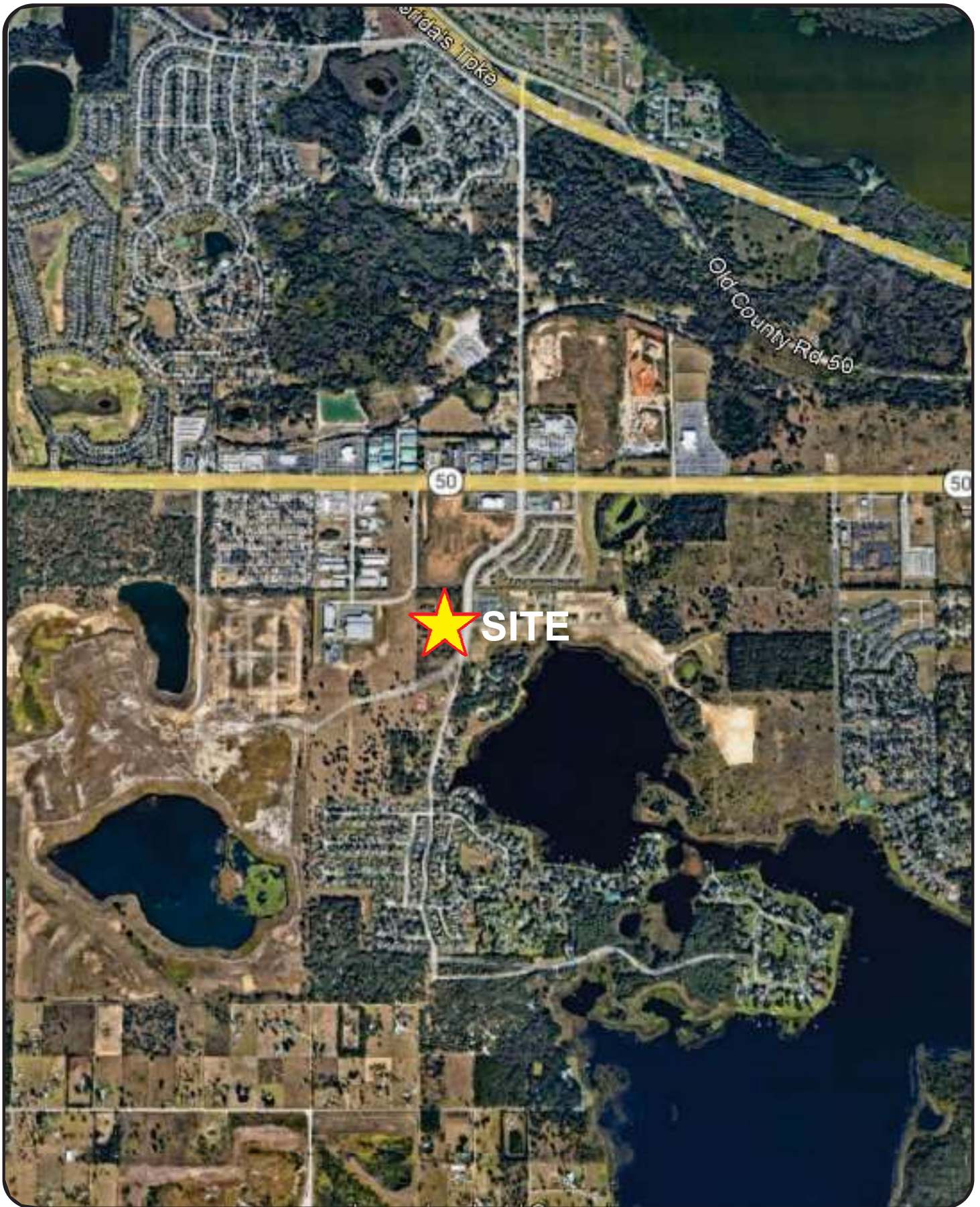
The trip generation of the proposed development was calculated with the use of data from the 12th Edition of the ITE Trip Generation Manual. **Table 1** summarizes the trip generation, and the ITE trip generation sheets are included in **Appendix A**.

**Table 1
Trip Generation Calculation Summary**

ITE Code	Land Use	Size (KSF) ¹	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
150	Warehousing	165.685	1.38	229	0.12	15	5	20	0.15	7	18	25
New Trips				229	---	15	5	20	---	7	18	25

¹ KSF = Thousand Square Feet

Based upon ITE data the proposed development will generate 229 daily trips, 20 A.M. peak hour trips and 25 P.M. peak hour trips. The development site is vacant, and the existing trips are zero. It is estimated that 85% of the trips to be generated will come from SR 50 (east and west), 10% from CR 455 from the north on CR 455 and 5% from the south on Hartle Road.

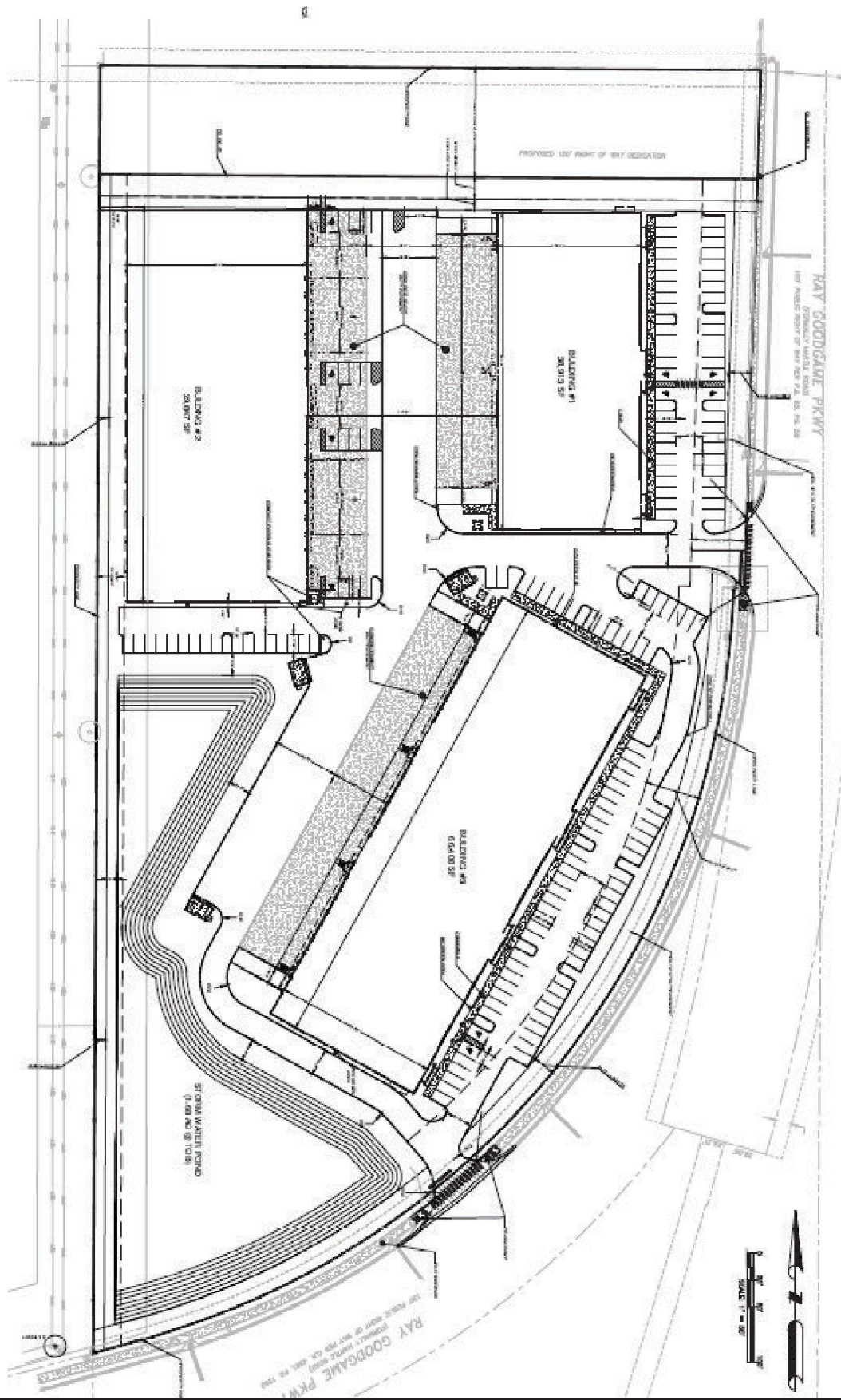


Perimeter Park West Phase III
Project № 6151

Figure 1

Site Location





SR 50 is a six-lane highway in this area with a daily traffic volume of over 50,000 vehicles. Hartle Road is a four-lane roadway which intersects SR 50 opposite CR 455 forming a four-way intersection. Hartle Road has a daily traffic volume of approximately 8,200 vehicles and CR 455 has a daily traffic volume of 7,7000 vehicles.

Capacity Availability

Table 2 is an existing capacity analysis of the impacted roadways in the immediate area. The table shows the number of lanes, adopted capacity/LOS and two-way P.M. peak hour traffic volumes on these roadways. The project will add 23 P.M. peak hour trips to Hartle Road north of the site and 21 P.M. peak hour trips going east and west on SR 50. A 55/45 split of project trips on SR 50 will result in a maximum of 14 P.M. peak hour trips added onto SR 50.

Table 2
Existing Roadway Capacity

Roadway Segment	Lanes	Adopted		Two-Way P.M. Peak Hour		Available Capacity
		LOS	Two-Way Capacity ¹	Volume	LOS	
SR 50						
East of Hartle Road	4LD	D	4,870	4,116	C	754
West of Hartle Road	4LD	D	4,870	3,603	C	1,267
CR 455						
North of SR 50	2L	D	1,755	845 ²	C	910
Hartle Road						
South of SRS 50	4LD	D	2,961	739 ²	C	2,222

¹From FDOT 2023 Multimodal Quality/Level of Service Handbook, C3C and C3C *0.9 non-state roadway.

²From FDOT and Lake County Data, see **Appendix B**.

The table shows that the impacted roadways have ample excess capacity to accommodate the project trips.

Request for Exemption for Tier 1 Traffic Impact Analysis

The proposed project will generate an estimated 229 daily trips and 25 P.M. peak hour trips to be added to the area roadway network. As documented herein, the impacted roadway segments have available capacity to accommodate the new project trips without reducing the Level of Service (LOS). Therefore, an exemption from doing a Tier 1 Traffic Impact Analysis is requested.

**TPD No. 6151
11/26/2025**





CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT
REZONING
APPLICATION

DATE 1/12/2026		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) TSG-4 Perimeter Park West III			
Applicant Dave Schmitt Engineering			
Contact Person Dave Schmitt / Tara Tedrow, Lowndes Law			
Address 12301 Lake Underhill Rd, St. 241 / 215 N. Eola Drive		City Orlando	State FL
		Zip 32828 / 32801	
Telephone 407-207-9088 / 407-418-6361		Fax	
Email dsemailbox@dseorl.com / tara.tedrow@lowndes-law.com			
OWNER INFORMATION			
Owner's Name Daniel Z. Wise Trustee ET AL			
Owner Address 1301 Raintree Place		City Winter Park	State FL
		Zip 32789	
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property Hartle Road		City Clermont	State Florida
		Zip 34711	
Legal Description (include copy of survey) Tracts 38 and 43, Section 26, Township 22 South, Range 26 E, of the Lake Highlands Plat located in the Lake County Public Records Plat Book 3, Page 24			
Acreage 11.871 acres		Land Use (City verification required) Vacant	
Present Zoning (City verification required) A - agriculture		Proposed Zoning PUD	



CITY OF CLERMONT REZONING APPLICATION

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

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

Rezoning into the city for provision of utilities and to develop the second phase of the Perimeter Park industrial park that was previously entitled in the City.

Perimeter Park Phase III continues on the success for the first 2 phases. Phase I and II have created a strong tenant base, excellent market awareness, and proven demand for this type of high-quality business park. Perimeter Park West Phase III will inherit all of these advantages and continue to provide the businesses of Clermont a class A environment to grow their companies.

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

Dave Schmitt, P.E.

Applicant Name (print)

A handwritten signature in blue ink, appearing to read 'Dave Schmitt', written over a horizontal line.

Applicant Name (signature)

A handwritten signature in blue ink, appearing to read 'Matthew E. Sullivan', written over a horizontal line.

Owner Name (print)

A handwritten signature in blue ink, appearing to read 'Matthew E. Sullivan', written over a horizontal line.

Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

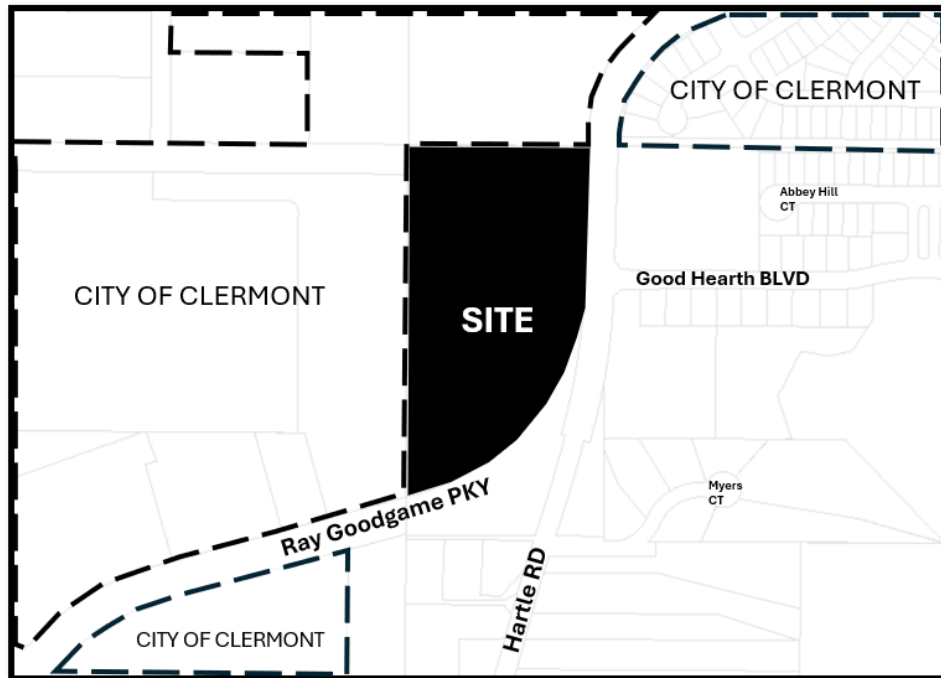
On Tuesday, March 10, 2026 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2026-005

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

Vacant parcel west of the Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres



PROPERTY REZONING

**From: Lake County Agriculture (A)
To: City of Clermont Planned Unit Development (PUD)**

LEGAL DESCRIPTION

Lake Highlands 26-22-26 tracts 38 & 43-less from center of sec run N 89-33-31 W along N line of SW 1/4 a dist. of 665.32 ft for pob, run S 0-22-13 W along W line of e 1/2 of NE

1/4 of SW 1/4 a dist. of 781.85 ft to a point on a non-tangent curve concave w'ly, having a radius of 2000 ft & a chord bearing of S 13-13-33 W, thence run s'ly along the arc of said curve thru a central angle of 06-16-21 for a dist. of 218.95 ft to a non-tangent line, thence run N 73-38-17 W 100 ft to a point on a non-tangent curve concave w'ly having a radius of 1900 ft & a chord bearing N 09-05-12 E, thence n'ly along the arc of said curve thru a central angle of 14-33-03 for a dist. of 482.53 ft to the point of tangency, thence n 01-48-40 e 492.21 ft to a point on N line of SW 1/4, S 89-33-31 E along N line 59.52 ft to pob & less from center of sec 26 run N 89-33-31 W along N line of SW 1/4 a dist. of 724.84 ft to w'ly boundary of said plat, thence S 01-48-40 w 475.87 ft for pob, cont. S 01-48-40 W 16.34 ft to the point of curvature of a circular curve concave w'ly & having a radius of 1900 ft, thence s'ly along the arc of said curve having a central angle of 14-33-03 for 482.53 ft, thence s 73-38-17 E 38.64 ft to point a & w'ly edge of pavement for Hartle Rd., thence run along the w'ly edge of Hartle Rd. S 11-58-12 W 11.38 ft, S 14-56-12 W 17.62 ft, S 15-49-20 W 52.94 ft, S 16-43-20 W 79.99 ft, S 17-05-28 W 184.18 ft to S line of said tract 43, N 89-34-35 W along said S line for 459.96 ft to W line of said tract 43, N 0-20-25 E along said W line 128.89 ft, N 74-35-13 E 45.80 ft to the point of curvature of a circular curve concave nw'ly & having a radius of 740 ft, thence ne'ly along the arc of said curve thru a central angle of 72-46-33 for 939.93 ft, thence S 88-11-20 E along a radial line for 10 ft to pob & go back to pt A, thence along w'ly boundary of said plat S 73-38-17 E 22.31 ft for pob, cont. S 73-38-17 e 39.05 ft to a point on a circular curve concave w'ly, having a radius of 2000 ft & A radial line which bears S 73-38-17 e, thence n'ly along the arc of said curve thru A central angle of 06-16-21 for 218.95 ft, thence S 0-22-13 W 529.01 ft to S line of said tract 43, N 89-34-35 W along said S line for 183.56 ft to e'ly edge of pavement of Hartle Rd., thence N 17-16-39 E 178.58 ft, N 16-26-45 E 80.85 ft, N 16-03-52 E 20.50 ft, N 86-56-24 E 1.36 ft, N 16-09-13 E 22.28 ft, N 14-42-51 E 26.66 ft, N 18-18-30 E 11.14 ft to rd. r/ws--pb 3 pg. 52 orb 1186 pg. 118 orb 4528 pg. 1730 orb 4540 pg. 2307

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

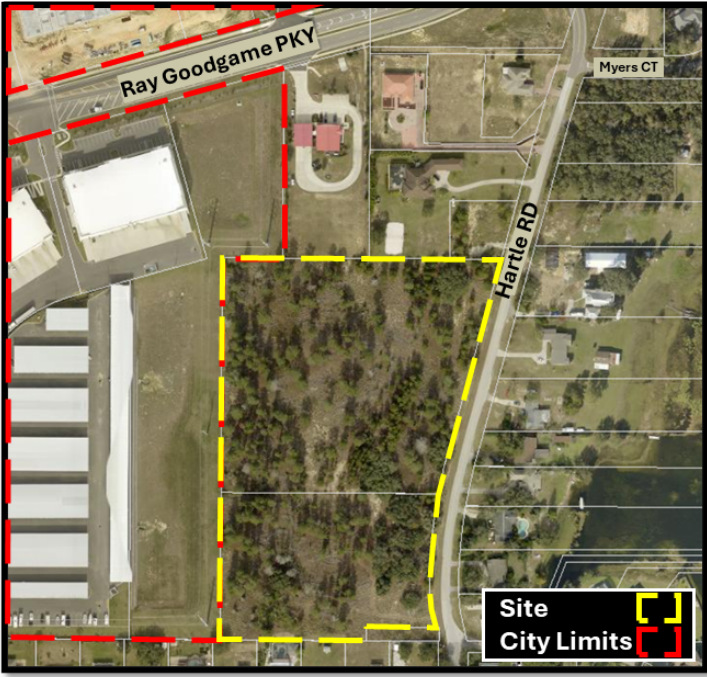
Daily Commercial
February 23, 2026 Size:
2 columns by 10 inches



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Ordinance No. 2026-008 <i>Intro Hartle Road Subdivision Annex</i>	
Requested Action	
Recommend Council introduce Ordinance No. 2026-008.	
Staff Report	
Tara Tedrow, as the applicant's representative, is requesting annexation, a small-scale comprehensive plan amendment, and a rezoning on the subject parcels for the purpose of developing a new subdivision served by the City's utilities. The property is located a ¼ mile south of the Ray Goodgame Parkway and Hartle Road intersection and is approximately 10.41 +/- acres.  The property is currently zoned Agriculture and is designated with both the Regional Office and Urban Low Future Land Use Categories within Lake County. The applicant is proposing voluntary annexation of the subject parcels in order to utilize the City's utilities due to the parcel having an inconsistent zoning district and split future land use designations under Lake County's jurisdiction. In annexing the parcels into the City, a plan may be created consistent with the City's land development codes in order to develop a twenty-five (25) single-family dwelling unit residential subdivision. The subject parcels lie within the Joint Planning Area (JPA) with Lake County and are contiguous to the City's limits. The City is able to provide urban services and believes that the parcels would benefit from the annexation due to the parcel being an undeveloped pocket within a developed area. The property meets the requirements for consideration under Florida Statutes 171.044 for annexation and is adjacent to the City limits. Staff recommends Council introduce Ordinance 2026-008.	

Additional Analysis			
Fiscal Impact Summary			
None on the current operating budget.			
Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2026-008 Hartle Road Annexation	Ord 2026-008 Hartle Road Annexation.pdf	
2.	Location Maps	Location Maps.pdf	
3.	Annexation Notification Letter	Annexation Notification Letter.pdf	
4.	Annexation Application	Annexation Application.pdf	
5.	Legal AD - ORD. No. 2026-008 ANX	Legal AD - ORD. No. 2026-008 ANX.docx	



CITY OF CLERMONT
ORDINANCE NO. 2026-008

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

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefitted by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PARCEL I.D. #092226110005800000 & 092226110005800001)

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST ALONG SECTION LINE 330.65 FEET; THENCE NORTH 00°17'40" WEST 331.29 FEET; THENCE NORTH 89°53' EAST 494.99 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTH 00°14'45" WEST ALONG SAID RIGHT-OF-WAY LINE 331.29 FEET; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 31 FEET OF THE EAST 164 FEET, THEREOF, AND LESS THE SOUTH 15 FEET OF THE WEST 330.65 FEET, THEREOF.

ALSO:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26

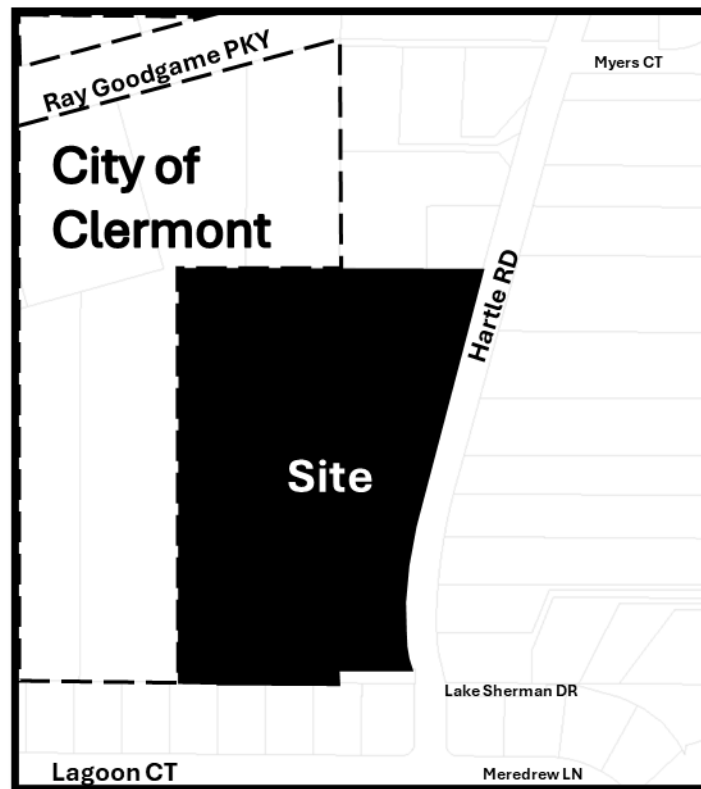
CITY OF CLERMONT
ORDINANCE NO. 2026-008

EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST 330.99 FEET; THENCE NORTH 00°14'30" WEST 531.29 FEET; THENCE NORTH 89°53' EAST 634.44 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 549 FEET, MORE OR LESS TO A POINT LYING NORTH 89°53' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,535 SQUARE FEET= 10.412 ACRES, MORE OR LESS

LOCATION:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181



SECTION 2:

That the afore described 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.



CITY OF CLERMONT
ORDINANCE NO. 2026-008

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. 2026-008

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

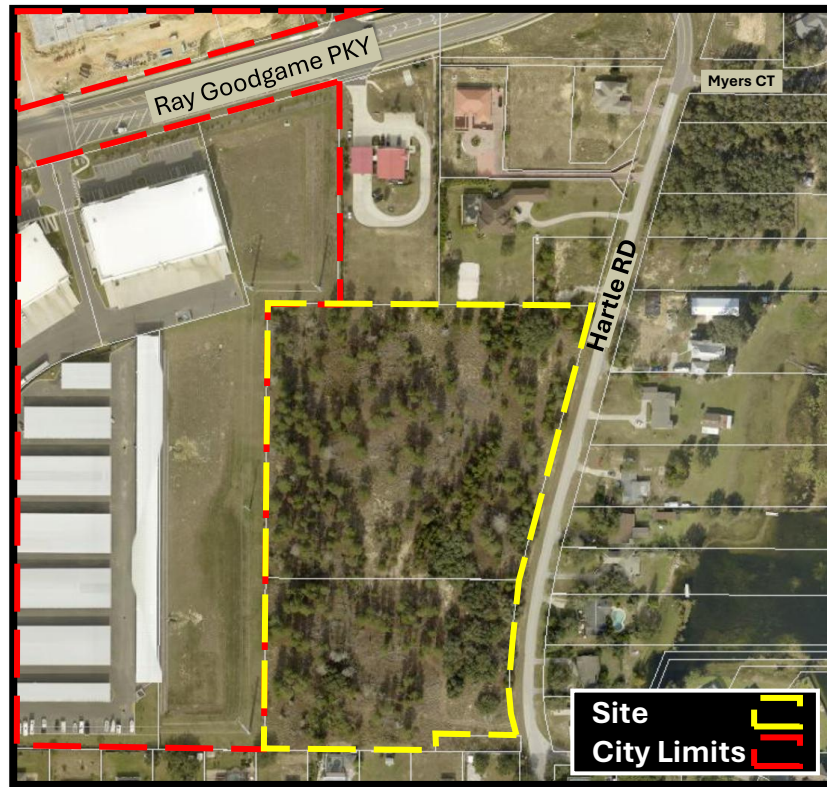
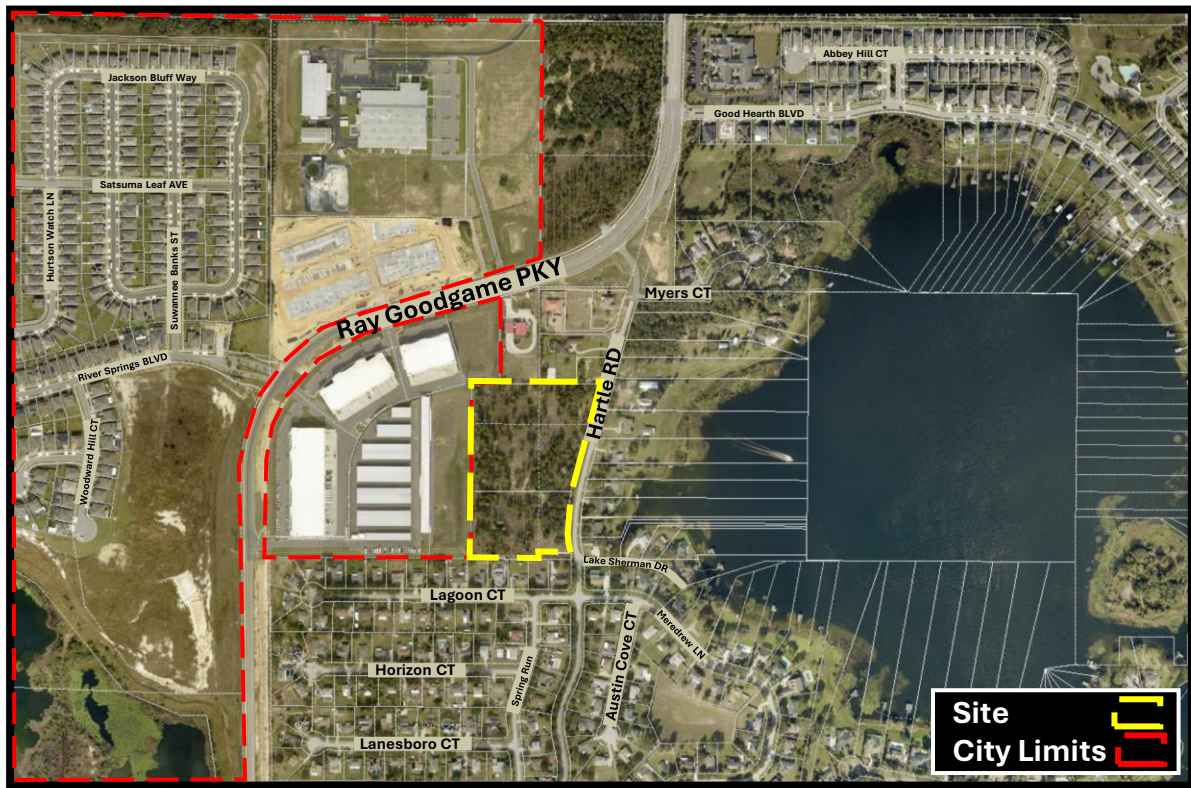
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Christian W. Waugh, City Attorney

Hartle Rd Subdivision – Annex, SSCPA, & Rez



**CITY OF CLERMONT****Development Services**

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

352-394-4083

Fax: 352-394-3542

January 8th, 2026

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 3042 7435 58)

Re: Notice of Annexation Ordinance No. 2026-008
Hartle Road Subdivision
Site Area: 10.412 +/- acres
Location: Vacant parcels located west of Hartle Rd, 1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection. (AK No. 1648173 & 1648181)

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 March 10th, 2026.

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 "JD", is written over a horizontal line.

Justine Day
Planner I

Via email: James Coyle – County Attorney's Office
James.Coyle@lakecountyfl.gov

LEGAL NOTICE

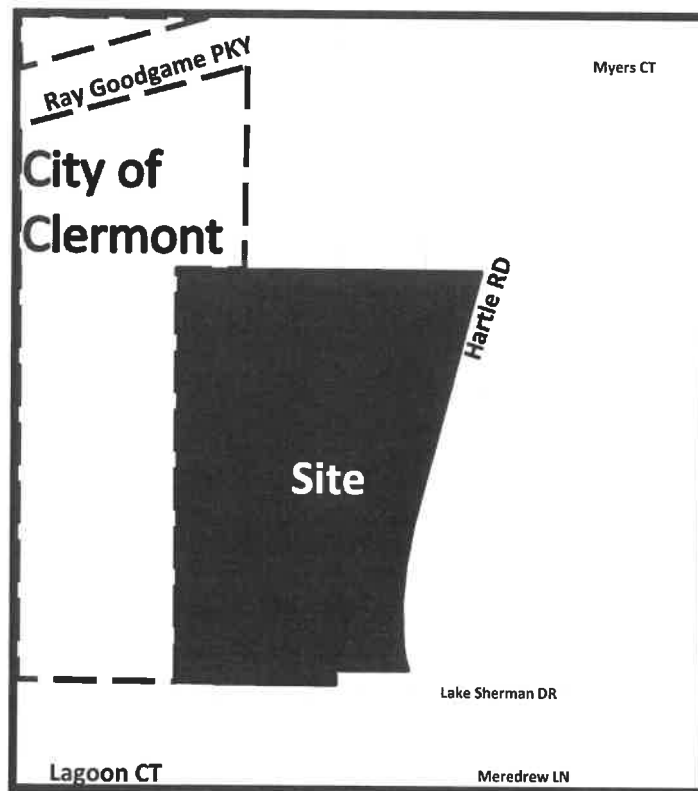
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, March 10, 2026 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2026-008

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

LOCATION:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181



LEGAL DESCRIPTION

Legal Description: (Parcel I.D. #092226110005800000 & 092226110005800001)

Begin at the Southeast corner of the Southwest 1/4 of the Southwest 1/4

of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West along Section line 330.65 feet; Thence

North 00°17'40" West 331.29 feet; Thence North 89°53' East 494.99 feet, more or less to the West right-of-way line of County Road; Thence

South 00°14'45" West along said right-of-way line 331.29 feet; Thence

South 89°53' West 164 feet to the Point of Beginning. Less the South 31 feet of the East 164 feet, thereof, and less the South 15 feet of the West 330.65 feet, thereof.

ALSO:

Begin at the Southeast corner of the North 3/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West 330.99 feet; Thence North 00°14'30" West 531.29 feet; Thence North 89°53' East 634.44 feet, more or less to the West right-of-way line of County Road; Thence Southwesterly along said right-of-way line 549 feet, more or less to a point lying North 89°53' East of Point of Beginning; Thence South 89°53' West 164 feet to the Point of Beginning.

CONTAINING 453,535 SQUARE FEET= 10.412 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
Feb. 24 and Mar. 3, 2026



APPLICATION & PETITION

DATE: _____

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Hartle Road Subdivision

APPLICANT: Hartle Road Partners

Address: 32118 Red Tail Blvd

City: Sorrento State: FL Zip: 32776

Phone: 847-343-2050 Fax: _____

Applicant is: Owner: ☒ Agent: ☐ Purchaser: ☐ Lessee: ☐ Optionee: ☐

OWNER: Hartle Road Partners

Address: 32118 Red Tail Blvd

City: Sorrento State: FL Zip: 32776

Phone: 847-343-2050 Fax: _____

AGENT NAME (Affidavit required): Lowndes (Tara Tedrow)

Address: 215 N. Eola Dr.

City: Orlando State: FL Zip: 32801

Phone: 407-418-6361 Fax: _____

E-Mail: Tara.Tedrow@lowndes-law.com

Property address and/or general location: West side of Hartle Road north of Lagoon

Ct and South of the fire station. All Key's # 1648181 and 1648173

Area of property: 10.41 +/- acres, and/or 453,460 +/- sq. ft.

The property is PRESENTLY used for: vacant

The property is PROPOSED to be used for: Single-Family Residential



Existing Lake County Land Use* : Regional Office and Urban Low

Existing Lake County Zoning* : Agricultural

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: None

State the reason or basis for this request: Annex the property into the City for the purpose of developing a new subdivision served by City Utilities

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 09, Township 22, Range 26

See Attached Legal Description

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 17 day of December, 2025

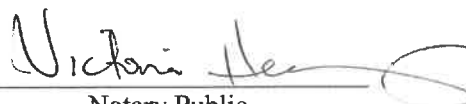
Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).



Landowner (Petitioner)

Dec 17, 2025

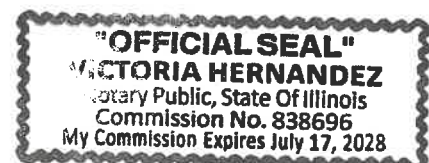
Date



Notary Public

7/17/2028

My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: DEC 17, 2025

Before me, the undersigned authority personally appeared ROBERT WALLEN (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
for the future development of the property
3. That said authority (owner) has appointed (agent's name) Lowndes Law Tara Tedrow to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X [Signature]
Owner (signature)

X [Signature]
Agent's (signature)

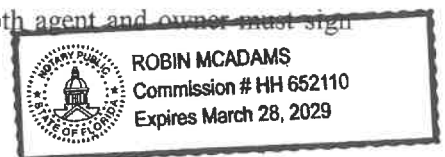
Sworn to and subscribed before me this 17 day of December, 2025.

[Signature]
Notary Public, State of FL
My commission expires: 7/17/2028

Sworn to and subscribed before me this 22nd day of December, 2025.

[Signature]
Notary Public, State of FL
My commission expires: 3/28/29

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.



Legal Description: (Parcel I.D. # 092226110005800000 & 092226110005800001)

Begin at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West along Section line 330.65 feet; Thence North 00°17'40" West 331.29 feet; Thence North 89°53' East 494.99 feet, more or less to the West right-of-way line of County Road; Thence South 00°14'45" West along said right-of-way line 331.29 feet; Thence South 89°53' West 164 feet to the Point of Beginning. LESS the South 31 feet of the East 164 feet, thereof, and LESS the South 15 feet of the West 330.65 feet, thereof.

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CONTAINING 453,535 SQUARE FEET = 10.412 ACRES, MORE OR LESS

LEGAL NOTICE

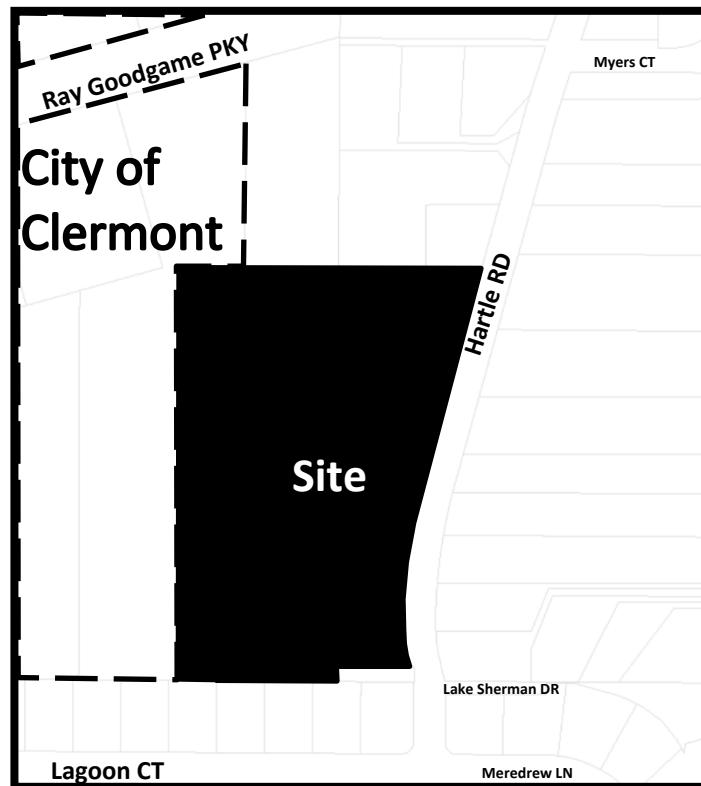
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ORDINANCE NO. 2026-008

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

LOCATION:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181



LEGAL DESCRIPTION

Legal Description: (Parcel I.D. #092226110005800000 & 092226110005800001)

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of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West along Section line 330.65 feet; Thence

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Tracy Ackroyd Howe, MMC, City Clerk

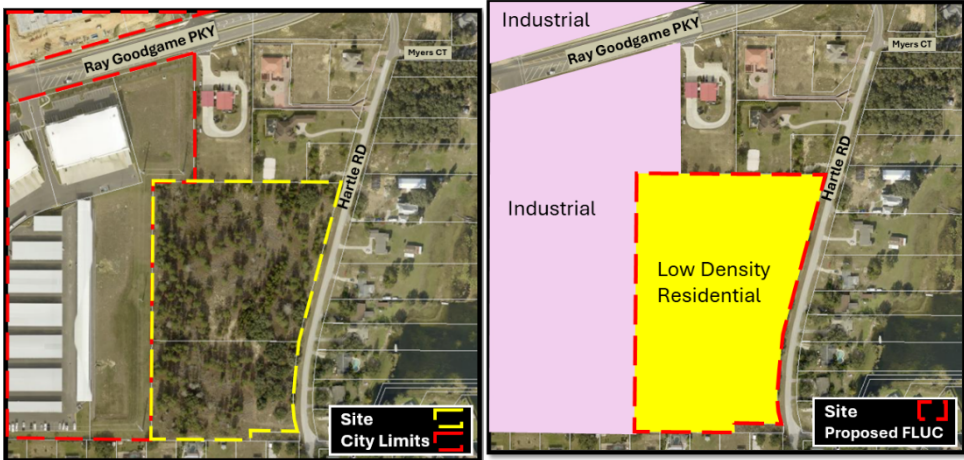
Daily Commercial
Feb. 24 and Mar. 3, 2026



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Ordinance No. 2026-009 <i>Intro</i> <i>Hartle Road Subdivision SSCPA</i>	
Requested Action	
Recommend Council introduce Ordinance No. 2026-009.	
Staff Report	
Tara Tedrow, as the applicant's representative, is requesting annexation, a small-scale comprehensive plan amendment (SSCPA), and a rezoning on the subject parcels for the purpose of developing a new subdivision served by the City's utilities. The property is located a ¼ mile south of the Ray Goodgame Parkway and Hartle Road intersection and is approximately 10.41 +/- acres.	
	
The property is undeveloped and is currently designated with both the Regional Office and Urban Low Future Land Use Categories within Lake County. The surrounding properties have already been developed and consist of residential development with a lower density existing on the north and east side of the subject parcel that transitions to a higher density residential subdivision to the south. On the northwest side of the parcel is a Lake County fire station along with the Perimeter Park West warehouse on the west side.	
The applicant is proposing to amend the future land use map from the Regional Office and Urban Low Future Land Use Categories (Lake County) to the City's Low Density Residential Category and rezone the property to the R-2 Medium Density Residential district in order to develop a residential subdivision that would be more consistent with the uses existing within the area. A conceptual plan proposed by the applicant shows a density estimated to be at 2.40 dwelling units per acre for a potential of twenty-five (25) single-family residential dwelling units.	
The change in the future land use to the City's Low Density Residential Category along with the zoning change to R-2 Medium Density Residential District 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. In addition, the applicant is willing to comply with the City's Code in order to develop the property with no variances requested.	
Staff recommends Council introduce the proposed Small-Scale Comprehensive Plan Amendment, Ordinance No. 2026-009.	

Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-009 Hartle Road SSCPA	Ord 2026-009 Hartle Road SSCPA.pdf
2.	Future Land Use Maps	Future Land Use Maps.pdf
3.	Comp Plan Application	Comp Plan Application.pdf
4.	2026-009 Hartle Road SSCPA - Legal Ad CC	2026-009 Hartle Road SSCPA - Legal Ad CC.docx



CITY OF CLERMONT
ORDINANCE NO. 2026-009

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 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:

LEGAL DESCRIPTION: (PARCEL I.D. #092226110005800000 & 092226110005800001)

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST ALONG SECTION LINE 330.65 FEET; THENCE NORTH 00°17'40" WEST 331.29 FEET; THENCE NORTH 89°53' EAST 494.99 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTH 00°14'45" WEST ALONG SAID RIGHT-OF-WAY LINE 331.29 FEET; THENCE

CITY OF CLERMONT
ORDINANCE NO. 2026-009

SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 31 FEET OF THE EAST 164 FEET, THEREOF, AND LESS THE SOUTH 15 FEET OF THE WEST 330.65 FEET, THEREOF.

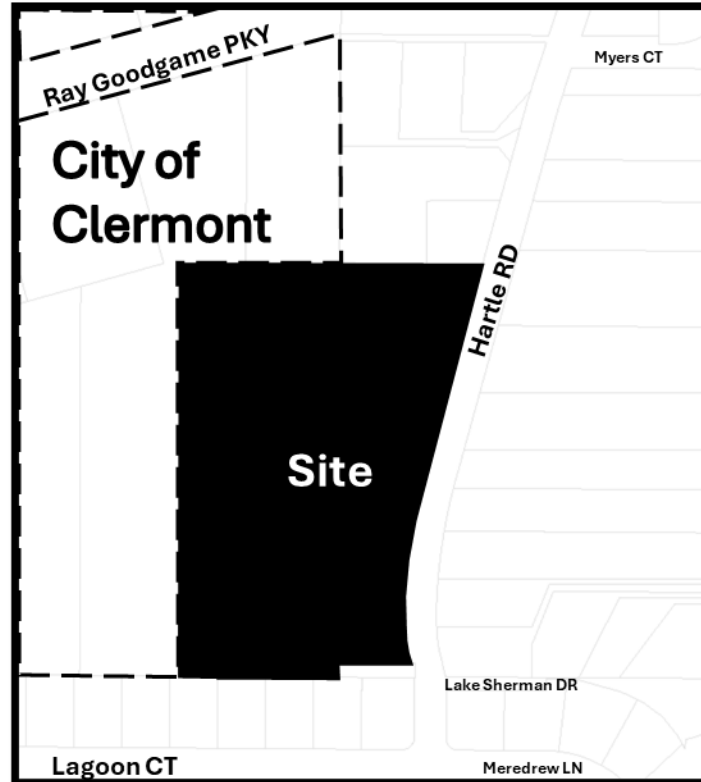
ALSO:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST 330.99 FEET; THENCE NORTH 00°14'30" WEST 531.29 FEET; THENCE NORTH 89°53' EAST 634.44 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 549 FEET, MORE OR LESS TO A POINT LYING NORTH 89°53' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,535 SQUARE FEET= 10.412 ACRES, MORE OR LESS

LOCATION:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181





CITY OF CLERMONT
ORDINANCE NO. 2026-009

CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY REGIONAL OFFICE AND URBAN LOW
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-009

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of March, 2026.

CITY OF CLERMONT

Tim Murry, Mayor

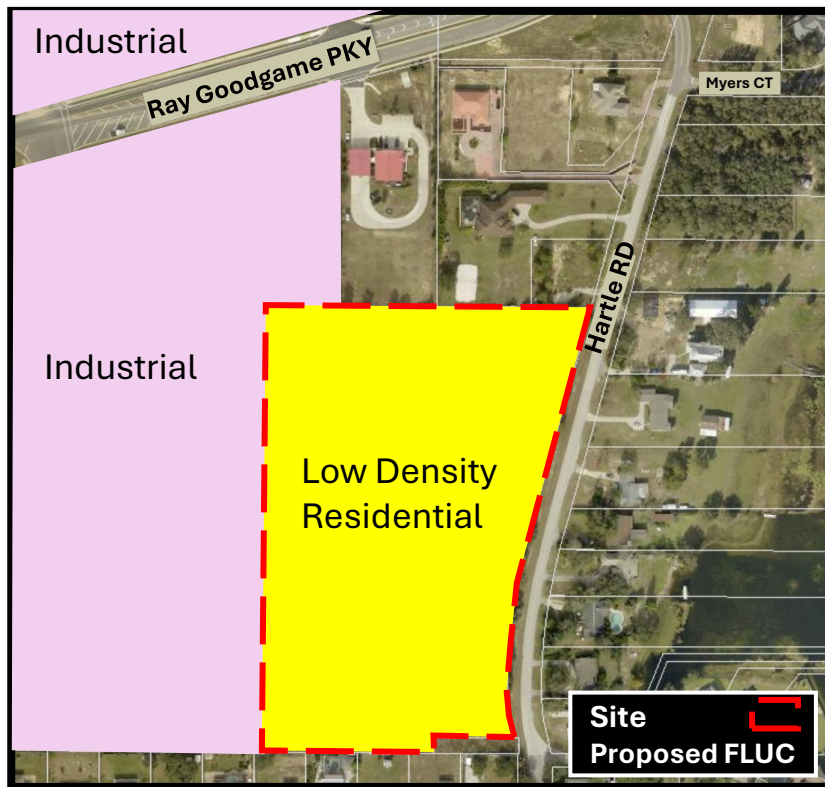
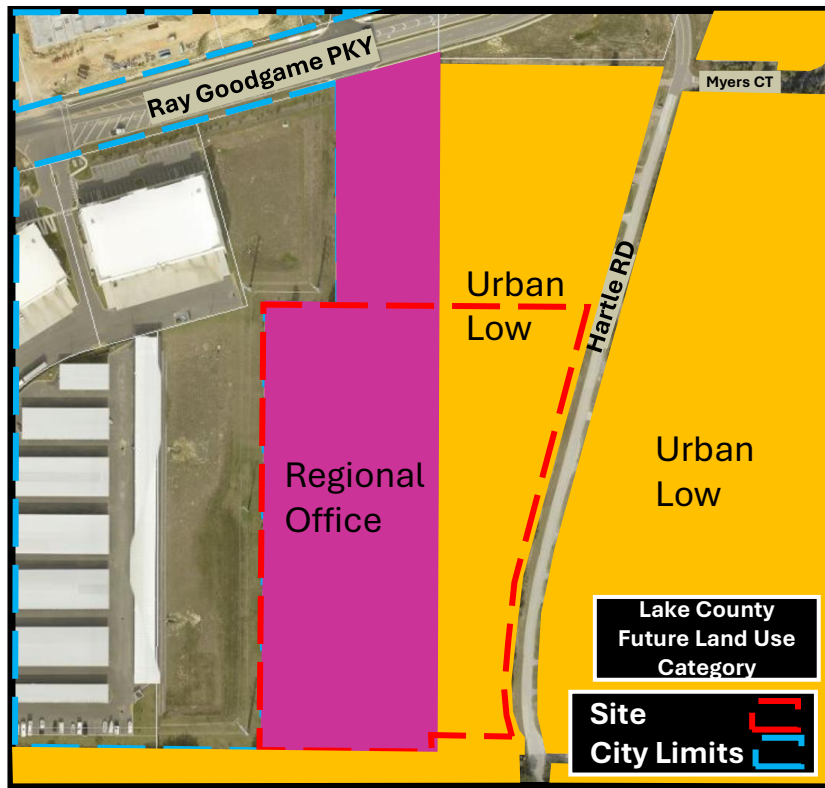
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Hartle Rd Subdivision – Annex, SSCPA, & Rez





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): Hartle Road Subdivision

Applicant: Lowndes Law or G L Summitt Engineering, Inc.

Contact Person: Tara Tedrow

Address: 215 N Eola Drive

City: Orlando **State:** FL **Zip:** 32801

Phone: 407-418-6361 **Fax:** _____

E-Mail: Tara.Tedrow@lowndes-law.com

OWNER: Hartle Road Partners

Address: 32118 Red Tail Blvd

City: Sorrento **State:** FL **Zip:** 32776

Phone: 847-343-2050 **Fax:** _____

E-Mail: bobwallen@comcast.net

General Location: West side of Hartle Road north of Lagoon Ct and South of the fire station. Alt Key's # 1648181 and 1648173

Legal Description (include copy of survey): See Attached Legal

Property size (in acres or square feet): 10.41 acres

Flood hazard area (yes) _____ and approx. acreage _____ (no) ^x _____

Existing (Actual) Land Use: Vacant

Existing Zoning: Agricultural

Existing Future Land Use: Regional Office (County) & Urban Low

Proposed Future Land Use: LDR

Type of development proposed: Residential Subdivision



Proposed density (dwelling units/acre) or intensity: 2.40 du/acre

Proposed Zoning District: R-2

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

This request is to amend the Future Land Use to allow for Residential Development of the property. Currently the property lies within unincorporated Lake County with a designated Future Land Use of Urban Low & Regional Office. The surrounding area consists of residential development to the South, larger estate type residential lots to the east and north along with the County's Fire Station. To the west is a recently approved industrial development which provides a retention pond border to the subject properties western limits. This request would allow for development to a residential characteristic more consistent with the residential lots to the south, north and east, while providing a buffer between the recently approved industrial property to the west of the subject property providing a reduction in intensity that is to be expected when transitioning from a higher intensity use (industrial) to a lower large lot or estate residential intensity. The existing Future Land Use of Regional Office is out of character with the surrounding area and the addition of commercial usage to the Hartle Road corridor would introduce commercial traffic use to an area that consists entirely of existing residential uses.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* NOTICE *******

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

ROBERT WALLON, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Regional Office/Urban Low to Low Density Residential for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

ROBERT WALLON
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of December, 2025.

X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 7/17/2028





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Robert Wallen

, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Regional Office/Urban Low _____ to Low Density Residential _____ for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed **Lowndes Law** to act as agent
on his (her) behalf to accomplish the above. The owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his
(her) stead.

ROBERT WALLEN
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of December, 2025.

X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 7/17/2028



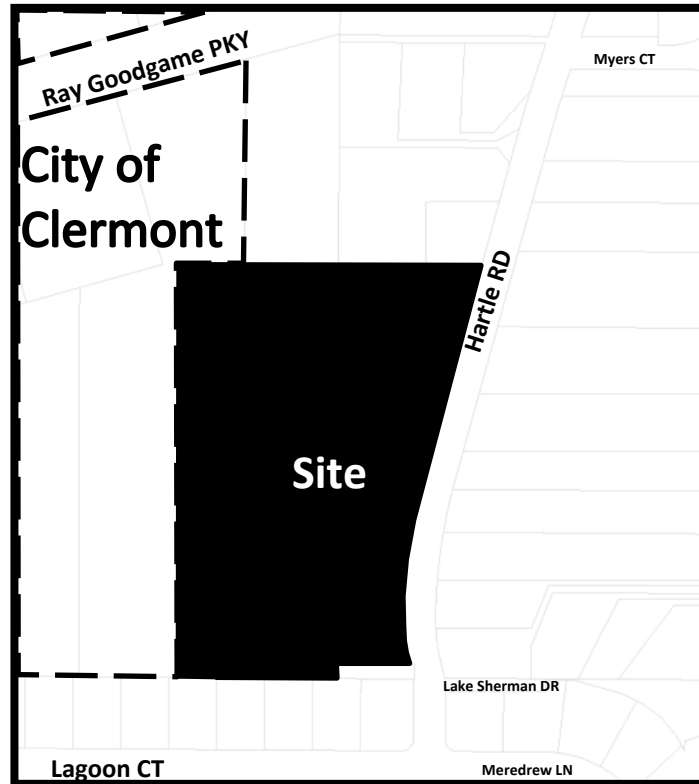
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

ORDINANCE NO. 2026-009

The Clermont City Council will hold a public hearing on Tuesday, March 10, 2026 at 3:00 p.m., to consider the adoption of the proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 10.412 +/- acre parcels from Lake County Regional Office and Urban Low to City of Clermont Low Density Residential.



LOCATION

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181

FUTURE LAND USE MAP AMENDMENT

From: Lake County Regional Office and Urban Low
TO: City of Clermont Low Density Residential

ORDINANCE NO. 2026-009

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.

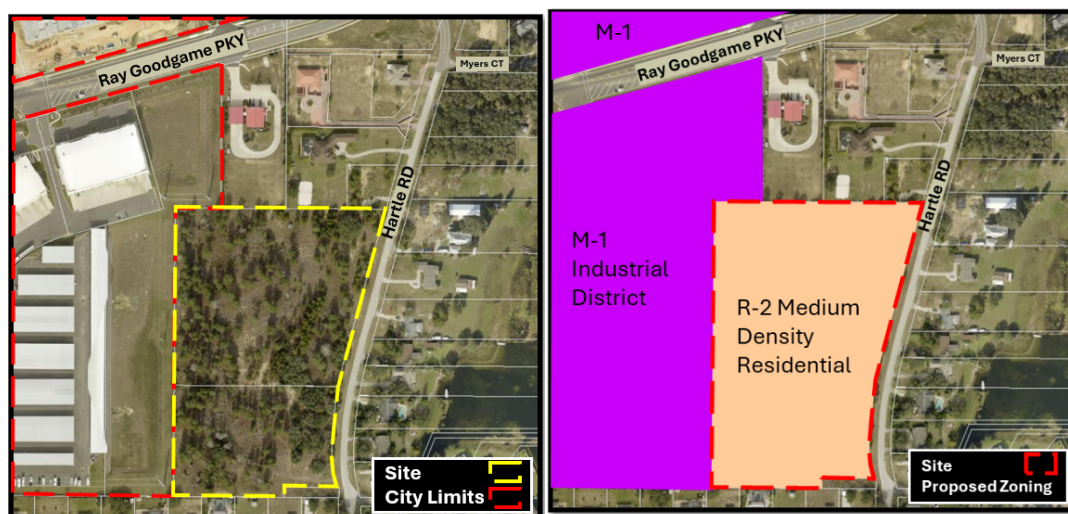
Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
Publish Date: February 23, 2026
Size: 2 columns by 10 inches

AGENDA ITEM

Meeting Date	
Tuesday, February 10, 2026	
Agenda Item Name	
Ordinance No. 2026-010 <i>Intro</i> <i>Hartle Road Subdivision Rezone</i>	
Requested Action	
Recommend Council introduce Ordinance No. 2026-010.	
Staff Report	

Tara Tedrow, as the applicant's representative, is requesting annexation, a small-scale comprehensive plan amendment (SSCPA), and a rezoning on the subject parcels for the purpose of developing a new subdivision served by the City's utilities. The property is located a ¼ mile south of the Ray Goodgame Parkway and Hartle Road intersection and is approximately 10.41 +/- acres.



The property is undeveloped and is currently designated with both the Regional Office and Urban Low Future Land Use Categories within Lake County. The surrounding properties have already been developed and consist of residential development with a lower density existing on the north and east side of the subject parcel that transitions to a higher density residential subdivision to the south. On the northwest side of the parcel is a Lake County fire station along with the Perimeter Park West warehouse on the west side.

Upon annexation, the applicant is proposing to rezone the property to the R-2 Medium Density Residential district in order to develop a residential subdivision that would be more consistent with the uses existing within the area. The proposed density is estimated to be at 2.40 dwelling units per acre for a potential of twenty-five (25) single-family residential dwelling units. No requests for variances to the City code are being requested as the applicant is willing to develop the property within the requirements for the R-2 Medium Density Residential district. The current zoning in Lake County is Agriculture, but with the County's Urban Low Future Land Use, the site could have a maximum of 4 dwelling units per acre, or a total of over 40 dwelling units.

The change in the zoning district from Agriculture (Lake County) to the City's R-2 Medium Density Residential district does not propose a conflict between 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. Staff recommends

Council introduce the Rezoning, Ordinance No. 2026-010.		
Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-010 Hartle Rd Rezoning	Ord 2026-010 Hartle Rd Rezoning.pdf
2.	Rezoning Maps	Rezoning Maps.pdf
3.	Hartle Road Concept Plan	Hartle Road Concept Plan.pdf
4.	Rezoning Application	Rezoning Application.pdf
5.	2026-010 Hartle Road RZ - Legal Ad CC	2026-010 Hartle Road RZ - Legal Ad CC.docx



CITY OF CLERMONT
ORDINANCE NO. 2026-010

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.

WHEREAS, the City Council of Clermont, Florida annexed the property on March 10th, 2026; and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Agriculture to City of Clermont R-2 Medium Density Residential District; and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 3rd day of February 2026 review the petition for Rezoning; and

WHEREAS, the City Council reviewed the petition, the recommendations of the Planning and Zoning Commission, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the below-described property have been duly approved.

NOW THEREFORE, 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

LEGAL DESCRIPTION: (PARCEL I.D. #092226110005800000 & 092226110005800001)

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST ALONG SECTION LINE 330.65 FEET; THENCE NORTH 00°17'40" WEST 331.29 FEET; THENCE NORTH 89°53' EAST 494.99 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTH 00°14'45" WEST ALONG SAID RIGHT-OF-WAY LINE 331.29 FEET; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 31 FEET

OF THE EAST 164 FEET, THEREOF, AND LESS THE SOUTH 15 FEET OF THE WEST 330.65 FEET, THEREOF.

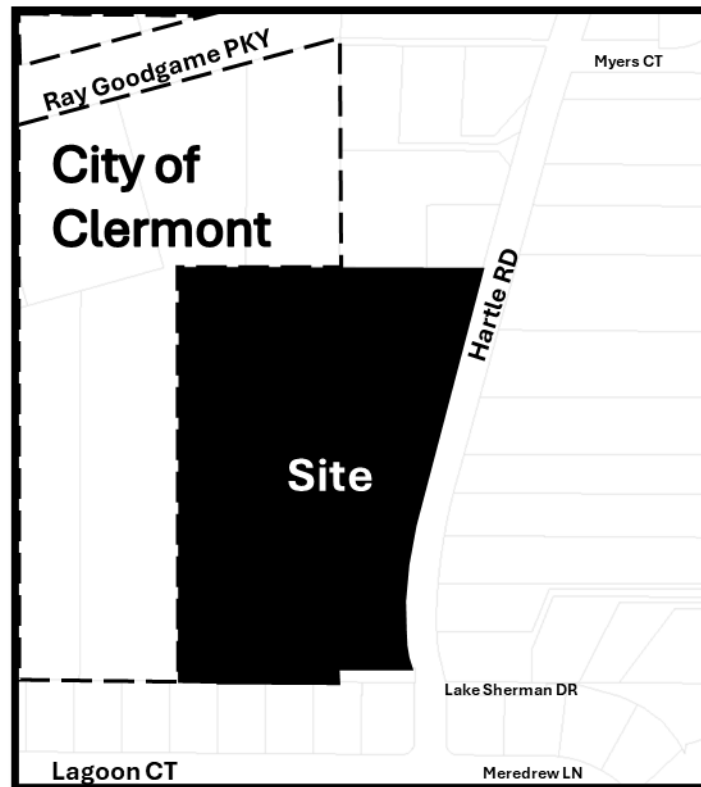
ALSO:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST 330.99 FEET; THENCE NORTH 00°14'30" WEST 531.29 FEET; THENCE NORTH 89°53' EAST 634.44 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 549 FEET, MORE OR LESS TO A POINT LYING NORTH 89°53' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,535 SQUARE FEET= 10.412 ACRES, MORE OR LESS

LOCATION:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181





CITY OF CLERMONT
ORDINANCE NO. 2026-010

PROPERTY REZONING

FROM: Lake County Agriculture (A)
TO: City of Clermont R-2 Medium Density Residential (R-2)

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. 2026-010

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

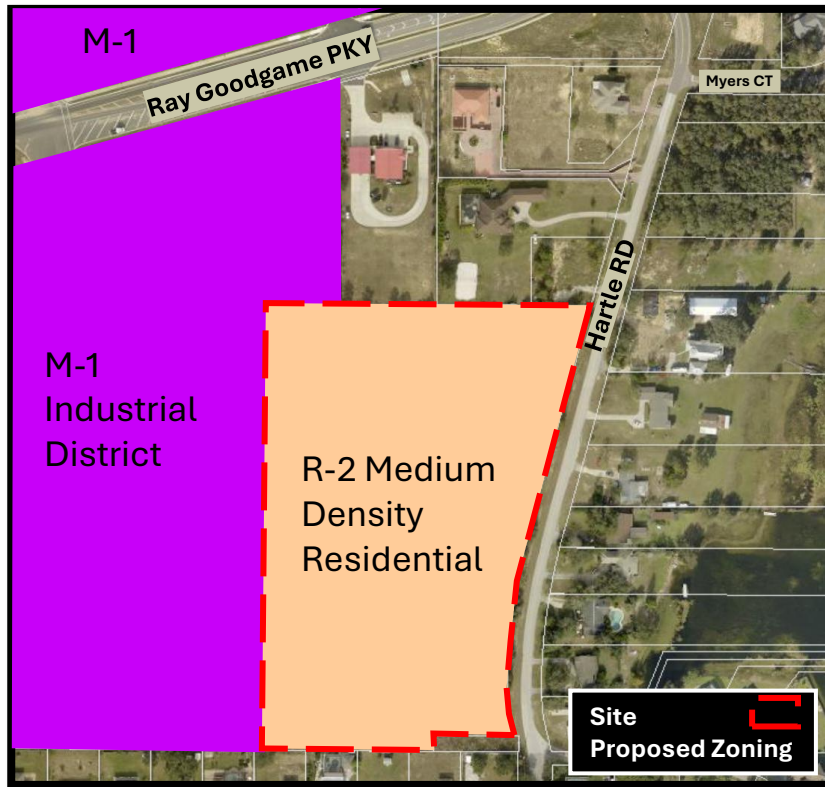
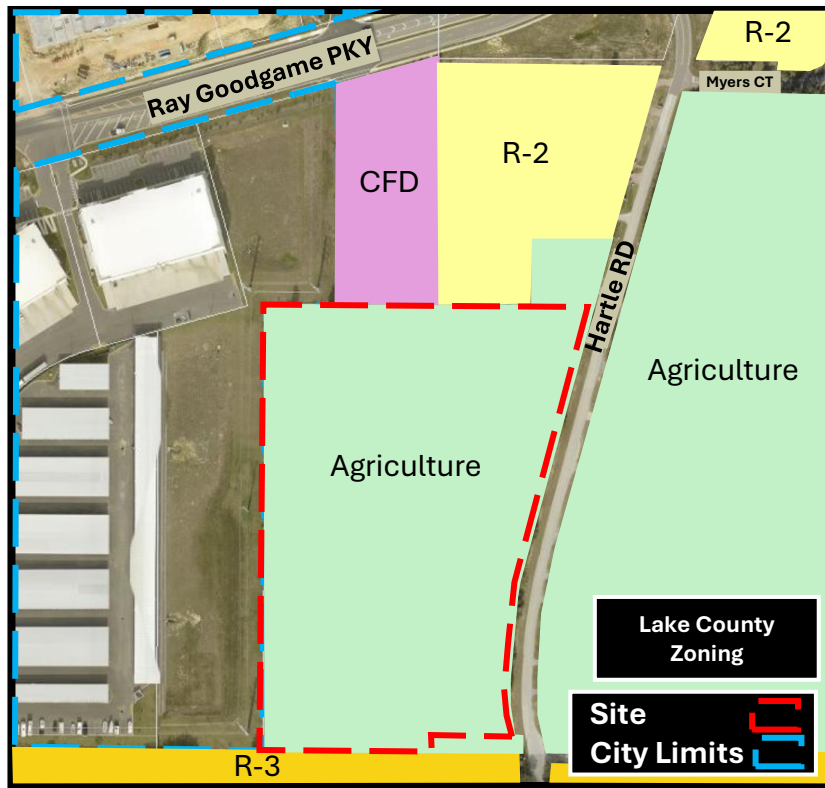
ATTEST:

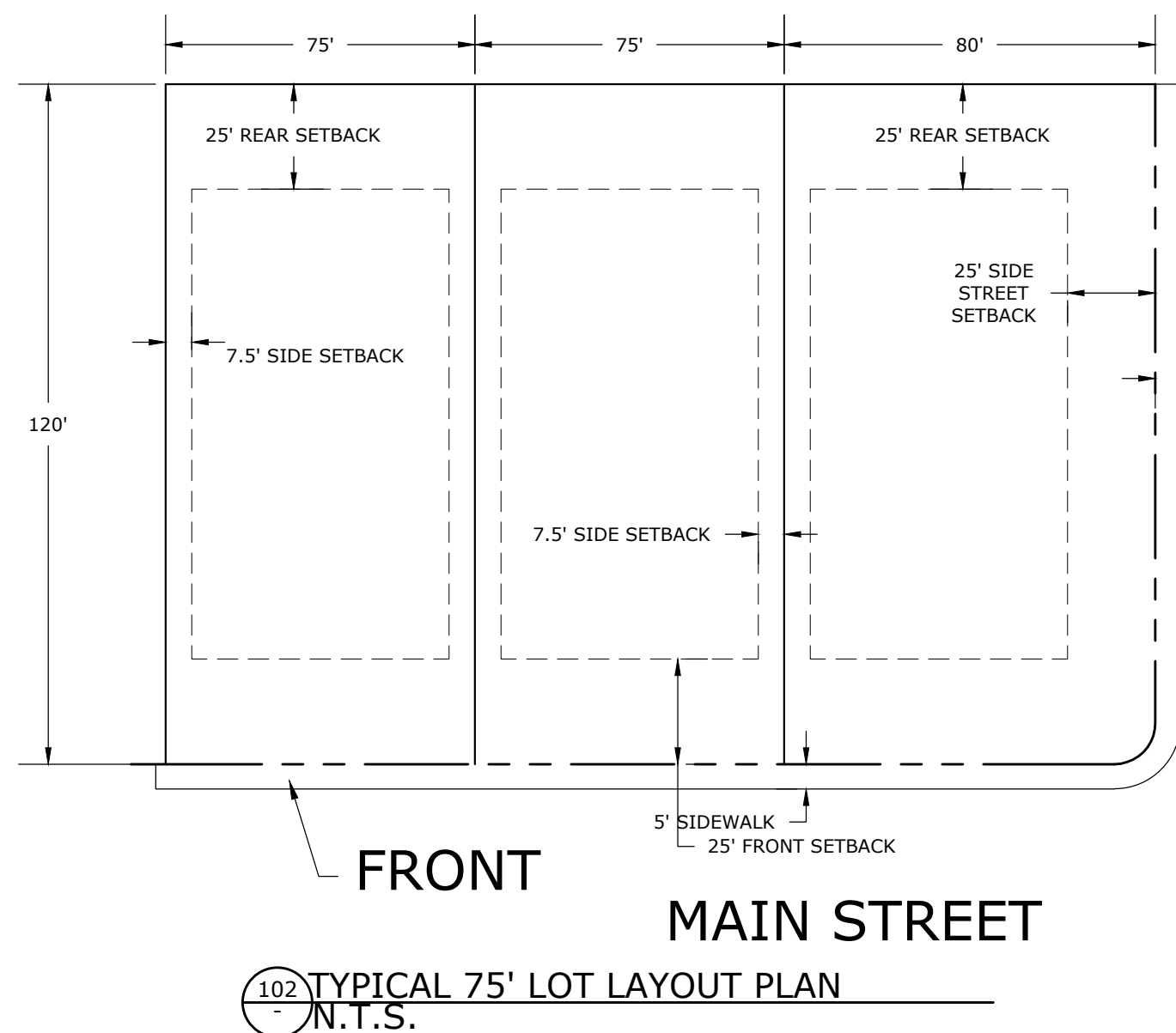
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

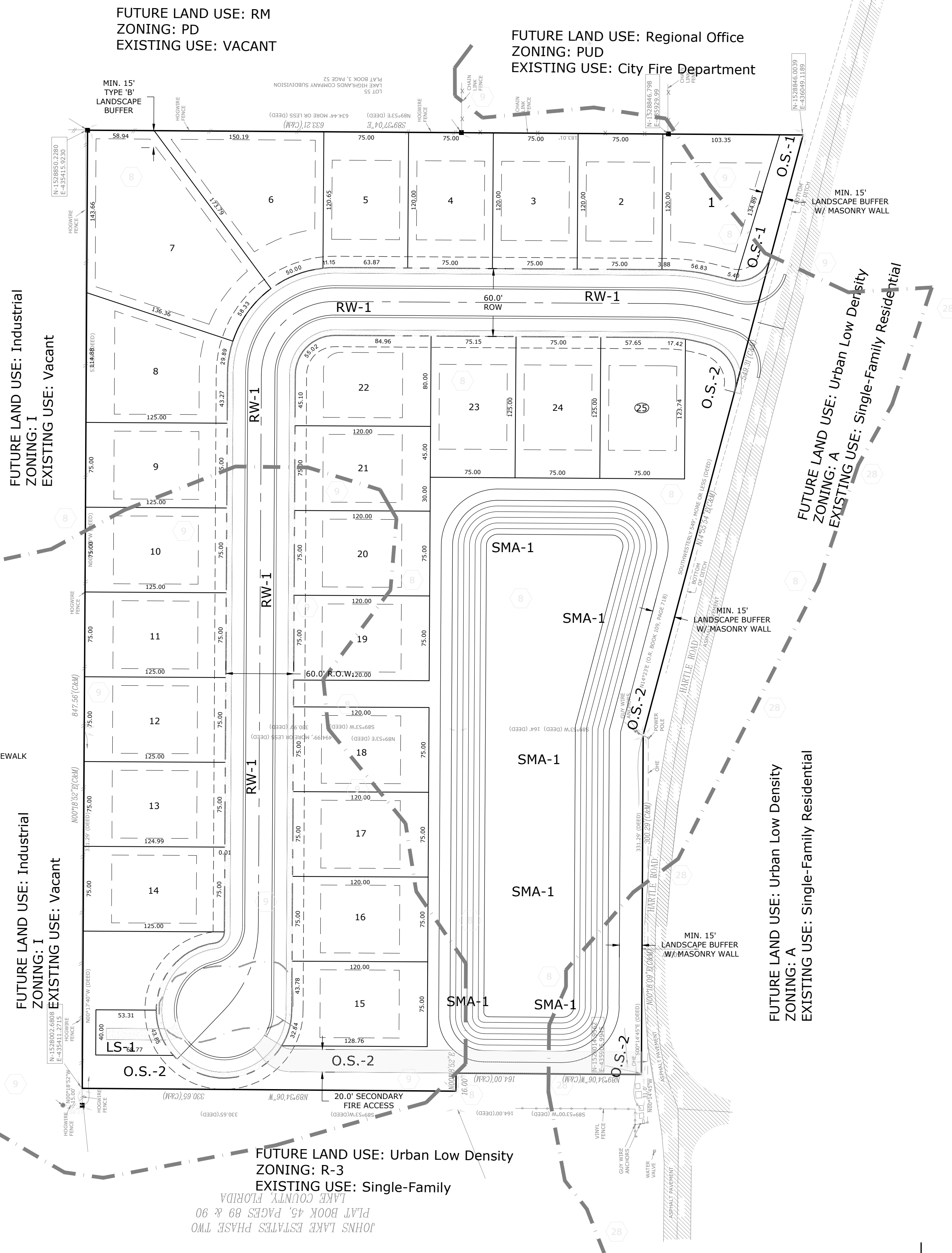
Hartle Rd Subdivision – Annex, SSCPA, & Rez





USGS SOILS LINE

- | | |
|----|-------------------------------------|
| 8 | CHANDLER FINE SANDS 0 TO 5% SLOPES |
| 9 | CHANDLER FINE SANDS 5 TO 12% SLOPES |
| 28 | MYAKKA WET SANDS 0 TO 2% SLOPES |



TRACT TABLE				
TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
RW-1	Rights-of-Way	1.66	Lake County	
O.S.-1	Open Space	0.07	HOA	
O.S.-2	Open Space Area	0.97	HOA	
SMA-1	Retention Pond	1.94	HOA	
L.S.-1	Lift Station Tract	0.05	City of Clermont	

Solid Waste Demand:
25 Units * 2.6 persons/unit * 4.3 Lb./person/day = 280 Lb/day



South Barrington, IL 60010

Overall Site Plan

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.

Date: September 30, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	04/23/2013	Initial Submittal
2	09/03/2014	Response To AR 5063 And 5064 Comments
3	11/11/14	_____
4	11/11/14	_____
5	11/11/14	_____
6	11/11/14	_____
7	11/11/14	_____
8	11/11/14	_____
9	11/11/14	_____
10	11/11/14	_____

SHEET NUMBER

5 OF 9



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Hartle Road Subdivision			
Applicant Lowndes Law or G L Summitt Engineering, Inc.			
Contact Person Tara Tedrow			
Address 215 N Eola Drivee		City Orlando	State FL Zip 32801
Telephone 407-418-6361		Fax	
Email tara.tedrow@lowndes-law.com			
OWNER INFORMATION			
Owner's Name Hartle Road Partners			
Owner Address 32118 Red Tail Blvd		City Sorrento	State FL Zip 32776
Telephone 847-343-205		Email bobwallen@comcast.net	
PROPERTY INFORMATION			
Address of Subject Property Hartle Road		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached Legal Description: LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 959, PAGES 257 & 258, LAKE COUNTY, FLORIDA) Begin at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West along Section line 330.65 feet; Thence North 00°17'40" West 331.29 feet; Thence North 89°53' East 494.99 feet, more or less to the West right-of-way line of County Road; Thence South 00°14'45" West along said right-of-way line 331.29 feet; Thence South 89°53' West 164 feet to the Point of Beginning; LESS the South 31 feet of the East 164 feet, thereof, and LESS the South 15 feet of the West 330.65 feet, thereof. ALSO: (OFFICIAL RECORDS BOOK 959, PAGES 263 & 264, LAKE COUNTY, FLORIDA) Begin at the Southeast corner of the North 3/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West 330.99 feet; Thence North 00°14'30" West 531.29 feet; Thence North 89°53' East 634.44 feet, more or less to the West right-of-way line of County Road; Thence Southwesterly along said right-of-way line 549 feet, more or less to a point lying North 89°53' East of Point of Beginning; Thence South 89°53' West 164 feet to the Point of Beginning. CONTAINING 453,535 SQUARE FEET = 10.412 ACRES, MORE OR LESS			
Acreage 10.41		Land Use (City verification required) Regional Office/Urban Low (County)	
Present Zoning (City verification required) Agricultural (County)		Proposed Zoning R-2	



CITY OF CLERMONT REZONING APPLICATION

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

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

See the attached plan with the R-2 request. The proposed zoning is to facilitate the development of the property as a residential subdivision

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

ROBERT WALLIN
Applicant Name (print)

x [Signature]
Applicant Name (signature)

ROBERT WALLIN
Owner Name (print)

x [Signature]
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

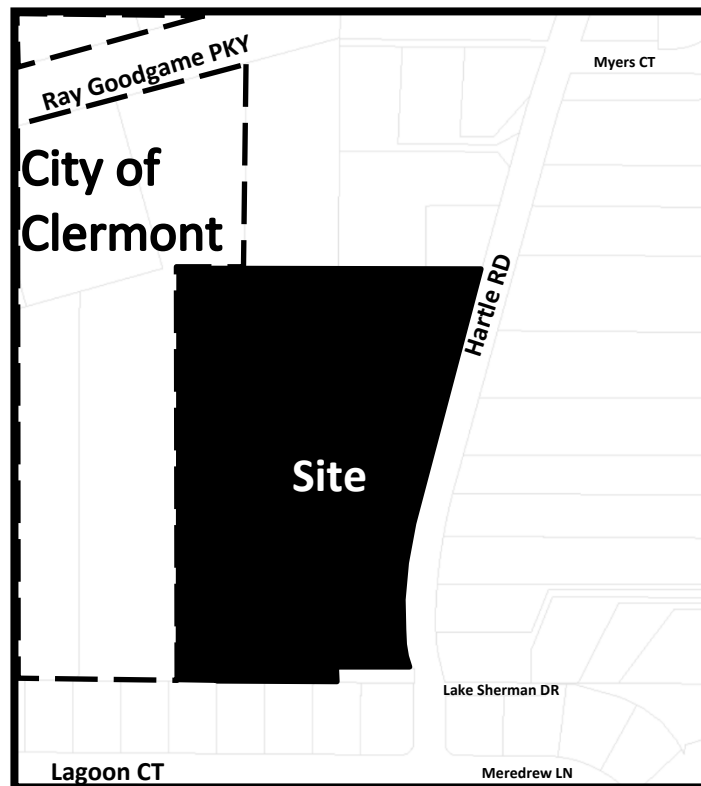
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, March 10, 2026 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2026-010

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:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181



LEGAL DESCRIPTION

Legal Description: (Parcel I.D. #092226110005800000 & 092226110005800001)

Begin at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West along Section line 330.65 feet; Thence North 00°17'40" West 331.29 feet; Thence North 89°53' East 494.99 feet, more or less to the West right-of-way line of County Road; Thence South 00°14'45" West along said right-of-way line 331.29 feet; Thence South 89°53' West 164 feet to the Point of Beginning. Less the South 31 feet of the East 164 feet, thereof, and less the South 15 feet of the West 330.65 feet, thereof.

ALSO:

Begin at the Southeast corner of the North 3/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West 330.99 feet; Thence North 00°14'30" West 531.29 feet; Thence North 89°53' East 634.44 feet, more or less to the West right-of-way line of County Road; Thence Southwesterly along said right-of-way line 549 feet, more or less to a point lying North 89°53' East of Point of Beginning; Thence South 89°53' West 164 feet to the Point of Beginning.

CONTAINING 453,535 SQUARE FEET= 10.412 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
Feb. 23, 2026