



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

PRESENTATIONS

Chairman Campione, Lake County Board of County Commissioners, District 4

PROCLAMATION

Procurement Month

International Women's Day

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 February 17, 2026 Council Workshop and the February 24, 2026 Meeting minutes.

Item No. 2 - Request For Qualification Award
On-Call Consulting Svcs.

Consider awarding Term Contracts to the top seven (7) firms for Transportation Planning and Engineering Services.

Item No. 3 - Bid Award
Replacement Electrical Motors

Consider awarding bid to Jag Tech Enterprises LLC for purchasing two (2) well pump motors in the budgeted amount of \$50,624.65.

UNFINISHED BUSINESS

Item No. 4 - Ordinance No. 2026-003 *Final*
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. 5 - Ordinance No. 2026-004 *Final*
Perimeter Park West III SSCPA

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

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Item No. 6 - Ordinance No. 2026-005 *Final*
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. 7 - Ordinance No. 2026-008 *Final*
Hartle Road Subdivision Annex

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

Item No. 8 - Ordinance No. 2026-009 *Final*
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. 9 - Ordinance No. 2026-010 *Final*
Hartle Road Subdivision Rezone

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

Item No. 10 - Ordinance No. 2026-012 *Final*
Vacate ROW Amendment

Consider amendment of right-of-way vacation for a portion of Short Street.

NEW BUSINESS

Item No. 11 - Council Member Request

Discuss Resolution No. 2024-040R, Rules of Conduct.

Item No. 12 - Ordinance No. 2026-013 *Intro*
Certified Recovery Residences

Consider the proposed ordinance to allow for the amendment of the Land Development Code, Chapter 125 - Zoning.

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.

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

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

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

PROCLAMATION

Whereas, the public procurement profession plays a significant role in the efficiency and effectiveness of both government and the public sector by upholding the principles of transparency, fairness, competition, and integrity; and

Whereas, procurement professionals in Clermont are dedicated to ensuring the prudent use of public funds in pursuit of maximizing the value received for expenditures, thereby contributing significantly to the fiscal health and stability of the city; and

Whereas, procurement professionals are tasked with navigating complex procurement laws and ethical standards while striving to achieve the best procurement practices and the highest standards of professional conduct; and

Whereas, the Procurement Services Department recognizes, supports, and practices the Public Procurement Values and Guiding Principles of Accountability, Ethics, Impartiality, Professionalism, Service, and Transparency, established by the NIGP: The Institute for Public Procurement as fundamental tenants of the public procurement profession; and

Whereas, NIGP has recognized March as Procurement Month to further expand the awareness of the procurement professional's role to governmental officials, the public, businesses, and corporate leaders.

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

Procurement Month

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 10th Day of March in the year Two Thousand and Twenty-Six.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

PROCLAMATION

Whereas, International Women's Day, observed annually on March 8, is a global celebration recognizing the social, economic, cultural, and political achievements of women and girls throughout history and across all nations; and

Whereas, women have played a vital role in shaping our community through leadership in government, business, education, healthcare, public safety, the arts, science, and volunteer service; and

Whereas, the City of Clermont recognizes the invaluable contributions of women who work tirelessly to strengthen families, build businesses, mentor youth, and serve our residents with dedication and compassion; and

Whereas, International Women's Day also serves as an opportunity to acknowledge the ongoing pursuit of equality and to reaffirm our commitment to ensuring that all women and girls have access to opportunities that allow them to thrive and reach their full potential; and

Whereas, by celebrating the achievements of women and supporting their continued advancement, we help create a stronger, more inclusive, and more prosperous community for all residents.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the 8th of March, Two Thousand and Twenty-Six as:

International Women's Day

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 10th Day of March in the year Two Thousand and Twenty-Six.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
CITY COUNCIL WORKSHOP
February 17, 2026

CALL TO ORDER

The City Council met in a workshop session on Tuesday, February 17, 2026, in the Clermont City Center. Mayor Murry called the workshop to order at 9:01 am with the following Council Members present: Council Members Strange, Bain, Myers and Petersen.

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

AGENDA ITEMS

Item No. 1 – Water Rates

Public Services Director Brunson introduced Murry Hamilton of Raftelis to present the utility revenue sufficiency study update, covering water, wastewater, stormwater, and sanitation funds.

Mr. Hamilton explained the study evaluates revenue sufficiency, operating and capital needs, reserves, regulatory compliance, and bond obligations, noting that each utility must be financially self-supporting. He provided historical context, including deferred maintenance and unchanged water rates from 2002–2017, and outlined factors leading to wastewater plant expansion, with project costs rising from \$23 million to \$48 million, funded through \$28 million in bonds and over \$20 million in impact fees.

Mr. Hamilton highlighted that the study provides a 10-year financial outlook to support long-term planning and recommended regular rate studies every two to three years.

Council discussion addressed capital planning, growth, infrastructure capacity, impact fee limits, and transparency. Statutory restrictions on impact fee adjustments were provided by City Attorney Waugh, and preliminary results are expected in April, followed by a Council workshop in May and a public hearing before any rate changes.

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

Council Member Strange asked whether current utility rates fund the new wastewater plant. Public Services Director Brunson along with Mr. Hamilton confirmed that monthly service rates are the primary source for debt repayment, while impact fees have funded roughly half of the plant's costs, reducing debt and limiting rate increases. Council discussed the allocation of utility revenues between operations, capital costs, debt service, and administrative transfers, noting that fixed costs are embedded in rates and not itemized on individual bills.

Council emphasized the importance of transparency and educating residents about the ways their utility payments support both daily operations and long-term infrastructure. By consensus, staff were directed to explore cost-effective ways to communicate this information to the public, potentially through graphics or summaries in the budget process or monthly utility bills, so residents can understand the use of funds and participate in planning for future capital needs.

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Mayor Murry turned the meeting over to Mayor Pro Tem Myers and left the meeting at 10:25 am.

Mayor Pro Tem Myers recessed the workshop at 10:26 am. Mayor Pro Tem Myers reconvened the workshop at 10:33 am.

Item No. 2 – Procurement Process

Procurement Director Suarez provided an overview of the city’s procurement processes, roles, and safeguards. He explained that procurement ensures public dollars are spent fairly and transparently while maintaining accountability and integrity.

He outlined the procurement life cycle from identifying needs to contract management, including the roles of the department, procurement staff, evaluation committees, city manager, and city council. He explained methods for solicitations, informal purchases, quotes, bids, Request for Proposals (RFPs), and Request for Qualifications (RFQs), and emphasized key principles of uniformity, fairness, best value, transparency, and integrity. The presentation also covered evaluation procedures, safeguards to ensure fairness and compliance with Florida Statutes and Sunshine Laws, authorized exceptions, sole source, single source, piggyback, emergency purchases, and the ongoing management of contracts. Procurement Director Suarez concluded with a summary of the department’s responsibilities, including purchase card management, contract review, and staff assistance.

Council Member Bain asked whether it is legally or procedurally improper for a Council Member not assigned to an evaluation committee to influence a procurement outcome. City Attorney Waugh stated that such involvement would be both statutorily and procedurally improper.

City Attorney Waugh further explained that formal bids are typically awarded to the lowest responsive and responsible bidder meeting specifications, while for RFPs and RFQs, evaluation committees provide rankings and recommendations, but Council retains authority to modify those recommendations based on the submitted record and its home rule powers.

City Attorney Waugh advised that Council Members may not vote on contracts resulting in a special financial benefit to themselves, and the city may not contract with a Council Member’s own business. Statutory disclosures apply to direct financial conflicts of interest; personal relationships alone do not require disclosure. Any conflict within an evaluation committee results in removal of the member from scoring.

City Attorney Waugh advised that procurement presents significant liability exposure and emphasized the importance of strictly following adopted procedures and prioritizing competitive bidding to protect taxpayer funds.

He explained that courts generally uphold Council decisions if they are reasonable and supported by the record, including the rejection and rebidding of proposals when properly justified; however, the City may not materially alter a project after award, manipulate bid thresholds, negotiate outside RFP parameters, or deviate from its own policies. He cautioned against bid tampering under

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Florida law, noting criminal penalties for improperly influencing solicitations, and stressed that while Council may have policy preferences, they must defer to and trust the established procurement process to avoid legal and ethical violations.

Council discussed the distinction between an RFP and Request for Bid (RFB), confirming that an RFB focuses primarily on lowest price, while an RFP seeks proposals based on defined criteria. City Attorney Waugh explained that RFPs must contain sufficiently specific guidelines to ensure fair competition and cannot be overly vague or materially changed after issuance without rebidding. He advised that general idea gathering for public property is not typically handled through an RFP unless specific parameters are established, and unsolicited proposals must still be competitively bid. It was further discussed that specifications are generally developed by knowledgeable staff, though outside experts may assist if needed. Council Member Strange expressed concern that for large, long-term vision projects, Council should help define the vision and standards before procurement is initiated, rather than addressing concerns after the process is underway.

City Attorney Waugh acknowledged there can be a disconnect between Council's broader vision and procurement outcomes, noting staff works to interpret Council's direction while continuing city operations. He stated that most procurements proceed without issue and that clearer Council policy direction would help ensure future solicitations better align with Council's vision.

Council Member Strange suggested adding a list of current and upcoming bids to the regular agenda packet to allow early identification of policy concerns and avoid cone of silence issues. The intent was to provide clearer direction upfront and prevent conflicts later in the procurement process.

Discussion continued regarding early Council involvement in procurement and evaluation processes. Procurement Director Suarez confirmed that weekly reports are provided to City Manager Van Wagner listing draft, active, and completed solicitations, and that Council could request appointments of outside experts or Council Members to evaluation committees before a bid is issued. Council Members discussed determining when projects, particularly large, vision-related, or real estate matters, should trigger additional Council input or outside expertise to avoid later conflicts. Council Member Bain suggested that expectations and criteria for such involvement be addressed through strategic goals and direction to City Manager Van Wagner during the upcoming workshop, consistent with the City's manager form of government.

Item No. 3 – Pre-Budget Priorities

Deputy City Manager Matthys explained the pre-budget priorities process, explaining this was for gathering Council input. He outlined that Council and department directors would first identify city strengths and challenges, then hear departmental needs for the next five years. Council Members would then provide their top priorities or programs for inclusion in the five-year budget. All identified priorities will be documented, then Council will use a sticker exercise to rank them, with the results presented at the next meeting.

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Council and staff identified the city's top strengths as its skilled and committed personnel, engaged and passionate council, strong community support, economic growth, prime location, natural assets, and small-town charm. Strategic partnerships and intergovernmental relationships were also noted, with an overarching theme that Claremont's greatest asset is its people and community, enabling the city to shape its long-term future.

Council and staff identified Clermont's main challenges as managing rapid growth, including increased traffic, expansion of city services, and rising demands on staff. Other challenges include attracting and retaining qualified employees, updating outdated codes and comprehensive plans, adopting efficient processes, maintaining the city's small-town character amid development, and ensuring long-term economic resilience beyond real estate. Additional concerns include staying competitive with compensation, planning strategically for unknown future state impacts, and coordinating development on unique or sensitive properties. Overall, intentional planning, strategic staffing, and maintaining organizational culture were emphasized as critical to addressing these challenges.

Mayor Pro Tem Myers recessed the workshop at 12:13 pm.

Mayor Murry returned to the workshop.

Mayor Pro Tem Myers reconvened the workshop at 12:45 pm.

Deputy City Manager Matthys shifted to department heads sharing high-level, "big-ticket" projects or programs anticipated over the next five years. These items were listed to inform council as they identify priorities for the upcoming five-year budget, without going into detailed discussion at this time.

Procurement, Human Resources, Development Services, Information Technology, and the City Clerk's Office reported that they have no upcoming projects to present at this time.

Finance Director Borrer identified updating or replacing the City's Enterprise Resource Planning (ERP) system as his top priority.

Parks and Recreation Director Forman requested guidance from Council on two design options for the Art Walk portion of Meet Us in the Middle: a slight jog to the west or keeping the path straight and shifting park elements 18 feet east.

Council expressed a preference to wait for input from DPZ and American Bicycle Association (ABA), as well as control over the DeHoya property, before making a final decision. Council members emphasized the importance of moving the project forward while maintaining flexibility for future expansion and acknowledged the potential for a third option from prior parking studies. The department will await council direction before proceeding.

Parks and Recreation Director Forman outlined his key priorities, including Meet Us in the Middle, the Lincoln Park Community Center, the Bishop Field rebuild, converting the remaining field and

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court lighting to LED, development of a Fieldhouse, installation of artificial turf at the Lake Felter Park multi-purpose field, and the redesign of McKinney Park.

Public Services Director Brunson requested consideration of funding for pavement preservation treatments and replacement of the City Hall air conditioning system and asked that the proposed 12th Street sanitation transfer station be brought back for discussion during the upcoming budget process.

Economic Development Director Norris requested Council prioritize investment in expanding the City's shaded trail network to improve mobility, reduce traffic impacts, and enhance quality of life.

City Manager Van Wagner informed Council about ongoing discussions regarding traffic improvements at key intersections, potential County funding, and exploration of an upgraded traffic signal system that could improve efficiency and emergency response times, though some city costs may be involved.

Police Chief Graczyk outlined five-year priorities including west and east side substations, replacing the rescue vehicle, a real-time crime center, and a joint mobile command vehicle, with some items funded by impact fees.

Fire Chief Ezell presented budget priorities focused on expanding the training center, constructing Fire Station 5, renovating existing stations such as Fire Station 3, exploring options for Fire Station 6, implementing transport services, and monitoring opportunities for the SAFER grant.

Deputy City Manager Matthys shared the desired initiative to establish a 311-information center for customer service, potentially two to three years out, which would incorporate AI technology, an additional staff member, and development of the center.

Deputy City Manager Matthys opened the floor to Council, inviting them to share their desired projects and programs for the next five years. He explained that staff would compile the items, have Council rank them by priority, and bring the results back for further discussion at the next meeting.

Council Member Myers identified her priorities as establishing a library, implementing Emergency Medical Services (EMS) transport services, completing the Meet Us in the Middle project, and creating a financial literacy program with funding assistance to help young adults purchase their first home.

Council Member Petersen stated his priorities for the next five years include implementing EMS transport services at all fire stations and expanding the city's golf cart ordinance. He emphasized developing infrastructure, such as golf cart paths, to support a multimodal transportation system that reduces reliance on vehicles.

Mayor Murry presented his priorities as completing the Meet Us in the Middle project, reestablishing a library within the city, developing a centrally located community center in the

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Lincoln Park area to enhance accessibility and walkability, and advancing improvements to East Lake, including restoration of the historic fountain.

Council Member Strange outlined priorities including completing the Comprehensive Plan to ensure all residents have access to parks or nature, maintaining high water and sewer quality standards, achieving a six-minute emergency medical response time, and ranking among Florida's top ten safest cities. She also emphasized becoming more "antifragile" as a city by strengthening financial resilience, lowering millage, and reducing employee healthcare costs while improving the quality of care provided.

Council Member Bain identified priorities including completing the City's sidewalk network to eliminate gaps, expanding and maintaining street lighting throughout all areas of the community, and enhancing communication and engagement strategies. He also emphasized increasing resident involvement through diverse outreach methods and expanding advisory boards and committees to encourage greater citizen participation in local government.

Discussion focused on enhancing the city's sidewalk and streetlight infrastructure. Council Member Bain emphasized creating a formal, living five-year sidewalk plan that identifies deficient areas, prioritizes projects, sets timelines and costs, and engages neighborhoods for accountability, while ensuring new developments include sidewalks. Updates to the streetlight inventory were also highlighted, noting coordination with county and state responsibilities, addressing gaps for pedestrian safety, and maintaining current infrastructure to meet community needs.

Deputy City Manager Matthys explained that Council members would use sticky notes to select their top five priorities from the documented list, which staff would compile and report back at the next meeting.

ADJOURN: With no further comments, this workshop adjourned at 1:47 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

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REGULAR COUNCIL MEETING
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CALL TO ORDER

The City Council met in a regular meeting on Tuesday, February 24, 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 Manager Van Wagner, City Attorney Waugh, Deputy City Manager Matthys and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

Pastor Cort spoke about Black History Month, emphasizing unity and sustainability. He urged individuals to focus on collective purpose and long-term impact to help prevent societal decline.

PROCLAMATION

City Clerk Howe read the proclamation for Miss Teen Florida. Mayor Murry presented the proclamation.

Miss Florida's Teen, Noelle Schnacky, shared her gratitude for the community and her faith, she spoke about starting Hope for Heart Kids in memory of her cousin. She highlighted how their ministry brings real encouragement to families and patients, making a lasting impact.

City Clerk Howe read the proclamation for Arbor Day.

PRESENTATIONS

Finance Director Borrer presented the first-quarter budget report, highlighting that revenues and expenditures were on track, with most funds showing healthy year-to-date percentages and spending below budget. He noted that general fund revenues were slightly lower than the same point last year, likely due to timing of specific revenue sources, and explained that ad valorem collections historically remain high at 94 to 96 percent. The report also introduced a new section tracking fund balances across all city funds, including historical comparisons and projections for the fiscal year, and noted that the adopted budget used reserves to balance projected expenditures.

Mayor Murry inquired about the decrease in the general fund and the projected drop in fund balance from \$26 million to \$20 million. Finance Director Borrer clarified that the use of reserves accounted for the projected reduction, and that final audited numbers are expected to be higher, which would adjust the projections.

PUBLIC COMMENT

Rudy Bowen, 5th Street – expressed pride in Clermont and spoke about fair wages.

Samii Taylor, Powderhorn Place – spoke about the 1988 disappearance and recent identification of Ernest Joe Manzares' remains, urging the community to come forward with any information to help solve the case and bring justice for the family.

Charlene Forth, 939 W. Desoto Street - spoke about the effort to identify Ernest Joe Manzares' remains, giving credit to reporter Linda Charlton for uncovering the truth and seeking justice for his family.

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Linda Charlton, 9101 County Road 561 - spoke about her long-term investigation into Ernest Joe Manzares' disappearance, raising questions about the possible recovery of his 1976 Chevy Monte Carlo and seeking a point of contact to follow up on evidence related to the case.

Mayor Murry requested the City Manager coordinate with staff and Ms. Charlton.

Joe Fumasi, 2693 Jumping Jack Way – requested an independent investigation into the mayor's actions during the May 27, 2025, city meeting. He emphasized the need for transparency and accountability to restore proper function and unity within the city government.

Sharon Keys, 644 W. Oceola – stated that Black history is American history and must be honored to preserve truth, unity, and the contributions that shaped the nation.

Kurt Schuh, Clermont resident – shared his military experience, explaining that veterans carry the physical and emotional costs of combat, including post-traumatic stress, because of the extreme moral and ethical challenges faced in war.

AGENDA CHANGES

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

Item No. 3 – Bid Award, *Firefighter Equipment*

City Manager Van Wagner stated that a bidder notified staff that they could not honor the unit price for line item 57. The award for line item 57 is going from W.S. Darley & Co. at \$4,813.13 to Ten-8 Fire & Safety at \$5,000, which is the next lowest bidder. The difference is an additional \$186.87 for this item. The new total cost is now \$240,833.87

City Attorney Waugh informed Council that no further action was needed on 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 February 10, 2026, Council Meeting minutes.

Item No. 2 – Surplus Request

Consider declaring end-of-life inventory as surplus from the City Manager, Information Technology, Finance, and Environmental Services Departments and provide disposal per the Procurement Policy.

**Item No. 3 – Bid Award
*Firefighter Equipment***

Consider awarding bid to AEST Fire and Safety Inc., Firefighter One LLC., Matheny Fire & Emergency, Municipal Equipment Company LLC., North America Fire Equipment Company, Inc., Team Equipment, Inc., TechnicalRescue.com, Inc., Ten-8 Fire & Safety

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LLC., and W.S. Darley & Co. purchase equipment for Ladder 102 in the total budgeted amount of \$240,647.

Item No. 4 – Piggyback Purchase Approval
Public Services Sanitation Trucks

Consider approval under the Florida Sheriffs Association Contract No. FSA25-VEH23.0 with Container Systems & Equipment CO., Inc. to purchase two (2) 2024 Battle Raider LET2 Low-Entry with Loadmaster Eclipse collection trucks in the amount of \$753,775.

Item No. 5 – Task Order
Road Reconstruction

Consider Task Order approval with Halff Associates, Inc. to provide civil engineering and surveying services to complete Bloxam Avenue for a total budgeted amount of \$250,515.

Item No. 6 – Land Purchase & Grant Acceptance
15817 Old Hwy 50

Consider purchasing land for a ground storage tank in the budgeted amount of \$1,100,000.

Council Member Petersen motioned to approve Consent Agenda items 1-6. Seconded by Council Member Myers. The motion passed 5-0 with all members present voicing aye.

UNFINISHED BUSINESS

The next two items were heard together and voted on separately.

Item No. 7 – Ordinance No. 2025-039, Ivey Ridge LSCPA Final

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.

City Clerk Howe read the ordinance title aloud.

Item No. 8 – Ordinance No. 2025-040, Ivey Ridge Rezoning Final

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

City Clerk Howe read the ordinance title aloud.

Development Services Planner Kruse presented the items. The City, as the applicant, requested a Large-Scale Comprehensive Plan Amendment of the subject property as a follow-up to the staff-initiated annexation request. The amendment would change the future land use from Lake County Urban Low to City of Clermont Low Density Residential.

The property is located southeast of Lake Louisa Road and Hammock Ridge Road intersection and is approximately 57 acres. The property was approved under Planned Unit Development (PUD) Ordinance No. 2020-03 in Lake County for up to 155 single-family dwelling units. The property is currently moving forward, and construction activity is starting. The property was annexed by City Council on June 10, 2025, prior to building permit issuance to capture \$1.8 million dollars' worth of impact fees for the City of Clermont.

Since the project is greater than 50 acres, a large-scale comprehensive plan review was required. The amendment (25-02ESR) was transmitted for comment to the State of Florida, Florida Commerce Department and other state agencies for review in December 2025. The city received five responses from the reviewing agencies, with no "comments" being provided other than no adverse impacts had been found. Since no substantial comments or objections were received, the city is proceeding forward with the adoption of this request.

The Planning and Zoning Commission recommended approval, 5-0. Staff recommended approval of the Large-Scale Comprehensive Plan Amendment, Ordinance 2025-039.

The City, as the applicant, requested a Rezoning of the Subject property as a follow-up to the staff-initiated annexation request. The zoning change would be from Lake County Planned Unit Development to City of Clermont Planned Unit Development.

The property is located southeast of Lake Louisa Road and Hammock Ridge Road intersection and is approximately 57 acres. The property was approved under PUD Ordinance No. 2020-03 in Lake County for up to 155 single-family dwelling units.

The PUD zoning does not propose a conflict to the existing uses and land uses in the area. The proposed use is compatible with the adjoining properties as required by the comprehensive plan. The transfer of Lake County's PUD Ordinance into the City's PUD Ordinance is a "like for like" with small adjustments made due to code references, such as County to City.

The Planning and Zoning Commission recommended approval, 5-0, with an additional condition that the development builds to the City's landscape code. Staff notes that this condition is already captured within the Ordinance under Section 6, entitled Landscaping Requirements. Staff recommends approval of the rezoning to PUD with the conditions contained in Ordinance 2025-040.

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

Council Member Petersen motioned to approve Ordinance No. 2026-039. Seconded by Council Member Myers. The motion passed by roll call vote 4-1 with Council Member Strange opposed.

Council Member Myers motioned to approve Ordinance No. 2026-040. Seconded by Council Member Petersen. The motion passed by roll call vote 4-1 with Council Member Strange opposed.

NEW BUSINESS

Item No. 9 – Variance Request, 1222 5th Street

Development Services Planner Day presented the variance request. The applicant and owner, Kenneth Ramsey, is requesting two variances to the Land Development Code to install a 288 square-foot storage building on his property located at 1222 5th St. The property is designated with the R-1 Single-Family Medium Density Residential Zoning District and is approximately 9,000 sq. ft. Currently, the property consists of an existing single-family residence and a detached garage that were built around 1925 as indicated on the Lake County Property Appraiser's website. The property owner would like to install a storage building in a similar location to the existing detached garage.

The first variance request is to allow for a side yard setback to be less than the minimum 7.5-foot requirement. The second variance request is to allow for a rear yard setback to be less than the minimum 25-foot requirement. These requests would allow for the proposed storage building to encroach into the side yard setback at 5.5 feet from the south property line and encroach into the rear yard setback at seven and a half feet from the west property line.

The applicant has indicated the proposed storage building would not be encroaching into the rear yard setback any further past the existing detached garage that sits at 7.5 feet from the rear property line. The existing garage, built in 1925, is a legal non-conforming structure since it does not meet the current rear yard setback of 25 feet. The applicant would like to keep the proposed storage building in line with the existing detached garage, since it would give their family more outdoor space for backyard activities as well.

Upon review of the applicant's request, staff were unable to support the request for a reduction to both the side and rear setbacks. Land Development Code section 125-520(b) states storage buildings over 150 square feet shall be subject to setbacks for all other structures. The variance requested is not the minimum that would make reasonable use of the land due to the structure being able to be located elsewhere and meeting the applicable Land Development Codes.

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 one of the five criteria. Therefore, staff recommended denial of the variance request.

The applicant, Kenneth Ramsey explained to Council that he and his family have lived in their Spanish Run home for about a year and a half and wanted to add a storage shed in the backyard. He said he wants it in the southwest corner near the garage because it is the most practical spot, and by moving it slightly closer to the fence it would be centered and give them more space to work on projects and use the yard efficiently.

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

Council discussed the proposed storage shed's placement, size, and design, asking if it would match the existing home, how much space would be between it and the garage, and why setbacks could not meet current code. Mr. Ramsey stated that the shed would be wooden to blend in and confirmed the neighbor was aware.

City Attorney Waugh clarified that approval of this variance would allow the specific side and rear setbacks for this structure.

Council Member Petersen motioned to approve Item 9. Seconded by Council Member Bain. The motion passed 5-0 with all members present voicing aye.

Item No. 10 - Resolution No. 2026-006R, FDEPSRF Program

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, RELATING TO THE DRINKING WATER STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION AND EXECUTION OF THE LOAN AGREEMENT FOR PROJECT NO. 3514D; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Finance Director Borrer updated council on Clermont's drinking water capital projects being included on the 2026 State Revolving Fund (SRF) priority list by the Florida Department of Environmental Protection. This makes the city eligible for a \$15.6 million loan, which includes a 50 percent principal forgiveness subsidy, effectively reducing the debt burden. He explained that the resolution before council authorizes both the application and acceptance of the loan, with specific loan terms to be provided about six weeks after submission and reported back to council. Key deadlines include submitting the application by March 12, 2026, accepting the loan by June 10, 2026, completing all projects by December 2031, and beginning repayment either six months after the last project is finished or in fiscal year 2029-30.

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

Council Member Strange inquired about funding and feasibility of the \$15.6 million SRF loan, including whether repayment would come from the water fund or impact fees and if it would require rate increases.

Finance Director Borrer explained that repayment would be addressed in the ongoing rate study, noted that debt coming off the water fund could help stabilize rates, and highlighted that reimbursing projects as they are completed could allow a zero percent interest rate.

Public Services Assistant Director Griffen explained that the loan is a prudent way to fund planned water projects, including the Wellness Way and Verde Ridge facilities, effectively getting \$15 million of work done for roughly \$7-8 million after principal forgiveness.

Council Member Strange motioned to approve Item 10. Seconded by Council Member Myers. The motion passed 5-0 with all members present voicing aye.

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Item No. 11 – Ordinance No. 2026-012, *Vacate ROW Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A PORTION OF SHORT STREET RIGHT OF WAY, JOHNSON'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; THIS ORDINANCE WILL REPEAL AND REPLACE ORDINANCE NO. 2025-016 DUE TO REVISED LEGAL DESCRIPTION. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Bain motioned to introduce Ordinance No. 2026-012. Seconded by Council Member Myers. The motion passed 5-0 with all members present voicing aye.

REPORTS

CITY MANAGER REPORT

City Manager Van Wagner –

- March workshop will be on March 17 at 3:00pm.
- Great Clermont Campout will be February 28-March 1 at Waterfront Park.
- Clermont Multihull Regatta will be March 6 – 8.
- The Great Clermont Triathlon will be on March 8 at Waterfront Park.

Mayor Murry requested increased promotion for the Jazz Festival, scheduled for April 18–19, to boost community awareness and participation.

CITY ATTORNEY REPORT

City Attorney Waugh –

- Updated council on ongoing negotiations with Duke Energy, noting progress on street lighting, infrastructure support during right-of-way work, and pending issues like Highland Avenue, with the ordinance expected for council review in April.

Mayor Murry noted that the street lighting at Highland Avenue and Bloxam Street is inadequate and emphasized that Duke Energy should address the darkness promptly since the city is already paying for these lights. City Attorney Waugh agreed, adding that any extension of the franchise agreement should ensure the company fulfills these basic obligations.

CITY COUNCIL REPORT

Council Member Petersen –

- Spoke about expanding the Public Information Office.

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- Spoke about Veterans and post-traumatic stress.
- Attended the DPZ meeting and noted the high quality of work.

Council Member Strange –

- Requested council support to direct staff and the public works team to ensure the Bloxom Avenue design aligns with DPZ's walkable and bikeable concepts, emphasizing intentional, high-quality planning rather than a standard, business-as-usual approach.

Council discussed ensuring Bloxom Avenue improvements prioritize walkability, multimodal access, and stormwater management, with caution against strictly requiring adherence to DPZ concepts since they have not been formally adopted; Council consensus was to have staff direct engineers to maintain human-friendly, bikeable, and pedestrian-focused standards consistent with previous nearby street improvements.

City Attorney Waugh asked for formal direction to city management via a motion to ensure clarity, as relying on consensus can be confusing.

Council Member Strange said she was unsure how to make a formal motion; City Attorney Waugh stated his understanding of her intent which was for the work to conform to the multimodal vision. Council Member Strange confirmed this, and City Attorney Waugh noted that if she is satisfied, staff has clear direction.

- Requested notes from Planning and Zoning Commission meetings in their agenda packets.
- Requested that Planning and Zoning create a list of standards they use when reviewing applications, even if not yet formal city standards, so that these can be communicated to applicants, shared with the DPZ team, and presented to Council for transparency and guidance in the comprehensive plan process.

Council Member Petersen inquired about blanket zoning rules, noting that some zones allow certain actions while others do not. City Attorney Waugh recommended a joint workshop between Council and Planning and Zoning to gather input while keeping final decision-making authority with Council. Council agreed by consensus to move forward with a joint workshop.

- Provided an update from the Lake County Tourism Director that the projected economic impact of the national disc golf championship is about \$1 million, and follow-up confirmed that all promoted lodging is in Clermont, including a local RV park with a disc golf course.
- The Springs Games start February 27 through the month of March.
- Acknowledged that she had submitted a records request she intended as a point of inquiry, not as direction to staff, and apologized for any confusion caused.

City Attorney Waugh clarified that Council Members are allowed to request information and ask questions, and that doing so is not considered a willful violation of the city charter. He explained the distinction between a “point of inquiry” and giving direction, noting that formal direction to staff must go through the City Manager. City Attorney Waugh advised that Council Members continue to use the City Manager as the primary point of contact for requests beyond general inquiries to ensure that staff can manage responsibilities.

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Council Member Bain –

- Noted that as Planning and Zoning Commission Chair he prepared summaries for Council, which are not required, and recommended staff consult the Commission on continuing the practice.
- Discussed the Charter’s provisions distinguishing Council Members from the general public.
- Raised concerns about the new autopay utility billing, noting missing “direct debit” verbiage on bills, which may confuse customers and lead to duplicate payments; suggested staff explore a solution to clarify bills before the next cycle.

Finance Director Borrer explained that updating the bill language will take approximately eight weeks, involves a small cost within the budget, and will clearly communicate to customers that their autopay enrollment covers the payment. He also noted that text notifications could be used to alert customers about the upcoming changes. He informed Council that efforts are underway to ensure the new verbiage and communications help reduce confusion and prevent duplicate payments.

- Requested updates from the City Manager on downtown initiatives.
- Suggested increased engagement with the Community Redevelopment Agency (CRA) Board to include regular meetings or updates, leveraging input from CRA members to provide broader perspectives on downtown activities.
- Recognized Shirley Chism as the first black woman elected to US Congress.

Council Member Myers –

- Recognized her mentor Senator Geraldine Thompson and the passing of Jesse Jackson.
- Requested a proclamation for International Women’s History Month in March and suggested highlighting the women working for the city.

Deputy City Manager Matthys – No report.

Mayor Murry –

- Commented on the importance of recognizing the lasting effects of military service.
- Spoke about parking at City Hall and leaving open spaces for residents.
- Highlighted the need to address divisive behavior and promote unity in our community.
- Attended the Honor the Fallen 5K on Saturday.
- Mayor’s luncheon next Tuesday at IHOP for national pancake day.
- Spoke about leading Council meetings.
- Responded to the request for investigation, stating he was open to any review.

City Attorney Waugh explained that he will not conduct an investigation personally; any investigation of a council member would require a majority vote from the City Council to appoint a special counsel, as he represents all council members. He noted that ethical violations are handled by the Commission on Ethics and referenced that the current allegation regarding Section 3.05 of the Clermont City Charter has already been addressed.

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Council Member Strange raised concerns about two instances where Mayor Murry directed staff without the City Manager's prior knowledge, noting that, while not necessarily ethical violations, these situations could be perceived as overstepping, create confusion, and generate public controversy. She emphasized the importance of maintaining transparency and ensuring the City Manager is informed whenever Council actions involve staff, both to uphold proper protocol and to avoid negative perceptions.

Mayor Murry said he will ask staff questions or seek information, especially about minor issues that can be quickly resolved. He spoke about proper roles, referring serious matters to the City Manager, while also acknowledging that, as Mayor, people often expect immediate answers, so some inquiry is necessary to respond effectively.

- Recognized Captain Donnie Cochran as the first African American pilot selected for the Blue Angels.

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ADJOURN: With no further comments, this meeting adjourned at 5:34 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, March 10, 2026		
Agenda Item Name		
Request For Qualification Award <i>On-Call Consulting Svcs.</i>		
Requested Action		
Requesting approval to award Term Contracts to the top seven (7) firms for On-Call Transportation Planning and Engineering Services.		
Staff Report		
Request for Qualifications (RFQ) No. 25-091 was issued on July 22, 2025, to establish an on-call consulting services contract across multiple disciplines. The purpose of the RFQ was to create a pre-qualified pool of consultants who may be invited to participate in future project-specific requests as needs arise. The solicitation was competitively bid, formally advertised, and is in full compliance with the City of Clermont's Procurement Policy and Procedures. A total of seventy-six (76) responses were received across twenty-one (21) disciplines. The Procurement Department categorized firms by discipline, and the Transportation Planning and Engineering discipline was evaluated third. For the Transportation Planning and Engineering discipline, twenty-two (22) firms submitted a response. An evaluation committee consisting of three staff members reviewed, scored, and ranked the submittals for the Transportation Planning and Engineering services. Based on their qualifications, knowledge, and experience in the field, the following seven (7) firms were recommended for award by the evaluation committee: Halff Associates Inc. Kimley-Horn and Associates Inc. Kittleson & Associates Inc. Wright-Pierce Inc. WGI Inc. Carnahan Proctor and Cross, Inc. Ayres Associates, Inc. The initial contract terms will be three (3) years, with up to three (3) additional one-year renewal periods at the City's discretion. Funding for services will be determined on a project-by-project basis and will be allocated from the respective year's approved budget.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact. Funding for services will be determined on a project-by-project basis and will be allocated from the respective year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFQ 25-091 Notice of Intent to Award	RFQ 25-091 Notice of Intent to Award.docx	
2. Scorecard Results - Transportation Planning and Engineering	Scorecard Results - Transportation Planning and Engineering.xlsx	



NOTICE OF INTENT TO AWARD
RFQ No. 25-091
Multidisciplinary Professional On-Call Consulting Services
Transportation Planning and Engineering

RESPONSE DEADLINE: September 18, 2025, at 10:00 am

Tuesday, February 24, 2026

After careful and thorough review of all responses received to solicitation number 25-055 for the Transportation Planning and Engineering discipline, the City hereby issues this Award Recommendation to the following companies:

Halff Associates, Inc.

Kinley-Horn and Associates, Inc.

Kittleson & Associates, Inc.

Wright-Pierce, Inc.

WGI, Inc.

Carnahan Proctor and Cross, Inc.

Ayres Associates, Inc.

Sincerely,

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

Freddy L. Suarez, MPA, CPPB
Procurement Services Director

Evaluator 1	Alliant Engineering, Inc. Tampa, FL	Ayres Associates Inc Tampa, FL	Baxter & Woodman, Inc. Orlando, FL	Bentley Group, Inc. Longwood, FL
License & Insurance Pass = 5 Points Fail = 0 Point	5	5	5	5
Company Background 0-10 Points	7	8	8	7
Company Project Experience 0-10 Points	17.5	20	20	17.5
Personnel Experience 0-10 Points	16	16	16	14
Methodology and Approach 0-10 Points	12	12	12	12
Risk Assessment Plan 0-10 Points	8	7	8	8
Business Location Lake County = 5 Points All Others = 0 Point	0	0	0	0
Quality of Submittal 0-10 Points	8	8	8	7
Total Points	73.50	76.00	77.00	70.50

Evaluator 2	Alliant Engineering, Inc. Tampa, FL	Ayres Associates Inc Tampa, FL	Baxter & Woodman, Inc. Orlando, FL	Bentley Group, Inc. Longwood, FL
License & Insurance Pass = 5 Points Fail = 0 Point	5	5	5	5
Company Background 0-10 Points	8	9	8	8
Company Project Experience 0-10 Points	20	20	20	22.5
Personnel Experience 0-10 Points	16	16	16	16
Methodology and Approach 0-10 Points	12	13.5	12	12
Risk Assessment Plan 0-10 Points	8	8	8	8
Business Location Lake County = 5 Points All Others = 0 Point	0	0	0	0
Quality of Submittal 0-10 Points	8	8	8	8
Total Points	77.00	79.50	77.00	79.50

Evaluator 3	Alliant Engineering, Inc. Tampa, FL	Ayres Associates Inc Tampa, FL	Baxter & Woodman, Inc. Orlando, FL	Bentley Group, Inc. Longwood, FL
License & Insurance Pass = 5 Points Fail = 0 Point	5	5	5	5
Company Background 0-10 Points	8	9	6	6
Company Project Experience 0-10 Points	22.5	22.5	22.5	15
Personnel Experience 0-10 Points	18	18	18	14
Methodology and Approach 0-10 Points	13.5	12	10.5	10.5
Risk Assessment Plan 0-10 Points	9	7	6	6
Business Location Lake County = 5 Points All Others = 0 Point	0	0	0	0
Quality of Submittal 0-10 Points	9	8	7	6
Total Points	85.00	81.50	75.00	62.50

Total Average Score	78.50	79.00	76.33	70.83
Ranking Order	8	7	12	21

SCORE

Carnahan Proctor and Cross, Inc. Orlando, FL	CPH Consulting, LLC Orlando, FL	England-Thims & Miller, Inc. Orlando, FL	EXP U.S. Services Inc. Maitland, FL	Fehr and Peers Orlando, FL	Halff Associates, Inc. Tavares, FL
5	5	5	5	5	5
8	8	7	8	7	9
20	20	17.5	20	20	22.5
16	14	12	14	16	18
13.5	10.5	10.5	12	9	12
8	7	7	7	7	8
0	0	0	0	0	5
8	8	7	7	7	9
78.50	72.50	66.00	73.00	71.00	88.50

Carnahan Proctor and Cross, Inc. Orlando, FL	CPH Consulting, LLC Orlando, FL	England-Thims & Miller, Inc. Orlando, FL	EXP U.S. Services Inc. Maitland, FL	Fehr and Peers Orlando, FL	Halff Associates, Inc. Tavares, FL
5	5	5	5	5	5
9	8	8	8	8	9
22.5	20	20	22.5	20	22.5
16	16	16	16	16	16
13.5	12	12	13.5	12	12
8	8	8	8	8	8
0	0	0	0	0	5
9	8	8	8	8	8
83.00	77.00	77.00	81.00	77.00	85.50

Carnahan Proctor and Cross, Inc. Orlando, FL	CPH Consulting, LLC Orlando, FL	England-Thims & Miller, Inc. Orlando, FL	EXP U.S. Services Inc. Maitland, FL	Fehr and Peers Orlando, FL	Halff Associates, Inc. Tavares, FL
5	5	5	5	5	5
10	5	7	7	8	8
22.5	20	20	22.5	17.5	22.5
14	16	16	16	16	16
12	10.5	10.5	12	13.5	12
7	6	7	7	7	7
0	0	0	0	0	5
8	7	7	8	7	8
78.50	69.50	72.50	77.50	74.00	83.50

80.00	73.00	71.83	77.17	74.00	85.83
6	18	19	10	17	1

ECARD RESULTS

Iteris, Inc. Tampa, FL	Jacobs Engineering Group Inc. Orlando, FL	Keystone Consultants, LLC Orlando, FL	Kimley-Horn and Associates, Inc. Orlando, FL	Kittelson & Associates, Inc. Orlando, FL	LJA Engineering Inc. Orlando, FL
5	5	5	5	5	5
7	8	7	9	9	7
15	20	17.5	22.5	20	20
14	14	14	18	16	14
10.5	10.5	12	12	12	9
6	8	7	8	8	7
0	0	0	0	0	0
7	8	7	8	8	7
64.50	73.50	69.50	82.50	78.00	69.00

Iteris, Inc. Tampa, FL	Jacobs Engineering Group Inc. Orlando, FL	Keystone Consultants, LLC Orlando, FL	Kimley-Horn and Associates, Inc. Orlando, FL	Kittelson & Associates, Inc. Orlando, FL	LJA Engineering Inc. Orlando, FL
5	5	5	5	5	5
9	9	8	9	9	8
20	22.5	20	22.5	22.5	20
16	16	16	16	18	16
12	13.5	12	12	12	12
8	8	8	8	8	8
0	0	0	0	0	0
8	9	8	8	9	8
78.00	83.00	77.00	80.50	83.50	77.00

Iteris, Inc. Tampa, FL	Jacobs Engineering Group Inc. Orlando, FL	Keystone Consultants, LLC Orlando, FL	Kimley-Horn and Associates, Inc. Orlando, FL	Kittelson & Associates, Inc. Orlando, FL	LJA Engineering Inc. Orlando, FL
5	5	5	5	5	5
8	7	8	10	8	10
15	17.5	15	22.5	22.5	20
14	14	14	18	18	18
12	12	12	15	13.5	12
6	7	7	8	8	8
0	0	0	0	0	0
7	7	7	9	9	9
67.00	69.50	68.00	87.50	84.00	82.00

69.83	75.33	71.50	83.50	81.83	76.00
22	15	20	2	3	13

Toole Design Group, LLC Silver Springs, MD	Traffic & Mobility Consultants LLC Orlando, FL	Walker Consultants, Inc. Tampa, FL	WGI, Inc. West Palm Beach, FL	Willdan Engineering Anaheim, CA	Wright-Pierce Maitland, FL
5	5	5	5	5	5
8	8	7	8	6	8
17.5	20	15	22.5	17.5	20
16	16	14	18	14	14
10.5	12	10.5	12	10.5	13.5
7	8	6	8	7	8
0	0	0	0	0	0
7	8	7	8	7	8
71.00	77.00	64.50	81.50	67.00	76.50

Toole Design Group, LLC Silver Springs, MD	Traffic & Mobility Consultants LLC Orlando, FL	Walker Consultants, Inc. Tampa, FL	WGI, Inc. West Palm Beach, FL	Willdan Engineering Anaheim, CA	Wright-Pierce Maitland, FL
5	5	5	5	5	5
8	8	8	8	9	8
20	20	20	20	20	20
16	16	16	16	16	16
13.5	12	12	12	12	13.5
8	8	8	8	8	8
0	0	0	0	0	0
8	8	8	8	8	8
78.50	77.00	77.00	77.00	78.00	78.50

Toole Design Group, LLC Silver Springs, MD	Traffic & Mobility Consultants LLC Orlando, FL	Walker Consultants, Inc. Tampa, FL	WGI, Inc. West Palm Beach, FL	Willdan Engineering Anaheim, CA	Wright-Pierce Maitland, FL
5	5	5	5	5	5
10	8	8	9	8	10
17.5	22.5	22.5	22.5	22.5	25
16	18	16	18	18	18
13.5	12	13.5	13.5	13.5	15
9	8	8	8	7	8
0	0	0	0	0	0
9	8	8	9	8	8
80.00	81.50	81.00	85.00	82.00	89.00

76.50	78.50	74.17	81.17	75.67	81.33
11	8	16	5	14	4



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, March 10, 2026		
Agenda Item Name		
Bid Award <i>Replacement Electrical Motors</i>		
Requested Action		
Award the bid to Jag Tech Enterprises LLC for purchasing two (2) well pump motors in the amount of \$50,624.65.		
Staff Report		
The Procurement Services Department, in coordination with the Public Services, recommends approval of this action. The Public Services consulted with the Procurement Services Department to determine the most effective contracting method for the purchase and delivery of two (2) new vertical hollow shaft electric motors as direct replacements for existing well and high-service pump motors. As a result, the Procurement Services Department issued Request for Bid (RFB) No. 26-046 to procure these goods. The solicitation was competitively bid, formally advertised, and fully complies with the City of Clermont's Procurement Policy and Procedures. A total of nine (9) responses were received. This project provides for the purchase and delivery of two (2) replacement vertical hollow shaft electric motors for the City's potable water system, including one motor for an existing well pump and one for a high-service pump. The motors must be direct replacements that match existing operational and mechanical requirements to ensure continued reliability of the City's water production and distribution system without requiring modifications to the system. Pricing includes all equipment, accessories, testing, documentation, delivery, and warranty coverage. Upon review of the bids received, the three lowest-priced respondents were determined to be non-responsive as the equipment proposed did not fully meet the required specifications at the time of bid submission. The solicitation required motors that satisfy the City's direct replacement and compatibility requirements without modification to existing infrastructure, and the documentation provided with those bids did not demonstrate full compliance. In one instance, revised compliant documentation was submitted after bid closing with increased pricing. However, in accordance with the City's Procurement Policy and the terms of the solicitation, revised pricing cannot be accepted after the deadline. As a result, the fourth bidder, Jag Tech Enterprises LLC., was determined to be the responsive and responsible respondent and is hereby being recommended for award. This project was approved during the budget process and will be funded through the Water Fund, Account Nos. 41533-66401 and 41533-66401-33121.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$50,624.65 is accounted for in the current year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$50,624.65	41533-66401 Capital Equipment	\$840,549.54
Exhibits Attached (copies of original agreements)		
1. RFB 26-046 Evaluation Tabulation	RFB 26-046 Evaluation Tabulation.pdf	
2. RFB 26-046 Notice of Intent to Award	RFB 26-046 Notice of Intent to Award.pdf	



EVALUATION TABULATION
RFB No. RFB 26-046
Purchase of Two Well Pump Motors
RESPONSE DEADLINE: January 8, 2026 at 2:00 pm

VENDOR TOTALS

Vendor	Total
Electrical & Mechanical Maintenance Inc.	\$28,161.27 non-responsive
Technology International, Inc.	\$30,300.00 non-responsive
Northrock Enterprises LLC	\$32,160.88 non-responsive
JAG TECH ENTERPRISES LLC	\$50,624.65
Power and Pumps, Inc	\$54,098.00
RHN Mechanical Solutions LLC	\$57,600.00
FJ Nugent & Associates	\$75,022.00
Valve Industries Inc.	\$75,684.50
GRACEFUL HEIGHTS MINISTRIES	\$125,000.00

EVALUATION TABULATION
RFB No. RFB 26-046
Purchase of Two Well Pump Motors

TABLE 1

Selected	Line Item	Description	Quantity	Unit of Measure	Electrical & Mechanical Maintenance Inc.		FJ Nugent & Associates		GRACEFUL HEIGHTS MINISTRIES		JAG TECH ENTERPRISES LLC		Northrock Enterprises LLC	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	150 HP vertical well pump motor, 444TP frame, 1 -1/2" hollow shaft, per Scope of Work.	1	Each	\$11,280.55	\$11,280.55	\$22,691.00	\$22,691.00	\$45,000.00	\$45,000.00	\$15,310.99	\$15,310.99	\$13,677.25	\$13,677.25
X	2	200 HP vertical well pump motor, 447TP frame, inverter duty, per Scope of Work.	1	Each	\$16,880.72	\$16,880.72	\$52,331.00	\$52,331.00	\$80,000.00	\$80,000.00	\$35,313.66	\$35,313.66	\$18,483.63	\$18,483.63
Total						\$28,161.27		\$75,022.00		\$125,000.00		\$50,624.65		\$32,160.88

TABLE 1 (Table 2 of 2)

Selected	Line Item	Description	Quantity	Unit of Measure	Power and Pumps, Inc		RHN Mechanical Solutions LLC		Technology International, Inc.		Valve Industries Inc.	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	150 HP vertical well pump motor, 444TP frame, 1 -1/2" hollow shaft, per Scope of Work.	1	Each	\$20,299.00	\$20,299.00	\$18,525.00	\$18,525.00	\$12,300.00	\$12,300.00	\$27,699.50	\$27,699.50
X	2	200 HP vertical well pump motor, 447TP frame, inverter duty, per Scope of Work.	1	Each	\$33,799.00	\$33,799.00	\$39,075.00	\$39,075.00	\$18,000.00	\$18,000.00	\$47,985.00	\$47,985.00
Total						\$54,098.00		\$57,600.00		\$30,300.00		\$75,684.50



NOTICE OF INTENT TO AWARD
RFB No. RFB 26-046
Purchase of Two Well Pump Motors

RESPONSE DEADLINE: January 8, 2026 at 2:00 pm

Wednesday, February 25, 2026

After the careful and thorough review of all responses received to solicitation number RFB 26-046 titled Purchase of Two Well Pump Motors, the City hereby issues this Award Recommendation to the following company:

JAG TECH ENTERPRISES LLC

Sincerely,

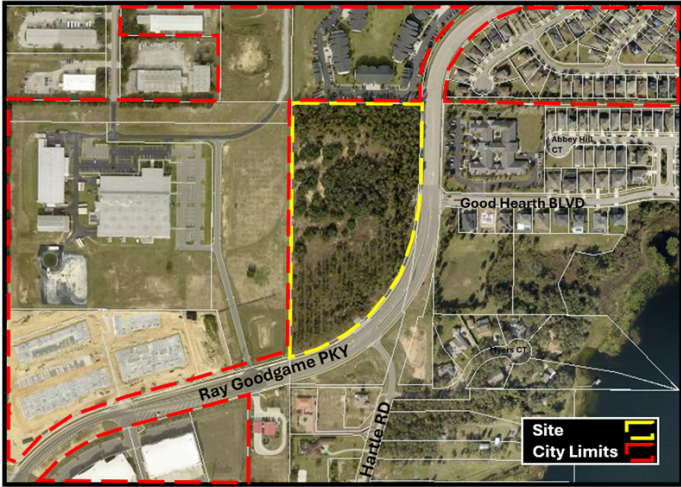
Freddy L. Suarez, MPA, CPPB
Procurement Services Director



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, March 10, 2026		
Agenda Item Name		
Ordinance No. 2026-003 <i>Final</i> <i>Perimeter Park West III Annex</i>		
Requested Action		
Approve Ordinance 2026-003 - Perimeter Park West III Annexation Final.		
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 approval of 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.	Legal ad Perimeter Part West III ANEX CC	Legal ad Perimeter Part West III ANEX CC.pdf



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:

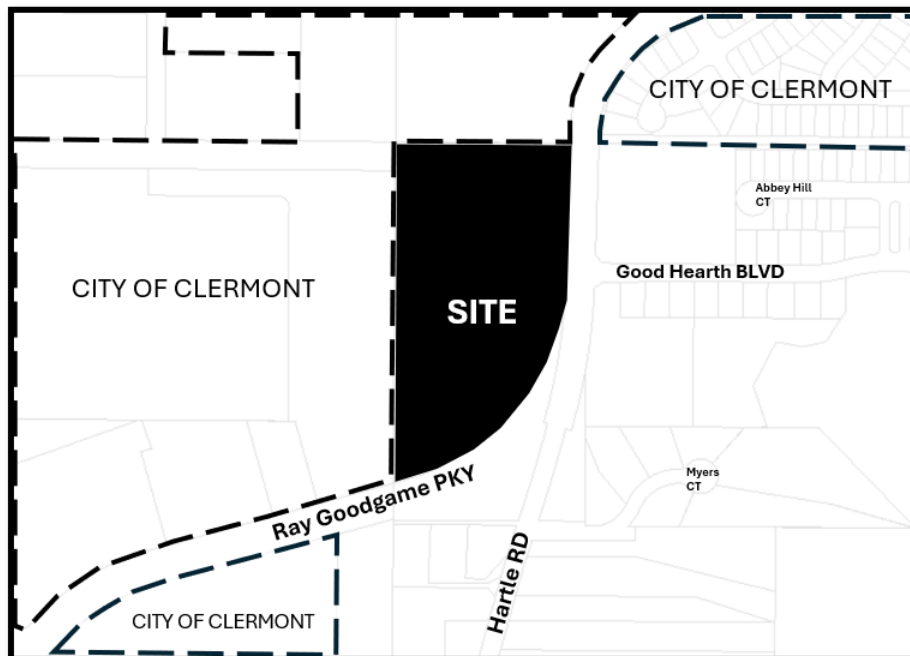
LEGAL DESCRIPTION

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

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

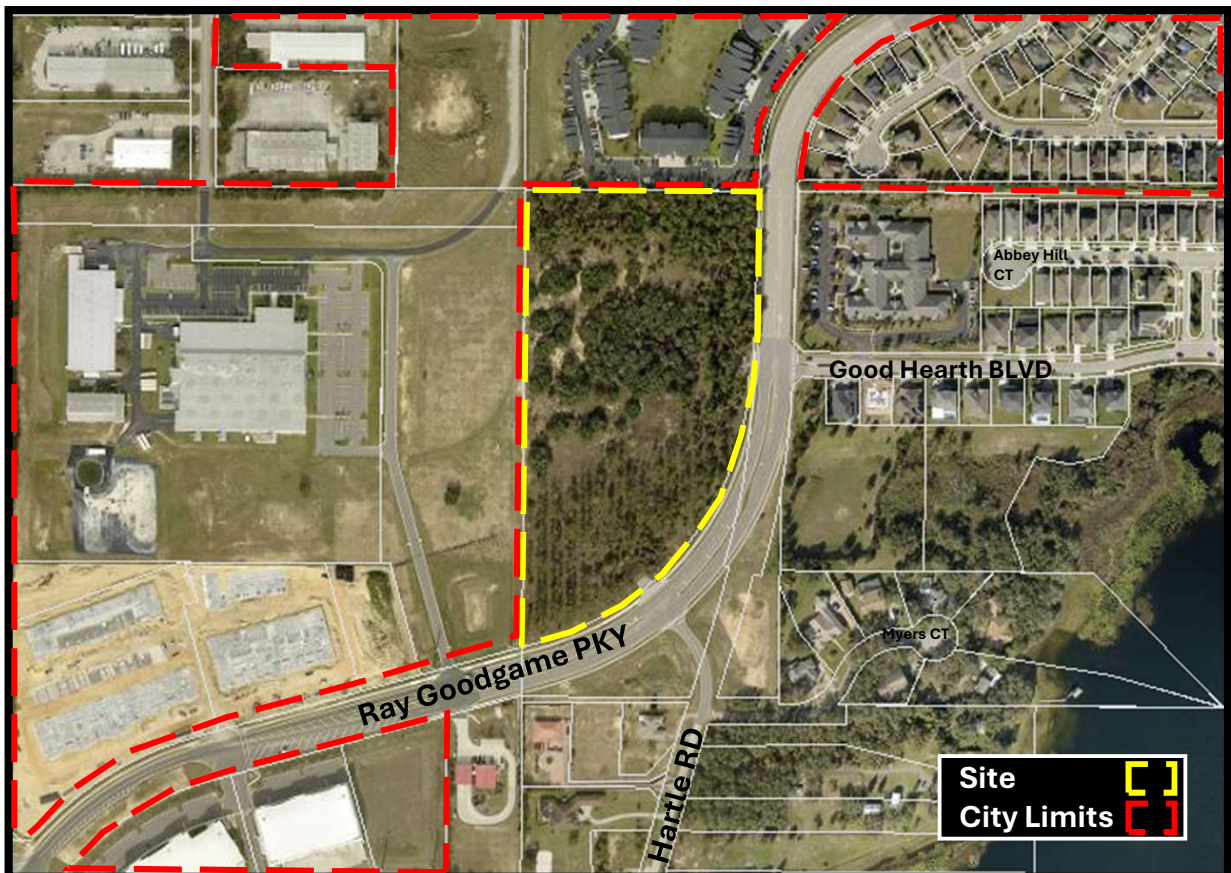
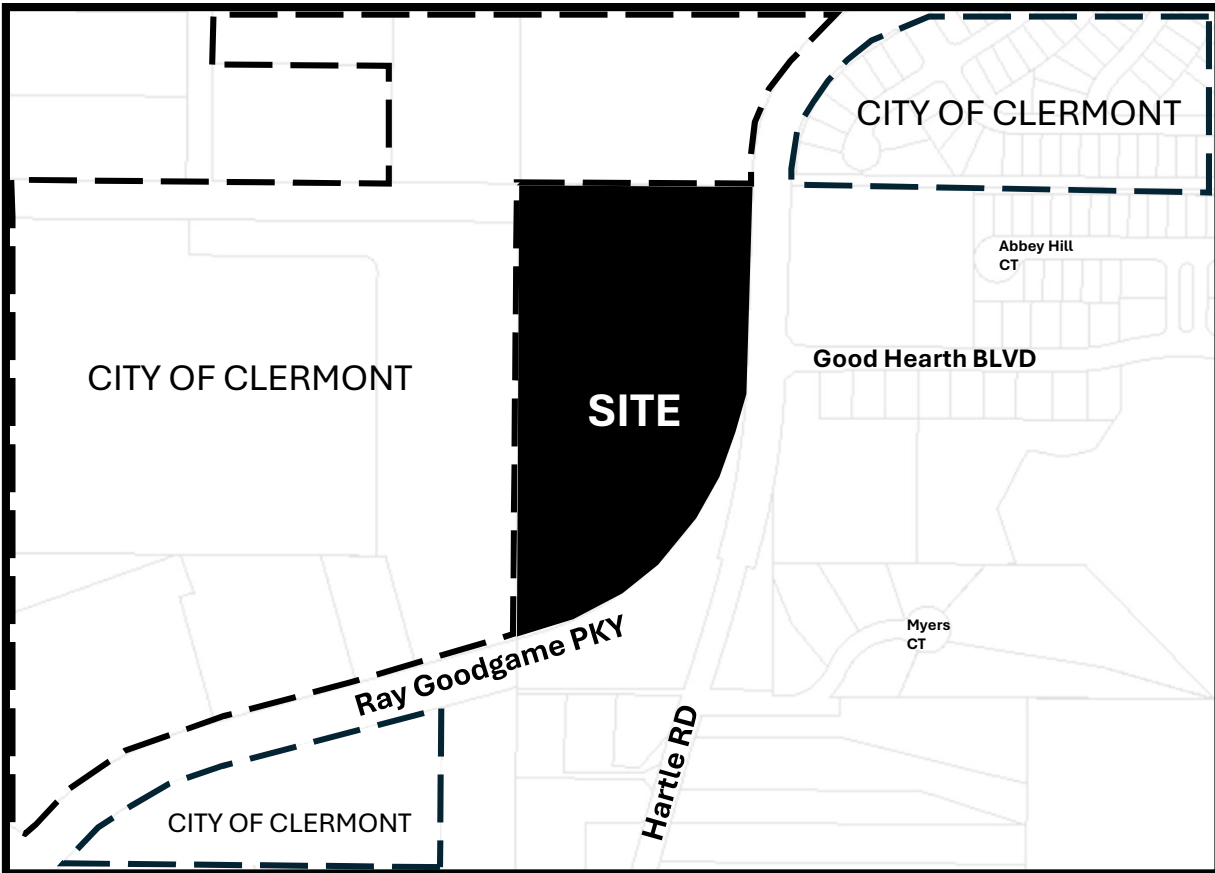
ATTEST:

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

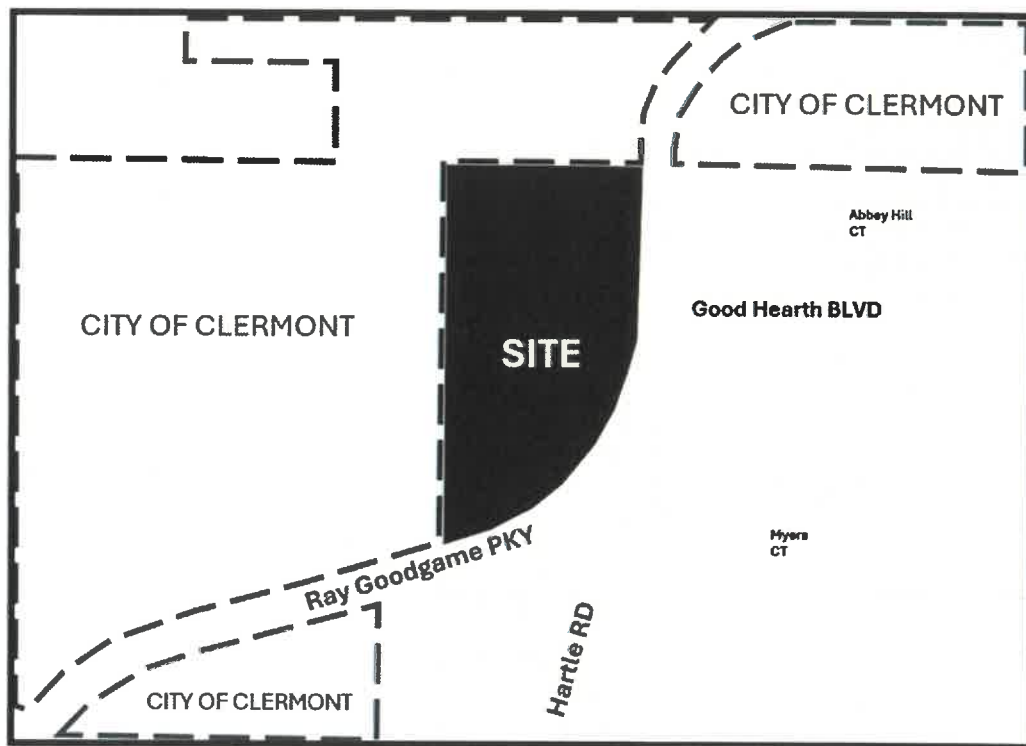
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND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

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 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 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.

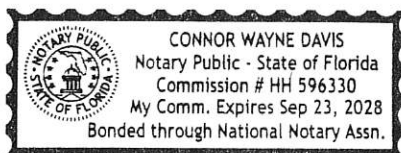
Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

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)

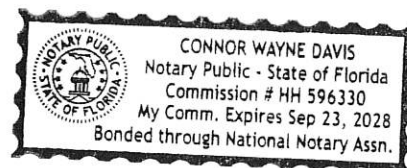
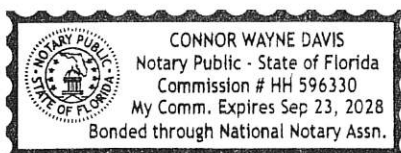
Sworn to and subscribed before
me this 4 day of December,
2025.

[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

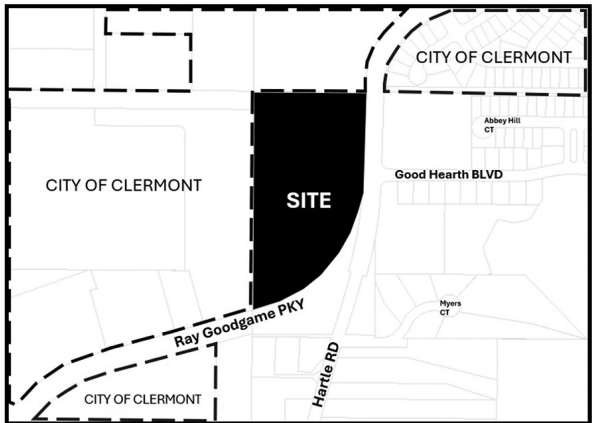
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ORDINANCE NO. 2026-003

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 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 meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

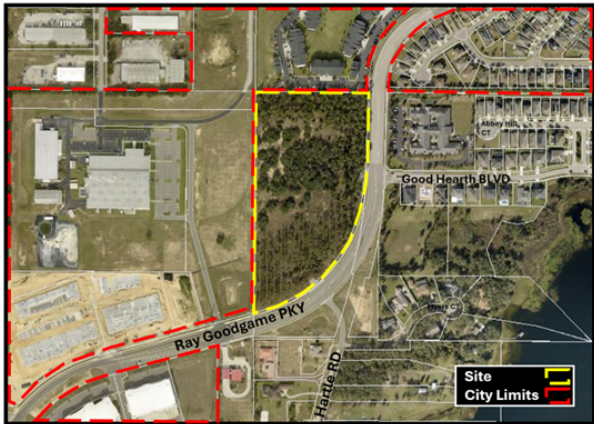
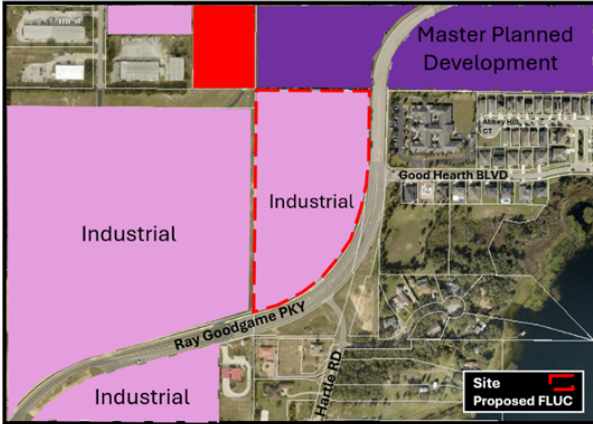
Tracy Ackroyd Howe, MMC, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, March 10, 2026	
Agenda Item Name	
Ordinance No. 2026-004 <i>Final</i> <i>Perimeter Park West III SSCPA</i>	
Requested Action	
Request approval of Ordinance 2026-004 - Perimeter Park West III Comprehensive Plan Amendment..	
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. <i>The Planning and Zoning Commission recommended approval, 4-2.</i> Staff recommends approval of 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.	Legal ad Perimeter Part West III SSCPA CC	Legal ad Perimeter Part West III SSCPA CC.pdf



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:

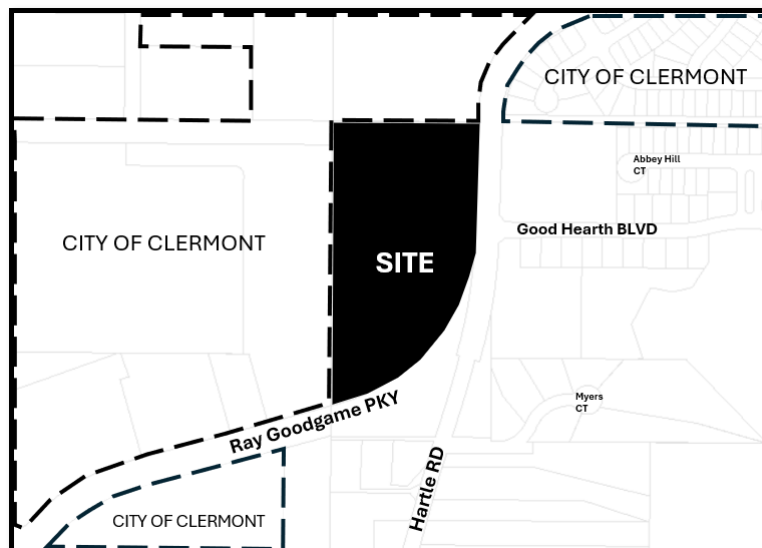
LEGAL DESCRIPTION

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

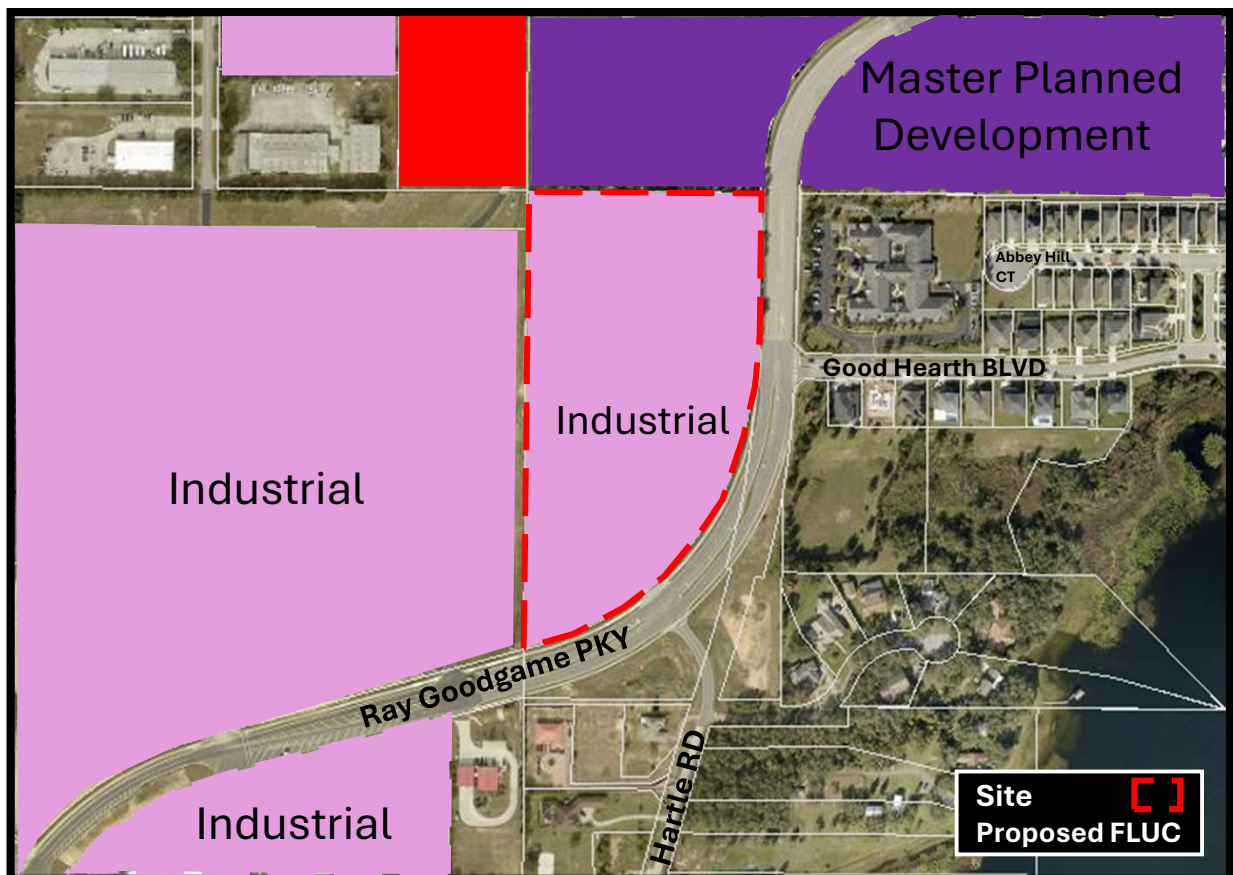
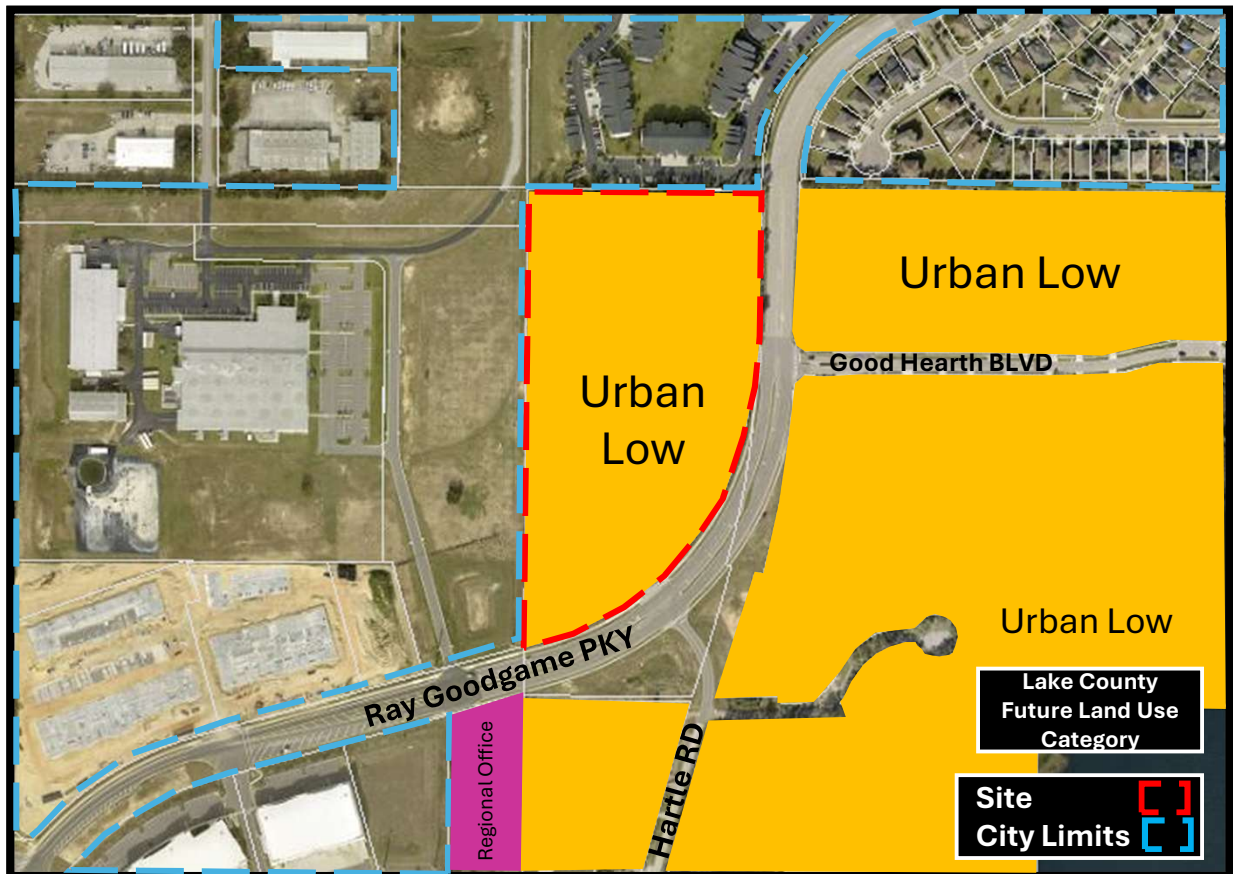
ATTEST:

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

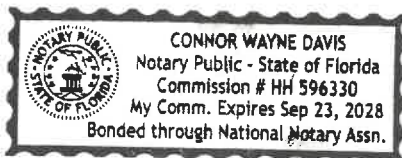
Affiant - Applicant Name (signature)

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.

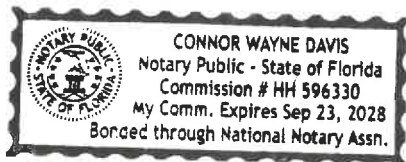
Matthew E. Sullivan
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2025.

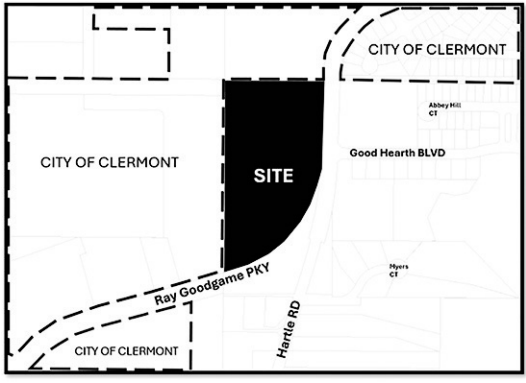
X [Signature]
Notary Public, State of Florida at Large



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.

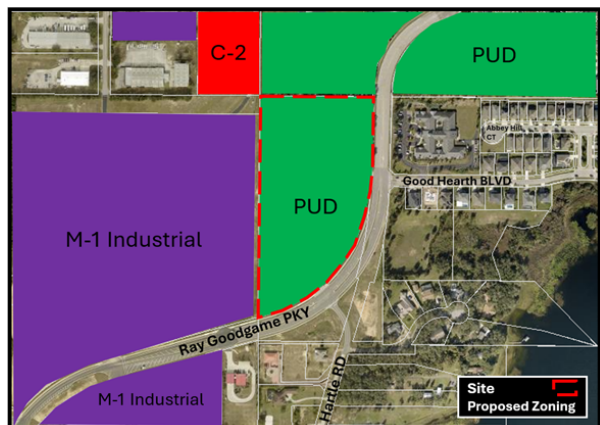
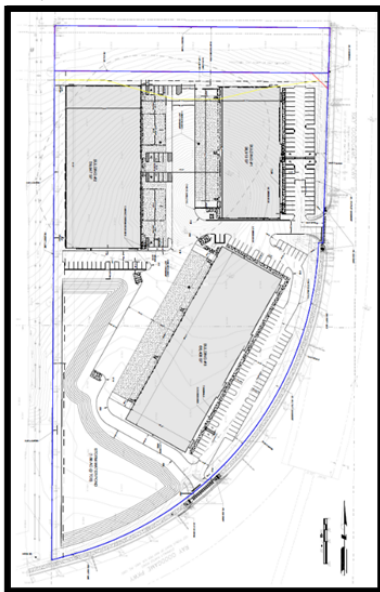
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

AGENDA ITEM

Meeting Date	
Tuesday, March 10, 2026	
Agenda Item Name	
Ordinance No. 2026-005 <i>Final</i> <i>Perimeter Park West III Rezone</i>	
Requested Action	
Approve Ordinance 2026-005 - Perimeter Park West III Rezone.	
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. *The Planning and Zoning Commission recommended approval, 4-2, with the added condition that a comprehensive tree survey is required prior to site plan approval.* Staff recommends approval of 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 (02.24.2026) | Ord 2026-005 Perimeter Park West III PUD RZ (02.24.2026).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. | Legal ad Perimeter Part West III REZ CC | Legal ad Perimeter Part West III REZ CC.pdf |



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

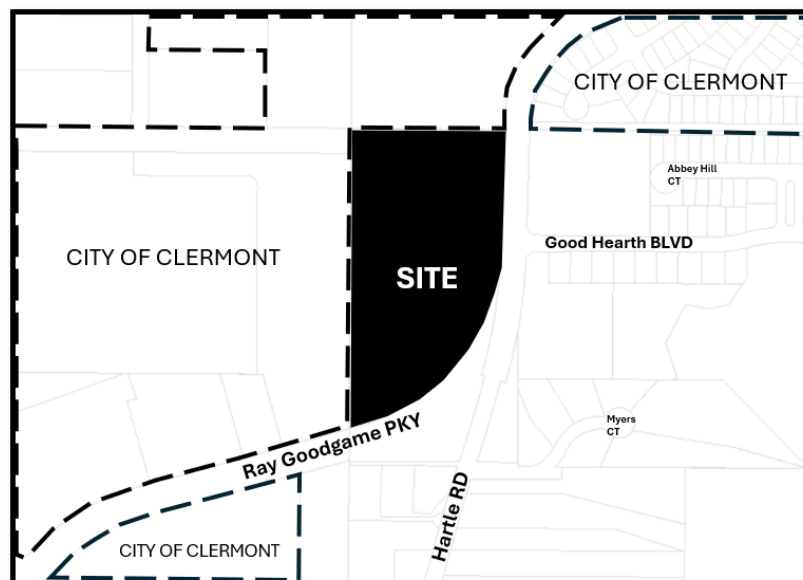
LAKE HIGHLANDS 26-22-26 TRACTS 38 & 43-LESS FROM CENTER OF SEC RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 665.32 FT FOR POB, RUN S 0-22-13 W ALONG W LINE OF E 1/2 OF NE 1/4 OF SW 1/4 A DIST. OF 781.85 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A CHORD BEARING 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

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. A tree inventory and proposed tree removal and replacement plan at the time of site plan submittal, according to Land Development Code Section 123, will be required so that due consideration may be given for preservation and protection of trees during the site plan design process. Otherwise, the Applicant agrees to follow any relevant provision of Chapter 123 of the Land Development Code.



CITY OF CLERMONT
ORDINANCE NO. 2026-005

9. Access management to the site shall meet all City, County, and State requirements.
10. The project shall be developed according to the M-1 Industrial zoning designation in the Land Development Code, unless expressly stated above.

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

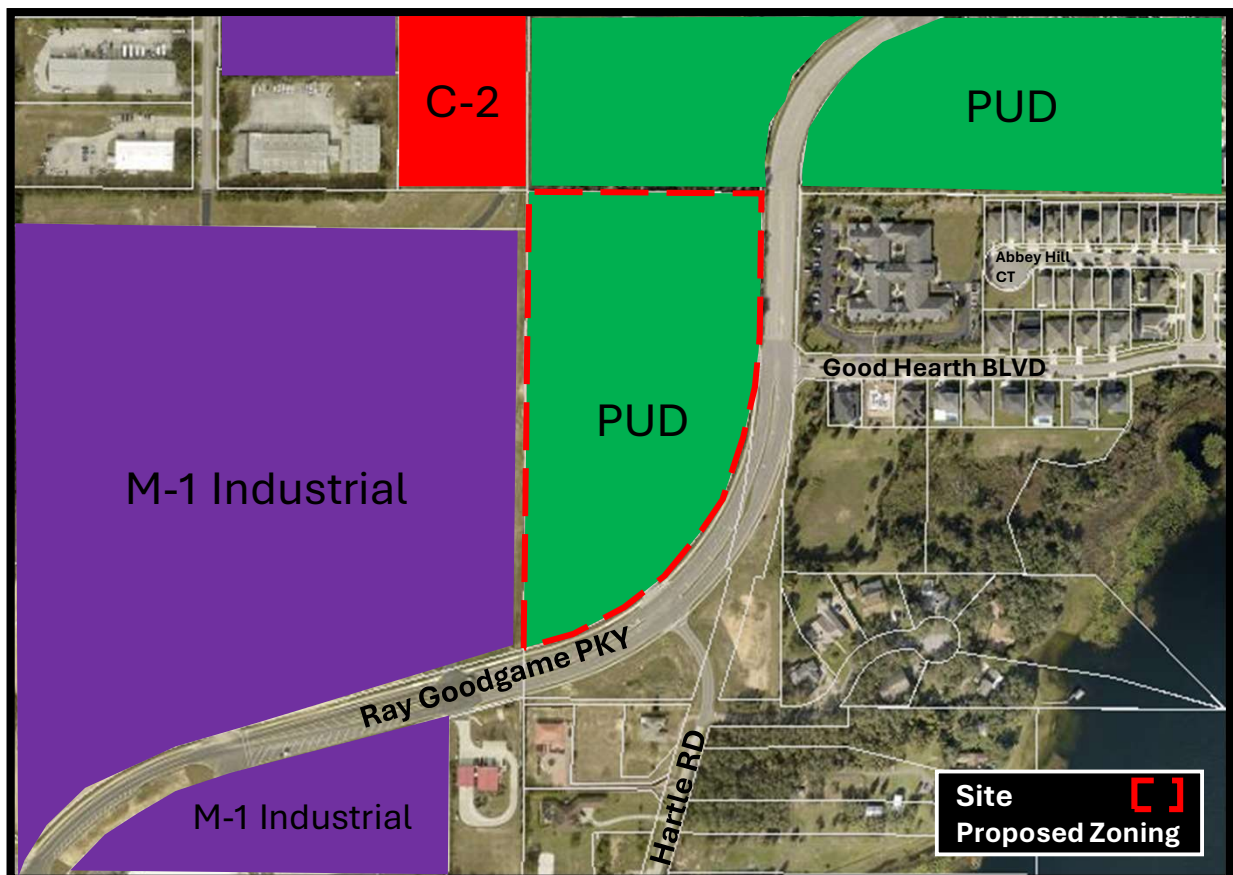
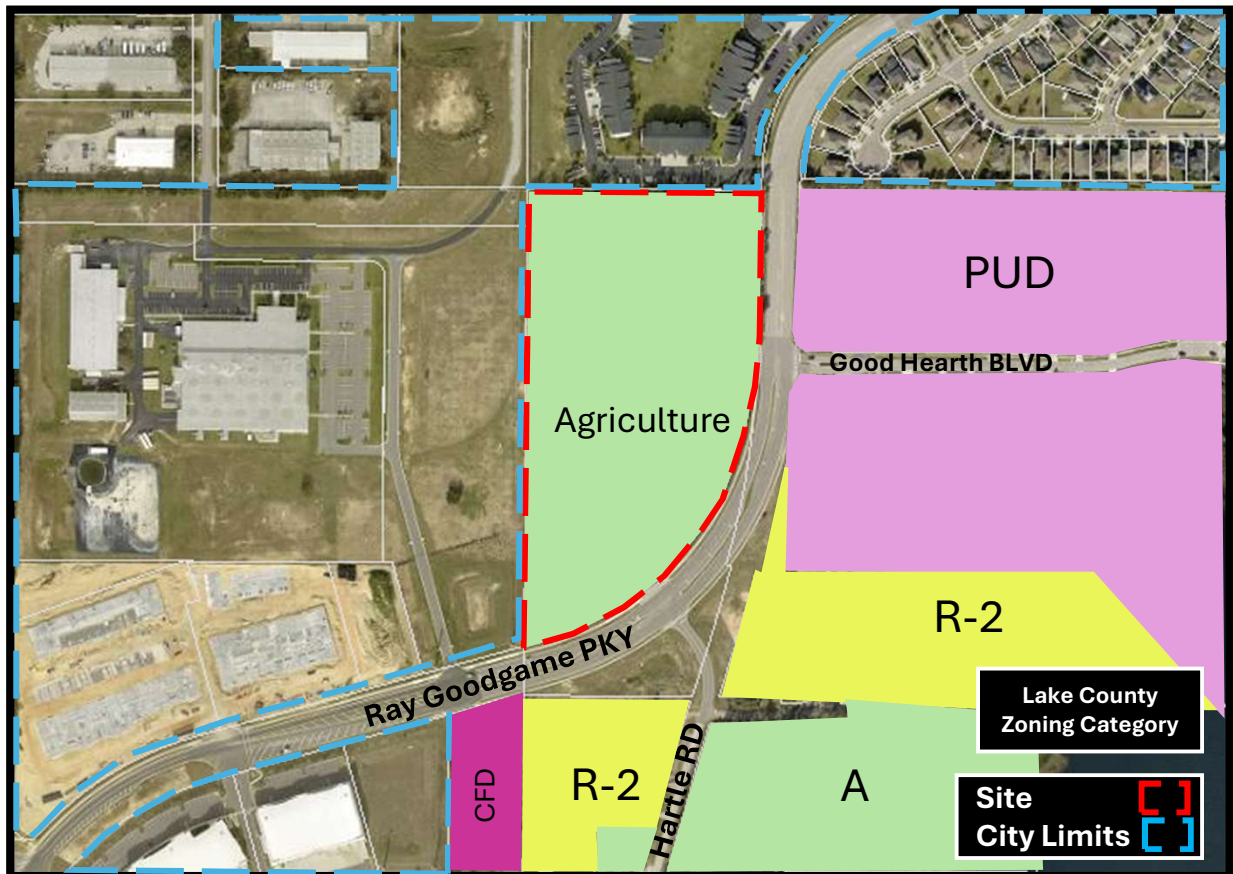
ATTEST:

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:

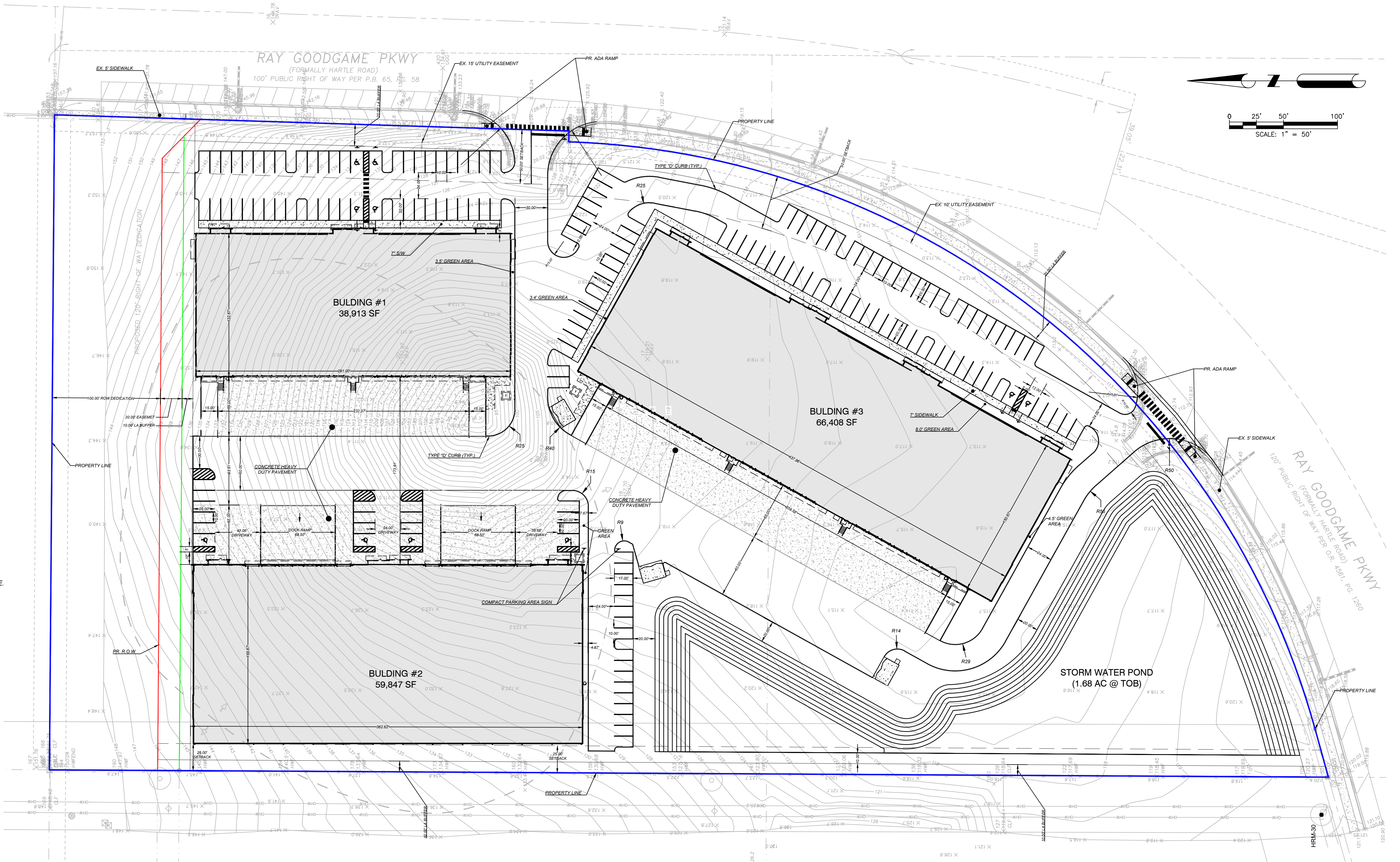
THE PROJECT MAY HAVE A MAXIMUM FILL OF UP TO 36 FEET OVER 11% OF THE PROJECT AREA AND A MAXIMUM CUT OF UP TO 25 FEET OVER 15% OF THE PROJECT AREA, AS INDICATED ON THE PUD SITE PLAN. THESE CHANGES WILL BE SUBMITTED TO THE CITY ENGINEER AT THE TIME OF FINAL ENGINEERING.

LEGEND:

PR. ROW

EX. ROW

PR. EASEMENT



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

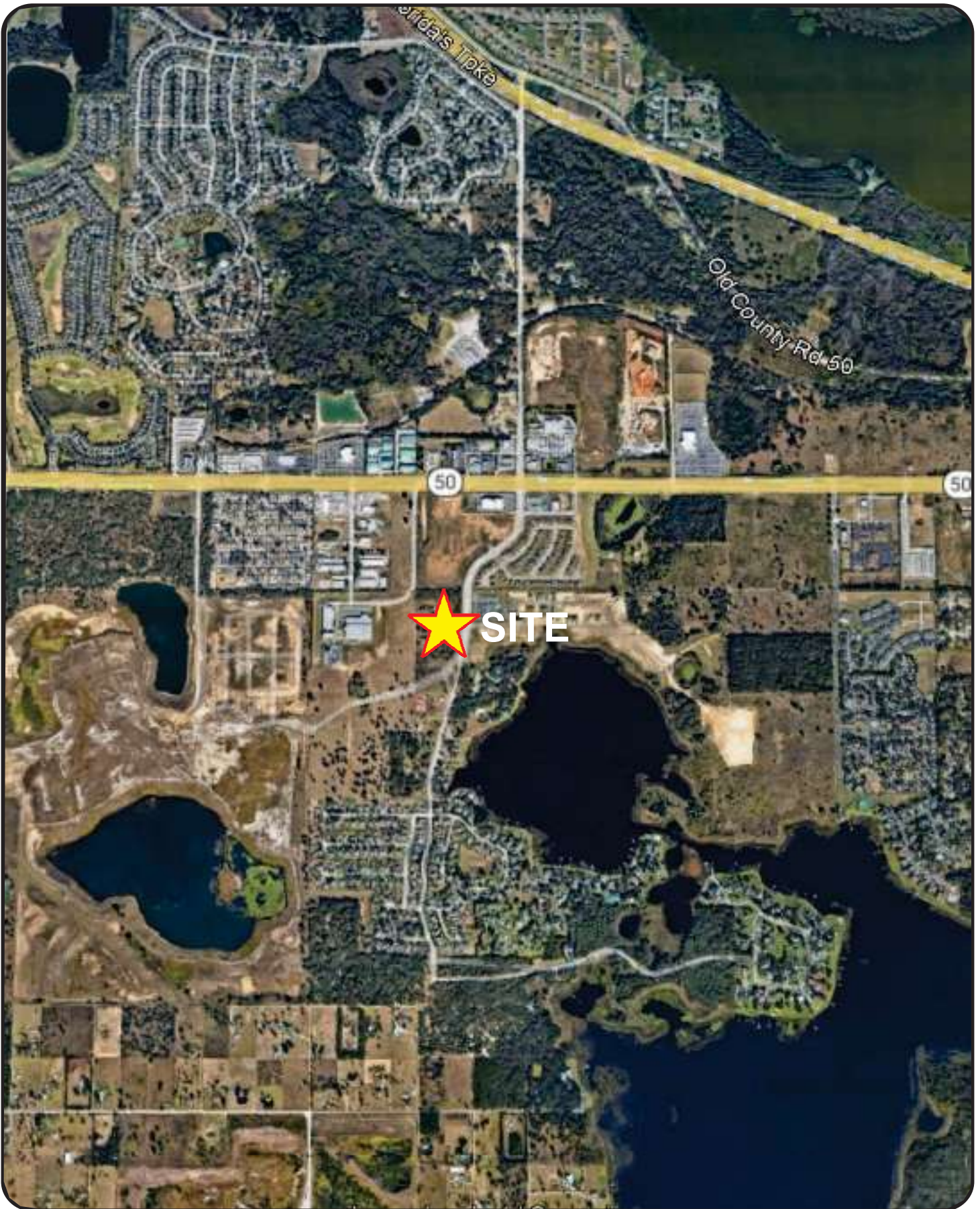
The trip generation of the proposed development was calculated with the use of data from the 12th Edition of the ITE Trip Generation Manual. **Table 1** summarizes the trip generation, and the ITE trip generation sheets are included in **Appendix A**.

**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.

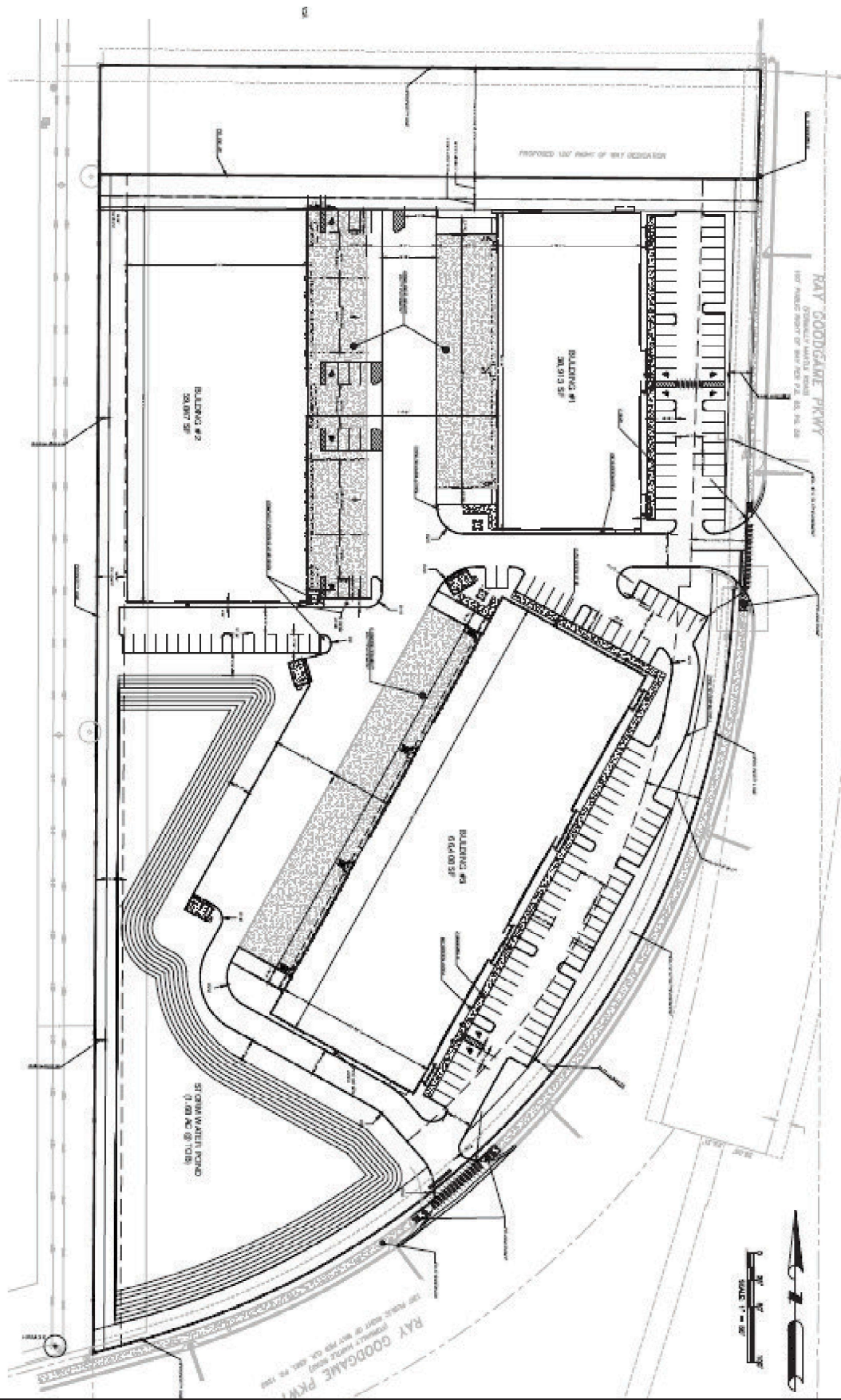


Perimeter Park West Phase III
Project № 6151

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

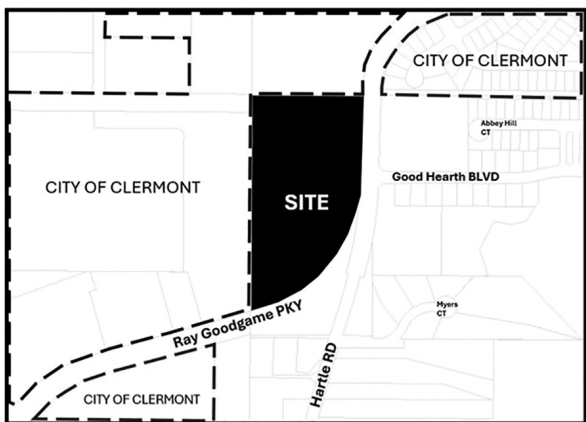
On Tuesday, March 10, 2026 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date

Tuesday, March 10, 2026

Agenda Item Name

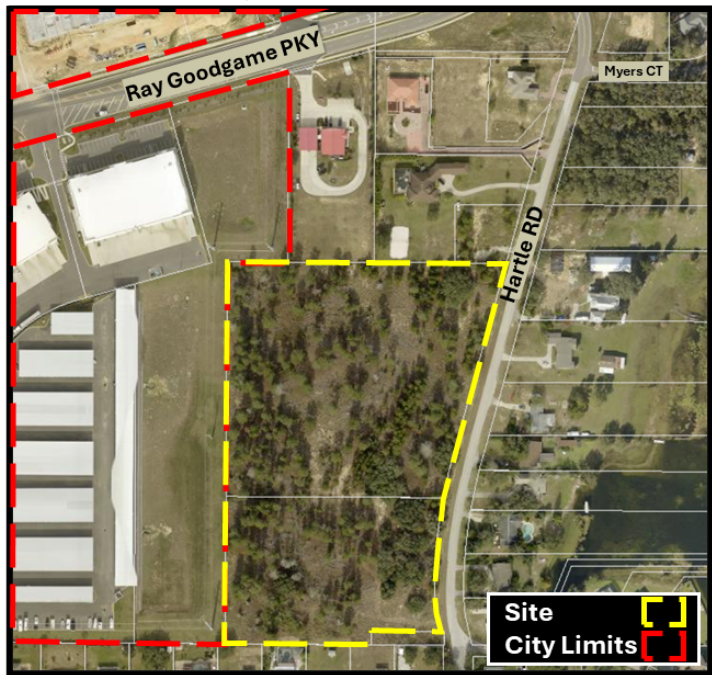
Ordinance No. 2026-008 *Final*
Hartle Road Subdivision Annex

Requested Action

Approve Ordinance No. 2026-008 - Hartle Road Subdivision Annexation.

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 approval of 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 Hartle Road Subdivision ANEX CC	Legal ad Hartle Road Subdivision ANEX CC.pdf



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

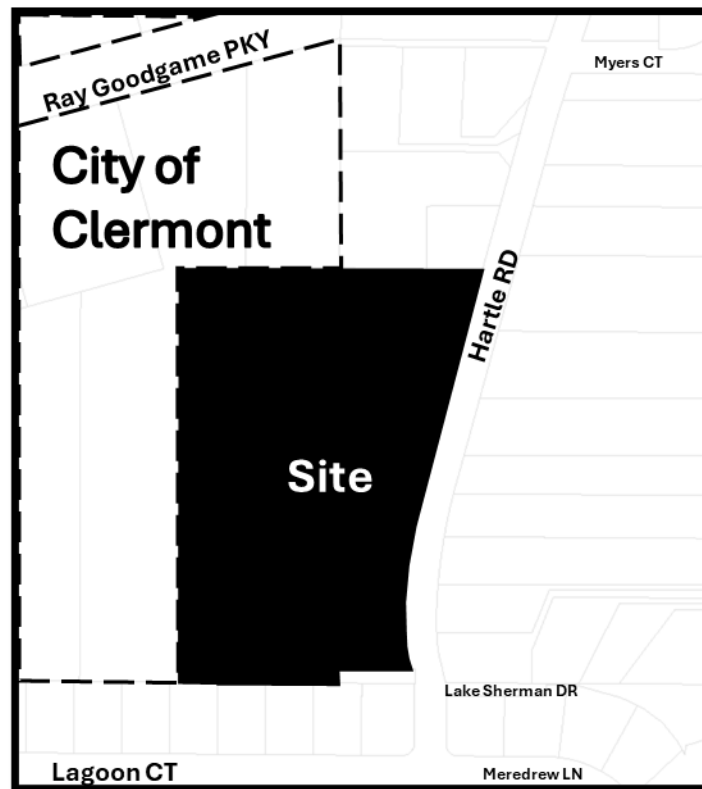
CITY OF CLERMONT
ORDINANCE NO. 2026-008

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

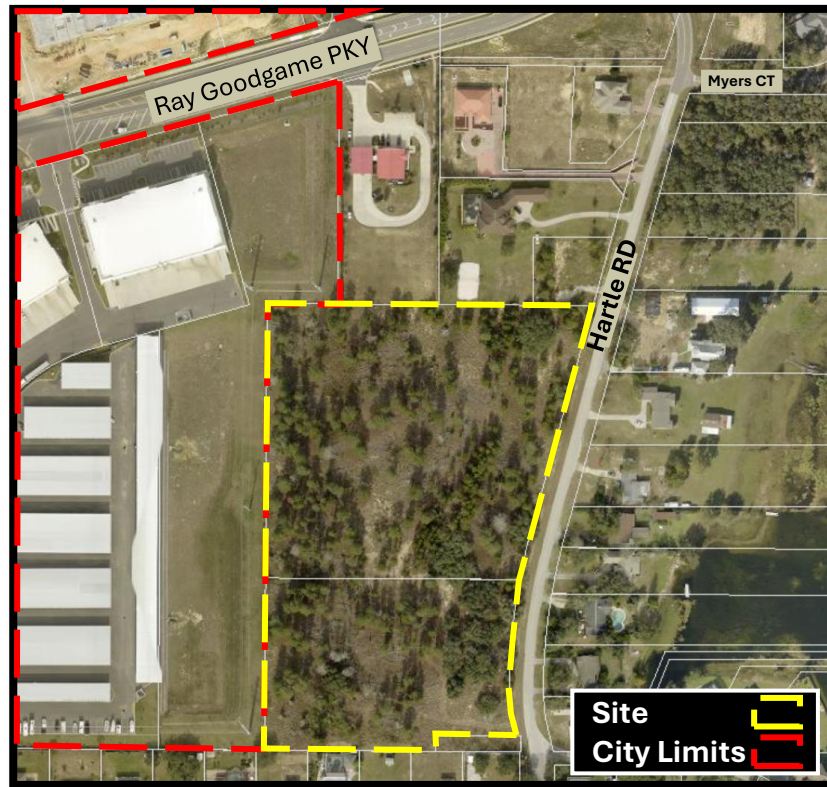
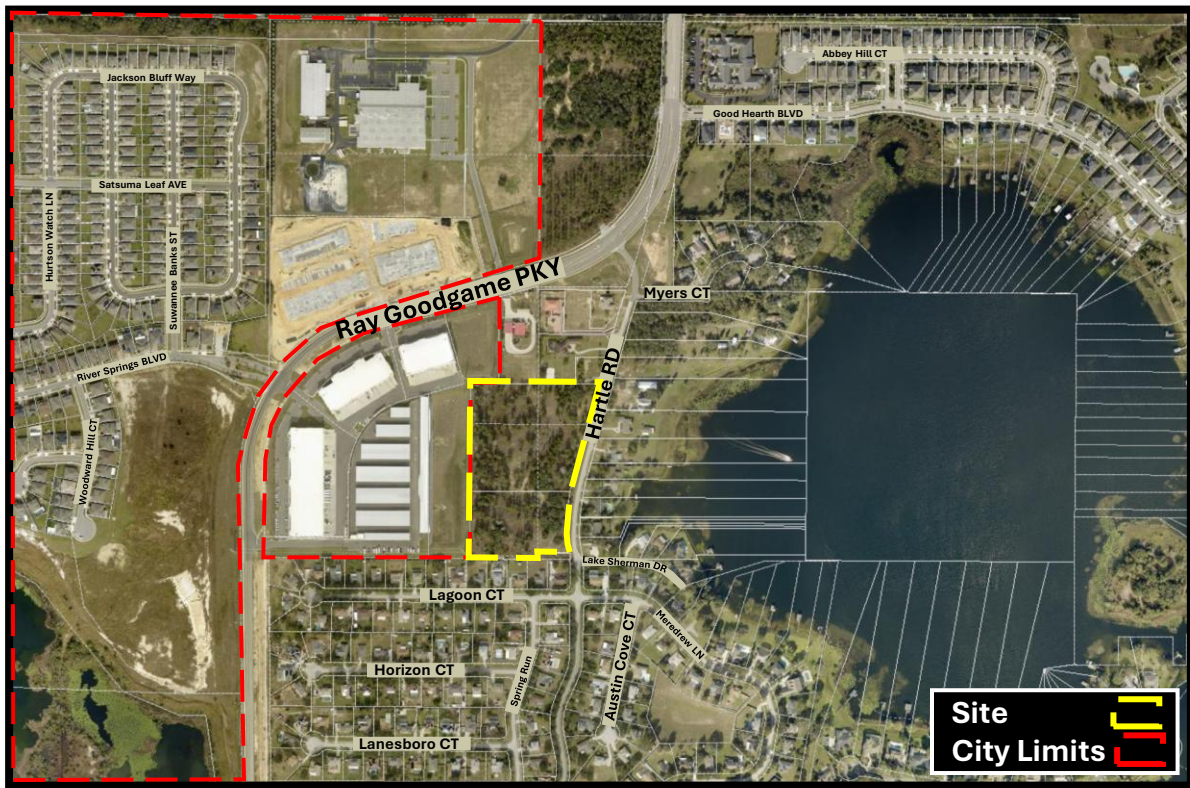
ATTEST:

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

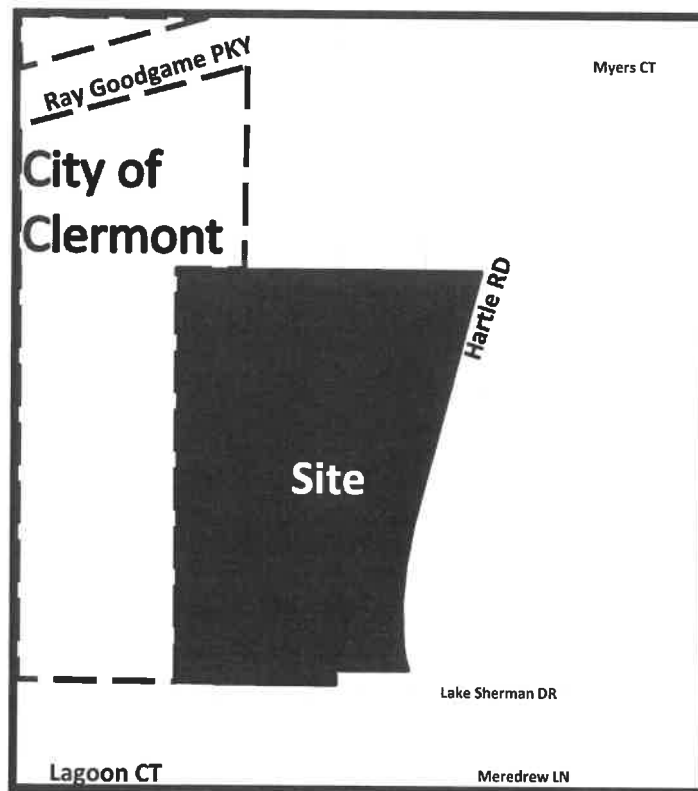
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, March 10, 2026 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity 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. Alt 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

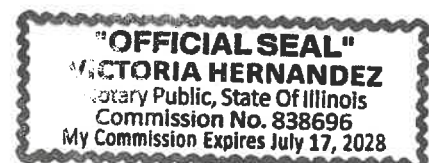
Date



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)

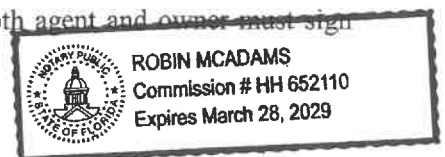
Sworn to and subscribed before me this 17 day of December, 2025.

[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.

ALSO:

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LEGAL NOTICE

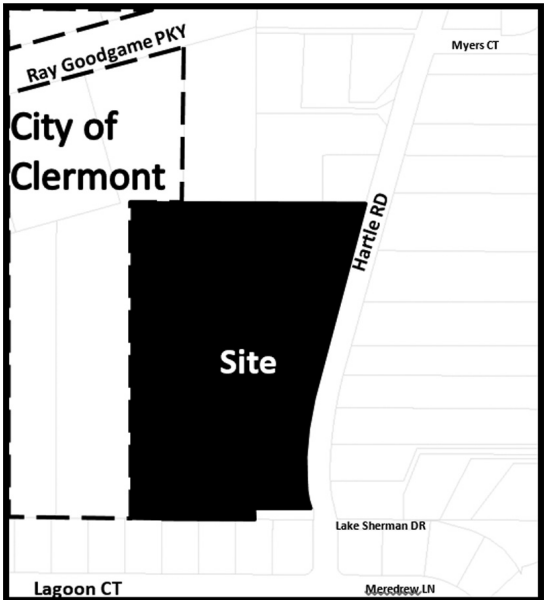
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Vacant parcels located west of Hartle Rd,
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10.412 +/- Acres
AK 1648173 & 1648181



LEGAL DESCRIPTION

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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.

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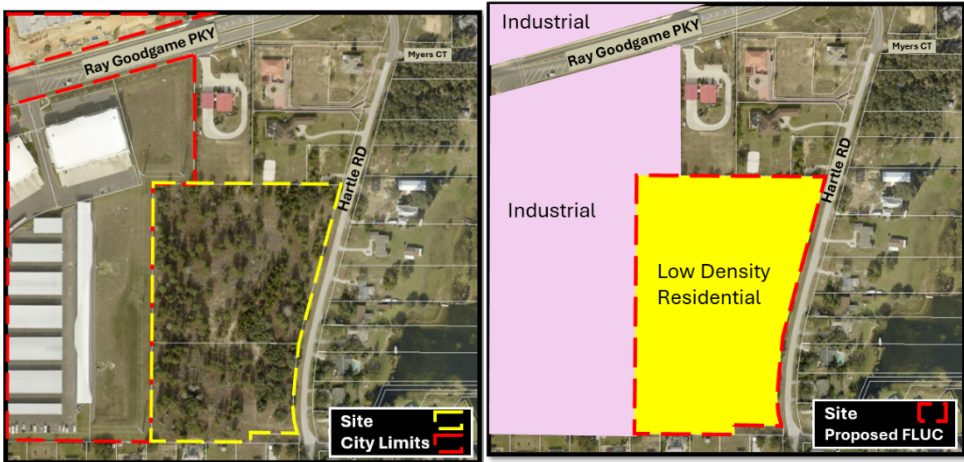
The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

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

AGENDA ITEM

Meeting Date	
Tuesday, March 10, 2026	
Agenda Item Name	
Ordinance No. 2026-009 <i>Final</i> <i>Hartle Road Subdivision SSCPA</i>	
Requested Action	
Request approval of Ordinance No. 2026-009 - Hartle Road Subdivision Comprehensive Plan Amendment.	
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.	
<i>The Planning and Zoning Commission recommended approval, 4-2. Staff recommends approval of the proposed Small-Scale Comprehensive Plan Amendment, Ordinance No. 2026-009.</i>	

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.	Legal ad Hartle Road Subdivision SSCPA CC	Legal ad Hartle Road Subdivision SSCPA CC.pdf	



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 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

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.

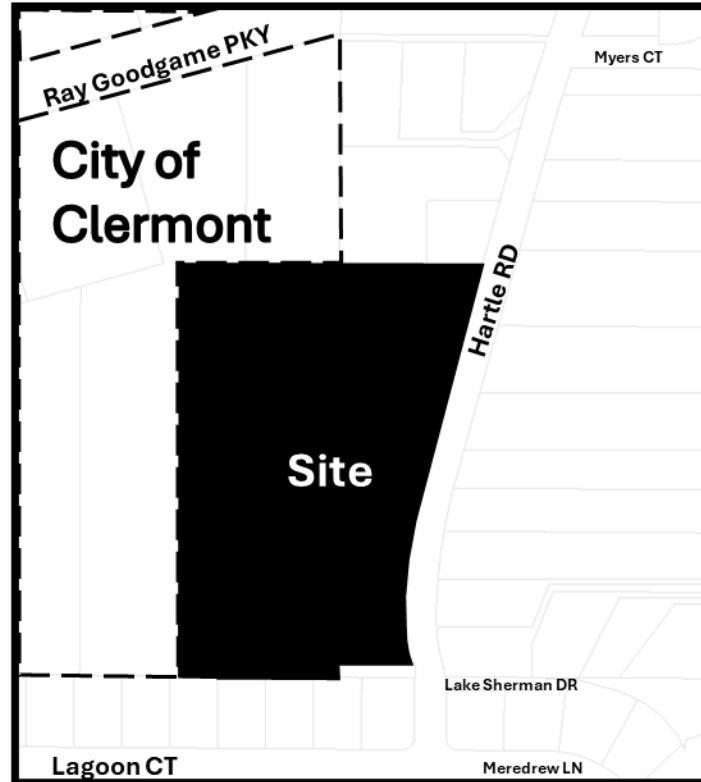
ALSO:

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

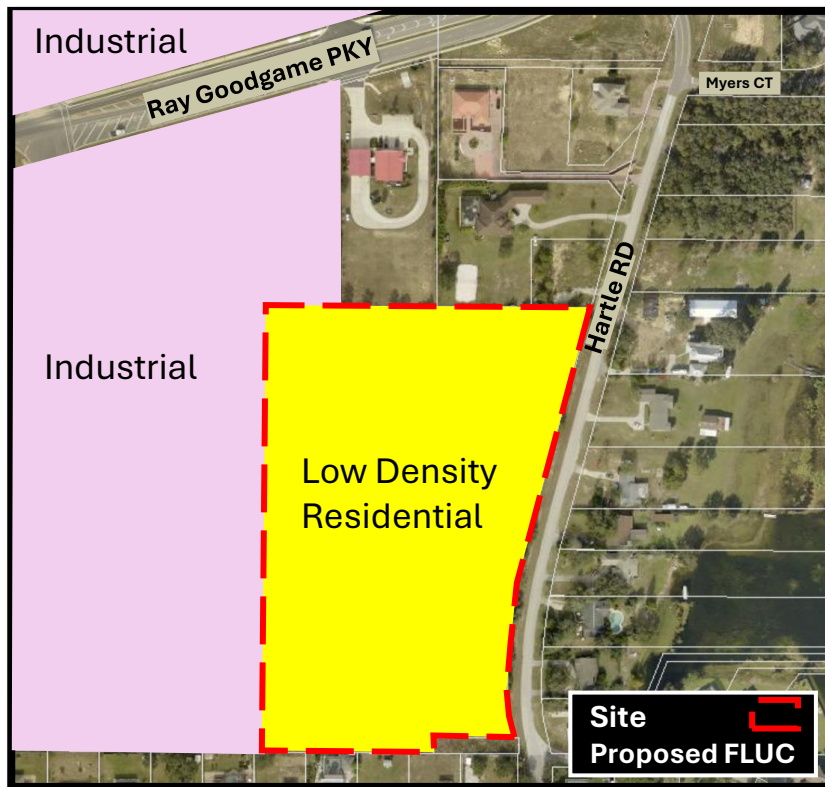
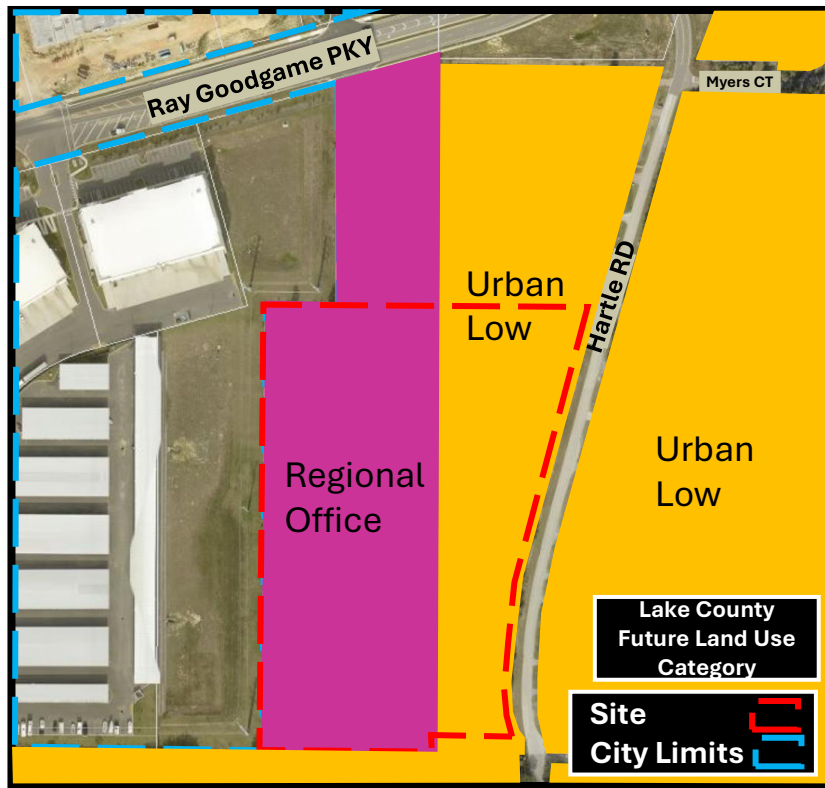
ATTEST:

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)

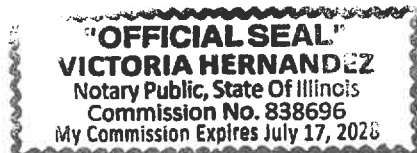
X [Signature]
Affiant - Applicant Name (signature)

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.

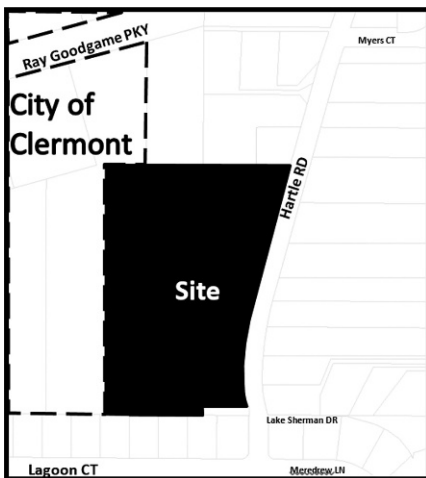
X [Signature]
Notary Public, State of Florida at Large

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.

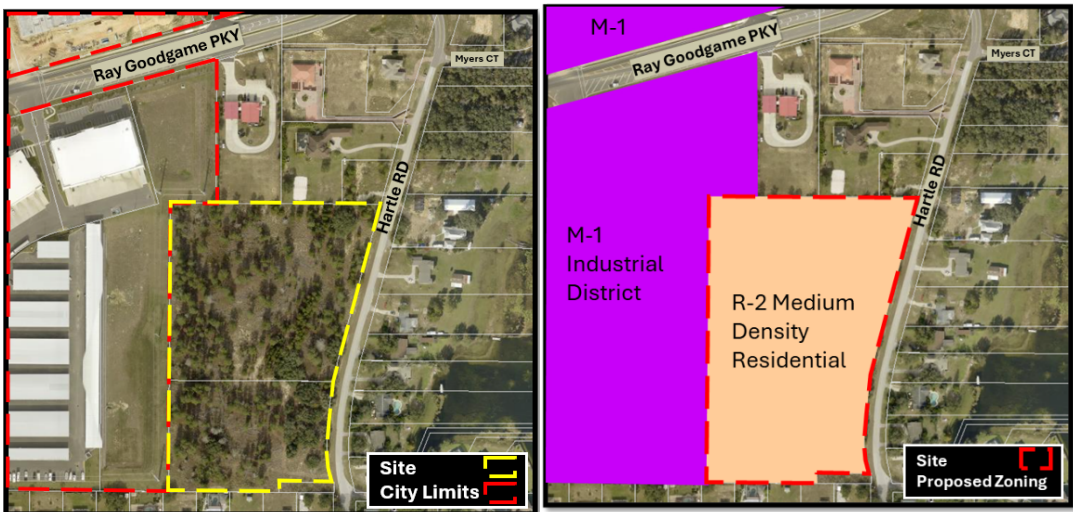
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

AGENDA ITEM

Meeting Date	
Tuesday, March 10, 2026	
Agenda Item Name	
Ordinance No. 2026-010 <i>Final</i> <i>Hartle Road Subdivision Rezone</i>	
Requested Action	
Request approval of Ordinance No. 2026-010 - Hartle Road Subdivision Rezoning.	
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.	

The Planning and Zoning Commission recommended approval, 4-2, with the added condition that a comprehensive tree survey be required prior to site plan approval. However, staff notes that this requirement is already addressed in Section 123-38 of the City's Land Development Codes. Staff recommends approval of 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. | Legal ad Hartle Road Subdivision REZ CC | Legal ad Hartle Road Subdivision REZ CC.pdf |



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.

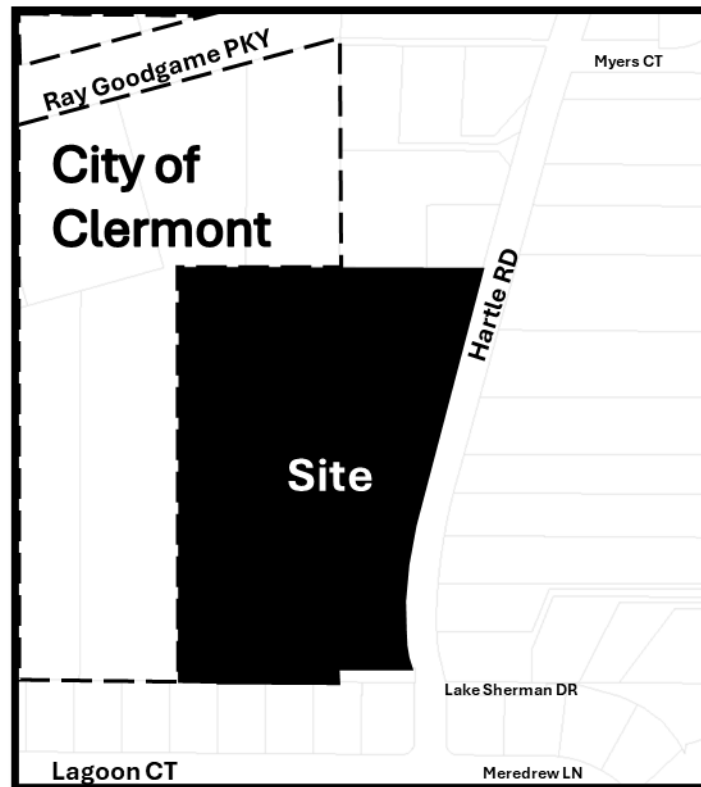
ALSO:

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

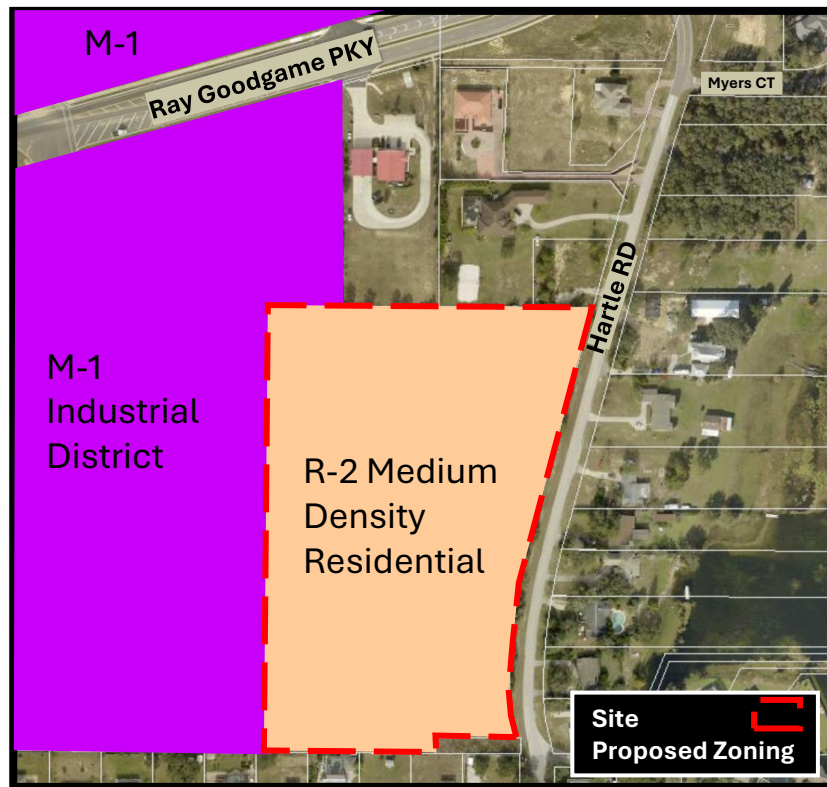
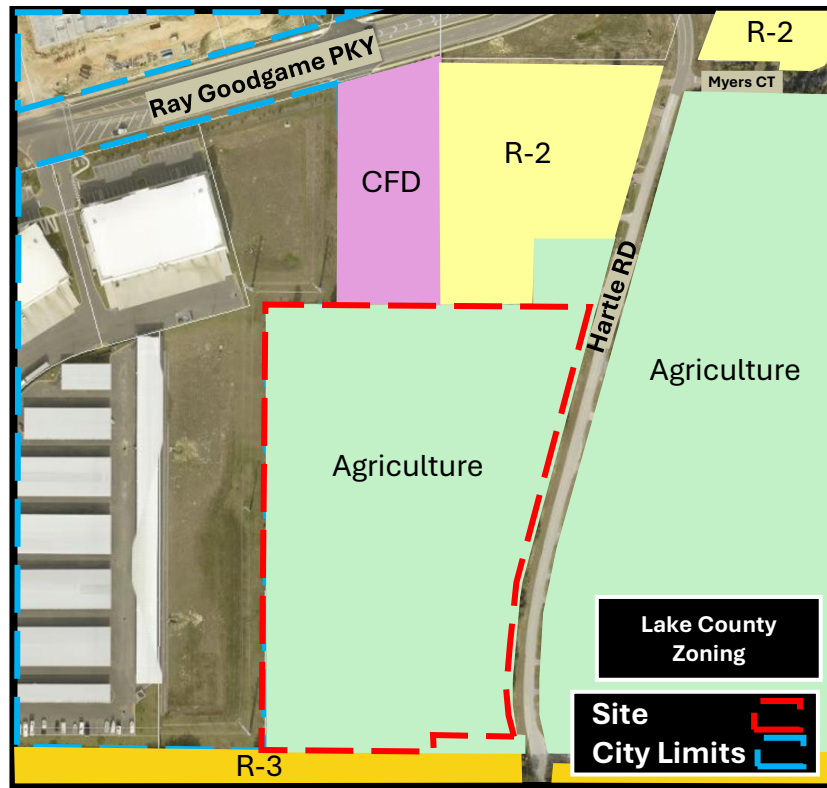
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Hartle Rd Subdivision – Annex, SSCPA, & Rez





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

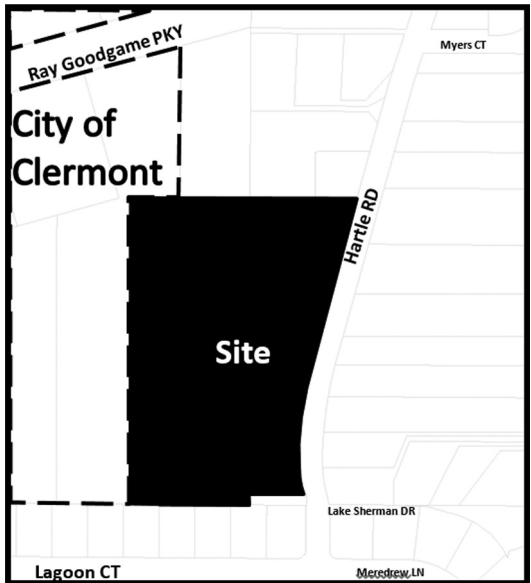
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, March 10, 2026 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity 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



PROPERTY REZONING

**From: Lake County Agriculture (A)
To: City of Clermont R-2 Medium Density Residential (R-2)**

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, March 10, 2026		
Agenda Item Name		
Ordinance No. 2026-012 <i>Final Vacate ROW Amendment</i>		
Requested Action		
Request approval of Ordinance No.2026-012 - Short Street ROW Vacation Amendment.		
Staff Report		
The City, as the applicant, is requesting an amendment to Ordinance No. 2025-016 that vacated a portion of the Short Street right-of-way. The 0.29 +/- acre right-of-way is located north of SR 50 and east of 12th Street, within the Downtown Clermont area. Carroll Street was realigned as part of the Community Benefit agreement with the Lumberyard project. On June 10, 2025, the City Council previously approved a petition to close the same portion of Short Street. However, it has been brought to the attention of staff that the legal description that was provided in Ordinance No. 2025-016 did not specify a detailed enough description of the portion of Right-of-Way that was being vacated for the Lake County Property Appraiser's Office acknowledgment. In order to correct the legal description for the right -of-way to be closed, staff is presenting the petition again with the understanding that the updated legal description would help finalize the previous approval with the Property Appraiser's Office.		
		
Staff recommends approval of Ordinance 2026-012, which repeals and replaces Ordinance 2025-016 with a more detailed legal description.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2026-012 Short Street ROW Vacation	Ord 2026-012 Short Street ROW Vacation	

2.	(02.26.2026) Short Street 2026-012 Legal Ad	(02.26.2026).pdf Short Street 2026-012 Legal Ad.pdf
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CITY OF CLERMONT
ORDINANCE NO. 2026-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A PORTION OF SHORT STREET RIGHT OF WAY, JOHNSON'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; THIS ORDINANCE WILL REPEAL AND REPLACE ORDINANCE NO. 2025-016 DUE TO REVISED LEGAL DESCRIPTION. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City Council of Clermont, Florida approved a petition for Right-of-Way closure on June 10, 2025; and

WHEREAS, the Property Appraiser of Lake County, Florida requested a legal description that would give a more detailed description of the portion of Right-of-Way that was being vacated; and

WHEREAS, the city as the applicant has requested an amendment to Ordinance No. 2025-016 to specify the exact location of the Right-of-Way that was approved to be closed; and

WHEREAS, the City Council reviewed the amendment to the petition, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

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

SECTION 1: LEGAL DESCRIPTION

60 FOOT RIGHT-OF-WAY SECTION OF SHORT STREET AS INDICATED ON JOHNSON'S REPLAT, PB 8 PG 71, MORE PARTICULARLY DESCRIBED AS:

THE BOUNDED AREA OF THE 60 FOOT RIGHT-OF-WAY SECTION OF SHORT STREET STARTING AT A POINT OF BEGINNING (POB) COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, BLK 115 AND RUNNING NORTHWEST ALONG SHORT STREET ALONG THE SOUTHERN BOUNDARY OF LOTS 15, 16, 17, AND 18, BLK 115 TO THE SOUTHWEST CORNER OF LOT 18; 262 FEET; TRANSVERSE ACROSS THE 60 FOOT RIGHT-OF-WAY OF SHORT STREET TO THE NORTHEAST CORNER OF LOT 1, BLK 118 AND RUNNING SOUTHEASTERLY ALONG SHORT STREET RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 2, BLK 118; 147 FEET AND THEN TRANSVERSE ACROSS THE 60 FOOT RIGHT-OF-WAY OF SHORT STREET EASTWARD TO THE POB, SOUTHEAST CORNER OF LOT 14, BLK 115.

**CITY OF CLERMONT
ORDINANCE NO. 2026-012**



SECTION 2: AUTHORITY

This ordinance will repeal and replace Ordinance No. 2025-016 due to the revised legal description. The Vacated Parcel is hereby closed and vacated by the City of Clermont. The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

Should any Section or part of 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. 2026-012

SECTION 5: 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 6: 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 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. 2026-012

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



Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	City of Clermont
Contact Phone:	352.394.4081
Contact Email:	
PO Number:	

Date:	02/09/2026
Order Number:	12061555
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	83.0000
Height in Inches:	6.8700

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	02/23/2026 - 02/23/2026	Public Notices
LEE dailycommercial.com	1	02/23/2026 - 02/23/2026	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	\$133.14
Tax Amount	\$0.00
Service Fee 3.99%	\$5.31
Cash/Check/ACH Discount	-\$5.31
Payment Amount by Cash/Check/ACH	\$133.14
Payment Amount by Credit Card	\$138.45

Order Confirmation Amount	\$133.14
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Ad Preview

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. 2026-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A PORTION OF SHORT STREET RIGHT OF WAY, JOHNSON'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; THIS ORDINANCE WILL REPEAL AND REPLACE ORDINANCE NO. 2025-016 DUE TO REVISED LEGAL DESCRIPTION. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

LEGAL DESCRIPTION

60 FOOT RIGHT-OF-WAY SECTION OF SHORT STREET AS INDICATED ON JOHNSON'S REPLAT, PB 8 PG 71, MORE PARTICULARLY DESCRIBED AS:

THE BOUNDED AREA OF THE 60 FOOT RIGHT-OF-WAY SECTION OF SHORT STREET STARTING AT A POINT OF BEGINNING (POB) COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, BLK 115 AND RUNNING NORTHWEST ALONG SHORT STREET ALONG THE SOUTHERN BOUNDARY OF LOTS 15, 16, 17, AND 18, BLK 115 TO THE SOUTHWEST CORNER OF LOT 18; 262 FEET; TRANSVERSE ACROSS THE 60 FOOT RIGHT-OF-WAY OF SHORT STREET TO THE NORTHEAST CORNER OF LOT 1, BLK 118 AND RUNNING SOUTHEASTERLY ALONG SHORT STREET RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 2, BLK 118; 147 FEET AND THEN TRANSVERSE ACROSS THE 60 FOOT RIGHT-OF-WAY OF SHORT STREET EASTWARD TO THE POB, SOUTHEAST CORNER OF LOT 14, BLK 115.

All public meetings will be held in the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, Clermont, FL 34711.

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

12061555 2/23/2026



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 10, 2026		
Agenda Item Name		
Council Member Request		
Requested Action		
Staff Report		
Council Member Strange submitted an agenda item request to discuss Resolution No. 2024-040R, Rules of Conduct.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Member Request	Council Member Request.pdf	



COUNCIL MEMBER AGENDA ITEM REQUEST FORM

To request an item be reviewed for possible action by the City Council complete and submit this form and any supporting documents to the City Clerk's Office no later than 12 p.m. the Friday (seven business days) prior to the next regularly scheduled meeting. The City Manager will include the item on the agenda of an upcoming meeting.

Requestor Information

Name Olivia Strange, Council Member

Address 1285 W. Montrose St. Clermont.

Preferred Contact ☒ Phone 352-931-3660 (c)
☐ Email _____

Item Details

Please provide a detailed summary of item, including City area, service, activity or practice involved.

Pursuant to Sec 2J, Resolution 2024-040R, as approved by Council in January 2026, to discuss, generally, Council Rules of Conduct, to remind Council of our Responsibilities, and to consider taking action relative to behavior by Council Members Bain and Murry against Council member Chandler Myers at the same meeting. Ref: Sec 2A(d) and Sec. 2D(1), Rules of Conduct.

Desired Action

Review Rules and consider action, if appropriate, for tone and physical behavior at the January 2026 Meeting.

All supporting documents must be included with this form when submitted.

Pages submitted 17 on 03/03/2026
Number Date



**CITY OF CLERMONT
RESOLUTION NO. 2024-040R**

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

WHEREAS, Chapter 166, Florida Statutes, authorized municipalities to adopt ordinances and resolutions in the exercise of its municipal powers; and

WHEREAS, the City Council repeal the above-stated Resolution and replace it in its entirety with this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clermont does hereby amend the rules of conduct as follows:

SECTION 1: RECITALS

The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings and legislative intent of the City Council of the City of Clermont.

SECTION 2:

The Rules of Conduct are to read as follows:

Section 1. In general.

In addition to all requirements imposed in the City Charter, the City Code, and applicable Federal and State law, the provisions herein shall govern the Conduct of the City Council. It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction or is in conflict with any portion of the City Charter, the City Code, Federal or State Law, such portion shall be of no effect and shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 2.

There are hereby adopted the following Rules of Conduct for the City Council and; where applicable, appointed board members, staff, and members of the public. The rules adopted herein shall be known as the City of Clermont Rules of Conduct and shall be followed and adhered to as applicable to all members of the City Council, City appointed boards and committees, city staff, and the general public.



**CITY OF CLERMONT
RESOLUTION NO. 2024-040R**

CITY OF CLERMONT RULES OF CONDUCT

A. General

All members of the City Council, including the Mayor and Mayor Pro Tem, have equal votes. No Council Member has more power than any other Council Member, and all should be treated with equal respect.

All Council Members and members of appointed boards and commissions should:

- a.* Fully participate in applicable meetings and other duly advertised public meetings while demonstrating dignity, respect, kindness, consideration, and courtesy to all.
- b.* Prepare in advance of meetings and be familiar with issues on the agenda. Address clarifications prior to meeting with applicable staff.
- c.* Be respectful of other people's time. Stay focused and act efficiently during meetings.
- d.* Serve as a model of leadership and civility to the community.
- e.* Council Members should inspire public confidence in Clermont's city government and its employees.
- f.* Council Members shall provide contact information with the City Clerk in case of an emergency or an urgent situation arises while the Council Member is otherwise not available.
- g.* Demonstrate honesty and integrity in every action and statement.
- h.* Follow Federal, State and Municipal Laws guiding public officials; including, but not limited to, the State of Florida Code of Ethics for Public Officers and Employees, the Honest Services Act, Florida's Sunshine and Public Records Law, this Resolution, and any other policies that may be adopted by a majority vote of the City Council.

B. Policies and Protocol Related to Conduct

1. Ceremonial events.

The City Charter designates the Mayor to represent the City at all official functions and events. If the Mayor is unavailable, then the Mayor Pro Tem shall attend, in the event neither is available, City staff will determine if the event organizers would like another representative from the Council.



**CITY OF CLERMONT
RESOLUTION NO. 2024-040R**

2. Correspondence signatures.

Council Members do not need to acknowledge the receipt of correspondence, or copies of correspondence, during Council meetings; with the exception of zoning ex parte contact. City staff will prepare official letters, as may be appropriate, in response to public inquiries and concerns. These letters will carry the signature of the Mayor or the appropriate City staff.

3. Endorsements of candidates.

Council, board, and commission members have the right to endorse candidates for all Council seats or other elected offices. It is inappropriate to mention endorsements during official City meetings or functions.

4. Intergovernmental relations.

Generally, City Charter Section 6 designates the Mayor to represent the City in intergovernmental relationships; with the exception of designated liaisons. The Council values intergovernmental relations with neighboring communities and other entities. As a result, Council Members should make a concerted effort to attend scheduled meetings with other entities to further promote intergovernmental relations.

5. Legislative process.

The City generally follows Roberts Rule of Order for meeting management, provided; however, that Roberts Rule of Order shall not be used to prevent the full and complete discussion or consideration of any final action item by the City Council.

6. Travel expenses.

Council Members may receive reimbursement of actual expenses while performing their official duties. All travel shall be approved by the City Council and may include attendance at conferences, seminars, and training sessions on behalf of the City. The City shall pay reasonable expenses for registration fees, lodging, meals, transportation, and allowable miscellaneous expenses for the Council Member only. Each Council Member shall be responsible for the expenses of their spouse or others travelling with the Council Member. All travel expenses will be handled in the same manner and consistent with the provisions of state law and the City's adopted travel policies.

C. Public Meeting and Hearing Protocol and Conduct

1. Council Meeting and Agenda.

The Council shall meet regularly at least once in every month and at other times as the Council may prescribe. Except as may otherwise be directed by the Council, all regular and special meetings shall be held in the Council Chambers at 3:00 o'clock P.M on the second Tuesday of the month and 5:30 o'clock P.M on the fourth Tuesday of the month unless otherwise decided by vote of the Council. As of the close of business on the Wednesday before any regular meeting the City



CITY OF CLERMONT
RESOLUTION NO. 2024-040R

Clerk, under the direction of the City Manager, shall publish an Agenda to Council Members for each regular meeting in substantially the same format as set forth in Exhibit A attached hereto and incorporated herein. An Agenda will be published to the public on the Thursday before any regular meeting.

A. Agenda Items Submitted by the Council

Individual Councilmembers will have an item placed on the agenda by submitting a written request to the City Manager on the prescribed agenda-item form, doing so prior to the agenda deadline.

B. Agenda Items Submitted by the Public

A member of the public may raise an issue in a regularly-scheduled City Council meeting during the time provided for "public comment", and seek Council support to bring forward their item at a future regular meeting. A majority vote of the Council is required to add an item to a future agenda or the council may vote to place the item on a future council workshop for discussion. Authorization or inclusion on an agenda does not indicate support. If the council votes to place an item on a future agenda or workshop, the person requesting the item must then:

- a. Complete an agenda request form and submit it to the City Manager's office. At a minimum the agenda request shall include the specific requested action from the City Council. The City Manager will determine what date the item will be placed on a future agenda/workshop.
- b. The item would be referenced on the agenda as "Citizen Request", and the requester would speak during that part of the agenda.
- c. Requesters are required to provide any documentation they wish to present to the City Council with the agenda request form.
- d. The citizen request shall be limited to 15 minutes; after which the Council may by majority vote agree to extend the time limit by an additional ten (10) minutes.

C. Agenda Review and Approval

Prior to the public release of the agenda, the City Manager shall review and authorize approval. Items placed on an agenda by a Councilmember or member of the public may not be modified or removed from the agenda except for the following reasons:

- a. The submitting requester wants the item postponed or withdrawn;
- b. The City Manager may delay an agenda item by no more than one council meeting to provide for appropriate staff review;
- c. The City Attorney may reject agenda items if the matter is judged to be prejudicial to the best legal interest of the City;



CITY OF CLERMONT
RESOLUTION NO. 2024-040R

Upon approval by the City Manager, the City Clerk, or their designee, shall notify the Council that the agenda has been published and is available for review. If any member is in need of a paper packet it shall be distributed by the City Manager's Office prior to the publication of the agenda, unless otherwise authorized.

D. Workshop Meetings

Workshop meetings of the City Council shall be held as needed on the first and third Tuesday of each month at such time and place as set by Council or the City Manager. Every effort will be made to avoid the scheduling of workshops in the months of November and December and during budget review months. Workshops may also be scheduled at other times as determined necessary by the City Council.

2. Conduct of Council and Appointed Board and Commission Members.

The Mayor or presiding officer of any appointed board or committee has the responsibility to open and run an efficient public meeting and has the discretion to modify the public hearing or meeting process in order to make the meeting run smoothly. With the exception of asking relevant questions, Council or board members should withhold comment during the public hearing portion of the meeting until the conclusion of the public's portion of the hearing. Council or board members should refrain from arguing or debating with the public during a public hearing and shall always show respect for different points of view.

3. Public's Right to be Heard.

Members of the public shall be given a reasonable opportunity to be heard on a proposition before the City Council or any appointed City board or commission. The opportunity to be heard need not occur at the same meeting at which the Council, board, or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decision making process and is within reasonable proximity in time before the meeting at which the Council, board, or commission takes the official action. This section does not prohibit the presiding officer of the Council, board, or commission from maintaining orderly conduct or proper decorum in a public meeting.

4. Rules Related to the Public's Right to be Heard.

In addition to any other reasonable restrictions that may be imposed by the Mayor or presiding member of the Council, board, or commission to ensure decorum, good conduct and efficiency, the following shall apply to all public meetings:

- a. Prior to the consideration of any action items contained on the Consent Agenda portion of the agenda, if applicable, the Mayor or presiding member shall publicly read a notice substantially advising the public of the following:



**CITY OF CLERMONT
RESOLUTION NO. 2024-040R**

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.

- b. Each speaker will be permitted three (3) minutes to address the Council, board, or commission. These time limits may be extended by the Mayor, presiding officer or by an affirmative majority vote of the Council.
- c. The official time shall be kept by the City Clerk, their designee, or the committee recording secretary.

5. Exemptions.

The requirements in Section C 4 above do not apply to:

- a. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Council, board, or commission to act;
- b. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
- c. A meeting that is exempt from Florida Statute Section 286.011; or
- d. A meeting during which the Council, board, or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.
- e. Workshops held by the City Council where no official action will be taken. It shall be at the discretion of the Council if they wish to open the floor for comments from the public. A majority vote of the Council is required to open the floor for an item at a workshop.

D. Council Conduct with One Another

The City Council and appointed boards and commissions are composed of individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, all have chosen to serve in public office in order to preserve, protect and enhance the present and the future of the City of Clermont community. In all cases, this common goal should be acknowledged even as members may "agree to disagree" on contentious issues.



CITY OF CLERMONT
RESOLUTION NO. 2024-040R

1. In public meetings:

- a. Practice civility, professionalism and decorum in discussions and debate. Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow; however, Council, or appointed board, or commission members to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated. Members should conduct themselves in a professional manner at all times, including physical appearance.
- b. Honor the role of the Mayor or presiding officer in maintaining order. It is the responsibility of the Mayor or the presiding officer to keep the comments of all persons; including but not limited to, the Council or appointed board or commission members on track during public meetings. Members should honor efforts by the Mayor or presiding officer to focus discussions on current agenda items. If there is disagreement about the agenda or the Mayor or presiding officer's actions in refraining staff, public or members from speaking, those objections should be voiced politely and with reason. Council Members will be allowed two sessions of (3) three minutes per item.
- c. Avoid personal comments that could offend other members. If a Council Member or appointed board or commission member is personally offended by the remarks of another member, the offended member should make notes of the actual words used and call for a "point of personal privilege" that challenges the other member to justify or apologize for the language used. The Mayor or presiding officer will maintain order of this discussion.
- d. Demonstrate effective problem-solving approaches. Council Members and appointed board and commission members have a public stage to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.
- e. Be punctual and keep comments relative to topics discussed. Council Members and appointed board or commission members have made a commitment to attend meetings and partake in discussions. Therefore, it is important that members be punctual and that meetings start on time. It is equally important that discussions on issues be relative to the topic at hand to allow adequate time to fully discussed scheduled issues. If a member has an item requested to be on the agenda, it is important they set the example by providing timely written materials.

2. In private encounters

- a. In discussing matters, whether in person or by correspondence related to the City, Council Members should be clear as to whether his or her statement reflects personal opinion or is the official stance of the City.



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- a. Continue respectful behavior in private. The same level of respect and consideration of differing points of view that is deemed appropriate for public discussions should be maintained in private conversations.
- b. Be aware of the insecurity of written notes, voice and text messages, and e-mail. Technology allows words written or said without much forethought to be distributed wide and far. The Public Records Law mandates that any material made or received by an agency in connection with official business be used to perpetuate, communicate or formalize knowledge is a public record, and unless exempt, must be turned over to someone requesting to see that material. Before you create a document, ask yourself: Would you feel comfortable to have this note faxed or PDF'd to others? How would you feel if this voicemail message was played on a speaker phone in a full office? What would happen if this email message was forwarded to others? Written notes, voicemail messages and email related to City business are public communication subject to disclosure.
- c. Even private conversations can have a public presence. Elected officials are always on display – their actions, mannerisms, and language are monitored by people around them that they may not know. Lunch table conversations will be eavesdropped upon, parking lot debates will be watched, and casual comments between individuals before and after public meetings noted.

E. Conduct with City Staff

Governance of a City relies on the cooperative efforts of elected officials, who create laws and set policy; and City staff members, who implement and administer the law and Council policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

1. Treat all staff as professionals.

Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.

2. Limit contact to specific City staff.

Except for purposes of inquiry, the Council or its members shall deal with city officers and employees who are subject to the direction and supervision of the City Manager solely through the City Manager, and neither the Council nor its members shall give orders to any such officer or employee, either publicly or privately.

3. Do not disrupt City staff from their jobs.

Staff wants to be accessible for City Council, but Council Members should avoid disrupting City staff while they are in meetings, on the phone, or engrossed in performing their job functions.



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4. Avoid publicly criticizing an individual employee.

Council Members should avoid expressing concerns about the performance of a City employee in public. Council Members should never criticize an employee directly, or to the employee's manager. Comments about staff performance should only be made to the City Manager.

5. Do not get involved in administrative functions.

Council Members must not attempt to influence City Staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of City licenses and permits. The City Charter, Section 10 also contains information about the prohibition of Council interference in administrative functions.

6. Check with City staff on correspondence before taking action.

Before sending correspondence, Council Members should check with City staff to see if an official City response has already been sent or is in progress.

7. Do not attend staff meetings; with or without the public, unless requested by staff or City Council.

Even if the Council Member does not say anything, the Council Member's presence implies support, shows partiality, intimidates staff, and hampers staff's ability to do their job objectively.

8. Limit requests for staff support.

Even in high priority or emergency situations, requests for additional staff support should be made to the City Manager who is responsible for allocating City resources in order to maintain a professional, well-run City government and following City Council direction.

9. Do not solicit political support from staff.

Council Members should not solicit any type of political support; financial contributions, display of poster or lawn signs, name on support list, etc., from City staff. City staff may, as private citizens with constitutional rights, support political candidates but all such activities must be done away from the workplace.

F. Conduct with the Public

1. In public meetings.

Making the public feel welcome is an important part of the local governing process. No signs of partiality prejudice or disrespect should be evident on the part of individual Council, board or



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commission members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public comment.

- a. Be welcoming to speakers. Speaking in front of the Council, board, or commission can be a difficult experience for some people. Some issues undertaken may affect people's daily lives and homes. Some decisions are emotional. The way that members treat people during public hearings can do a lot to make them relax or to push their emotions to a higher level of intensity.
- b. Be fair and equitable in allocating public hearing time to individual speakers. If many speakers are anticipated, the Mayor or presiding officer may ask speakers to limit themselves to new information and points of view not already covered by previous speakers. No speaker will be turned away unless he or she exhibits inappropriate behavior. Each speaker may only speak once during the public comment unless the Council requests additional clarification. After the close of any public comment portion, no more public testimony will be accepted unless the Mayor or presiding officer reopens the public hearing for a limited and specific purpose.
- c. Avoid appearing as if you are not listening. It is disconcerting to speakers to have Council, board, or commission members not look at them when they are speaking. It is fine to look down at documents or to make notes, but reading for a long period of time, gazing around the room or getting up from your seat gives the appearance of disinterest. Be aware of facial expressions and body language; such as head and arm movements, especially those that could be interpreted as "smirking", disbelief, anger or boredom.
- d. Ask for clarification, but avoid debate and argument with the public. Only the Mayor or presiding officer, not individual members, can interrupt a speaker during a presentation. However, a member can ask the Mayor or presiding officer for a point of order if the speaker is off the topic or exhibiting behavior or language the member finds disturbing. If speakers become flustered or defensive, it is the responsibility of the Mayor or presiding officer to calm and focus the speaker and to maintain the order and decorum of the meeting. Questions by Council, board, or commission members to members of the public testifying should seek to clarify or expand information. It is never appropriate to belligerently challenge or belittle the speaker.
- e. No personal attacks of any kind, under any circumstance.
- f. Follow parliamentary procedure in conducting public meetings. The City Attorney serves as advisory parliamentarian for the City and is available to answer questions or interpret situations according to parliamentary procedures. Final rulings on parliamentary procedure are made by the Mayor or presiding officer, subject to the immediate appeal to the full Council, board, or commission.



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2. In unofficial settings.

- a. Make no promise on behalf of the Council. Council Members will frequently be asked to explain a Council action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of City policy and to refer to City staff for further information. It is inappropriate to overtly or implicitly promise Council action, or to promise City staff will do something specific; for example, fix a pothole, remove a library book, plant new flowers in the median, etc.
- b. Make no personal comments about other Council Members. It is acceptable to disagree publicly about an issue, but it is unacceptable to make derogatory comments about other Council Members, their opinions and actions.
- c. Remember Clermont is a small community at heart. Council Members are constantly being observed by the community every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the City of Clermont. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by Council Members, 24 hours a day, seven days a week. It is an important and continuous responsibility.

G. Council Conduct with Other Public Agencies

1. Be clear about representing the City or personal interests.

If a Council Member appears before another governmental agency or organization to give a statement on an issue, the Council Member must clearly state:

- a. If his or her statement reflects personal opinion or is the official stance of the City. Even if the Council Member is representing his or her own personal opinions, remember that this still may reflect upon the City as an organization.
- b. Whether this is the majority or minority opinion of the Council. If the Council Member is representing the City, the Council Member must support and advocate the official City position on an issue, not a personal viewpoint.
- c. Correspondence also should be equally clear about representation. City letterhead may be used when the Council Member is representing the City and the City's official position. A copy of official correspondence should be given to the City Clerk to be filed as part of the permanent public record. To avoid confusion regarding City Council's position, City letterhead should not be used for correspondence of Council Members representing a personal point of view, or a dissenting point of view from an official Council position.



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H. Council Conduct with Appointed Boards or Commissions

The City has established several boards and commissions as a means of gathering more community input. Citizens who serve on advisory boards and commissions become more involved in government and serve as advisors to the City Council. They are a valuable resource to the City's leadership and should be treated with appreciation and respect.

- 1. If attending an appointed board or commission meeting, and you are not an appointed the liaison, be careful to only express personal opinions.**

Council Members may attend any appointed board meeting, which are always open to any member of the public. However, if the appointed board or commission is conducting a quasi-judicial public hearing, the Council Member should refrain from attending. Council Members should be sensitive to the way their participation could be viewed as unfairly affecting the process. Any public comments by a Council Member at an appointed board meeting should be clearly made as individual opinion and not a representation of the feelings of the entire City Council. Also be cognizant of the Sunshine Law, precluding discussion (outside of a meeting advertised for City Council) by two or more members of City Council on any item that may take action upon. A Council Member's presence may affect the conduct of the appointed boards and limit their role and function.

- 2. Limit contact with appointed board and commission members.**

It is inappropriate for a Council Member to contact an appointed board member to lobby on behalf of an individual, business, or developer. Council Members should contact staff in order to clarify a position taken by the advisory boards.

- 3. Appointed board and commissions serve the City Council, not individual Council members.**

City Council appoints individuals to serve on these boards, and it is the responsibility of board and commission members to follow applicable law and policy established by the Council. But board and commission members do not report to individual Council Members, nor should Council Members feel they have the power or right to threaten board members with removal if they disagree about an issue. Appointment and re-appointment to an appointed board or commission should be based on such criteria as expertise, ability to work with staff and the public, and commitment to fulfilling official duties. A board appointment should not be used as a political "reward".

- 4. Be respectful of diverse opinions.**

A primary role of appointed boards is to represent many points of view in the community and to provide the Council with advice based on a full spectrum of concerns and perspectives. Council Members must be fair and respectful of any citizens serving on appointed boards.



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5. Keep election issues away from public forums and appointed board meetings.

While Council Members are free to participate in politics when not conducting official business, they should refrain from campaigning for office or providing political support or non-support for those who are running for any elected office; national, state or local, while conducting official duties or when attending appointed board meetings.

I. Council Conduct with the Media

Council Members may be contacted by the media for background and quotes.

1. The best advice for dealing with the media is to avoid going “off the record”.

Most members of the media represent the highest levels of journalistic integrity and ethics, and can be trusted to keep their word. But one bad experience can be catastrophic. Words that are not said cannot be quoted.

2. Choose words carefully and cautiously.

Comments taken out of context can cause problems. Be especially cautious about humor, sardonic asides, sarcasm, or word play. It is never appropriate to use personal slurs or swear words when talking with the media.

J. Sanctions

The City Council is the judge of its own qualifications; City Charter Section 13, and Council Members who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Council. Serious infractions of this Code of Conduct could lead to other sanctions as deemed appropriate by Council, including forfeiture of office. It is the responsibility of City Council to initiate action if a Council Member’s behavior may warrant sanction due to a breach of these written standards of conduct. Any action taken on the alleged violation(s) must be brought up with the City Council in a public meeting.

SECTION 3: CONFLICT

Resolution 2024-007R is hereby repealed. All other policies and/or resolutions or parts of policies and/or 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



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validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: EFFECTIVE DATE

This Resolution shall take effect immediately upon its Passage.

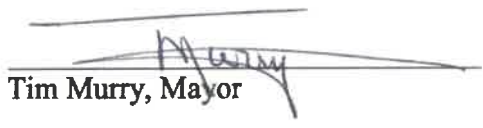


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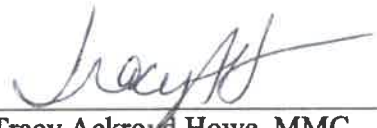
DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 11th day of February, 2025.



CITY OF CLERMONT


Tim Murry, Mayor

ATTEST:


Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:


Christian W. Waugh, City Attorney



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, DATE**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor or by majority vote of the Council. To avoid disruption of the meeting, speakers should avoid inappropriate language, personal attacks and derogatory statements and direct comments to the Council. Everyone is requested to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

PRESENTATIONS

PUBLIC COMMENT

REPORTS

CONSENT AGENDA

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

UNFINISHED BUSINESS

NEW BUSINESS

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

**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, DATE**

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

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 10, 2026		
Agenda Item Name		
Ordinance No. 2026-013 <i>Intro Certified Recovery Residences</i>		
Requested Action		
Introduce of Ordinance No. 2026-013 - Certified Recovery Residences.		
Staff Report		
City staff is proposing an amendment to the Land Development Codes in order to align with new state laws regarding the review and approval processes for certified recovery residences. On June 25, 2025, Senate Bill 954 was signed by the Governor, amending Section 397.487, Florida Statutes, effective July 1, 2025. Section 397.487, of the Florida Statutes, was amended to require local governments in the State of Florida to formalize and streamline the review and approval process for applicants seeking reasonable accommodation from local land use regulations to establish certified recovery residences. If the amendment is approved, a new article under Chapter 125 of the City's Land Development Codes, entitled Zoning, would be created specifically for certified recovery residences to ensure consistency with the requirements in Section 397.487, Florida Statutes. The proposed Ordinance outlines the definition, submission, processing and review criteria for certified recovery residences. Staff recommends approval of Ordinance 2026-013.		
Additional Analysis		
Fiscal Impact Summary		
No impact on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2026-013 Recovery Residences (03.03.2026)	Ord 2026-013 Recovery Residences (03.03.2026).pdf	
2. 2026-013 Legal Ad Cert Rec Res CC	2026-013 Legal Ad Cert Rec Res CC.docx	



CITY OF CLERMONT
ORDINANCE NO. 2026-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 125, TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF RECOVERY RESIDENCES PURSUANT TO AMENDED SECTION 397.487, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, on June 25, 2025, Senate Bill 954 was signed by the Governor, amending Section 397.487(15)(a), Florida Statutes, effective July 1, 2025, which requires local governments in the State of Florida to formalize and streamline the review and approval process for applicants seeking reasonable accommodation from local land use regulations to establish “certified recovery residences”; and

WHEREAS, the City of Clermont desires to amend Chapter 125 of the City Code to ensure consistency with the “certified recovery residences” requirements in Section 397.487(15)(a), Florida Statutes; and

WHEREAS, the passage of this ordinance is intended to ensure that the City of Clermont is in compliance with Section 397.487(15)(a), Florida Statutes; and

WHEREAS, the City of Clermont finds that this Ordinance is in the best interest and welfare of the residents of the city.

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

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2: AMENDING CHAPTER 125, “ZONING”

The Code of Ordinances of the City of Clermont, Florida, Chapter 125, “Zoning” is hereby amended by adding Article VII, “Certified Recovery Residences”, which reads as follows:

ARTICLE VII. - CERTIFIED RECOVERY RESIDENCES

Sec. 125-620. – Purpose and Intent

The purpose of this Article is to establish procedures for the review and approval of certified recovery residences within the City, in accordance with Section 397.487, Florida Statutes, and in a manner consistent with applicable federal and state laws, including but not limited to: the Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.), Title II of the Americans with



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ORDINANCE NO. 2026-013

Disabilities Act of 1990 (42 U.S.C. §§ 12131 et seq.), and Section 397.487, Florida Statutes (collectively referred to herein as “Applicable Laws”).

Sec. 125-621 – Definitions.

Certified Recovery Residence means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

- (a) A Level I Certified Recovery Residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety, and is democratically run by the members who reside in the home.
- (b) A Level II Certified Recovery Residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.
- (c) A Level III Certified Recovery Residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.
- (d) A Level IV Certified Recovery Residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence, and all licensable services are provided offsite.

Certified Recovery Residence Administrator means a recovery residence administrator who holds a valid certificate of compliance.

Community Housing means a certified recovery residence offered, referred to, or provided by a licensed service provider to individuals who are required to reside at the residence while receiving intensive outpatient or higher levels of outpatient care. Such housing is classified as a Level IV recovery residence, consistent with the level of support defined in Section 397.311(5), Florida Statutes.

Credentialing entity means an organization approved by the Florida Department of Children and Families (“DCF”) to issue and monitor recovery residence certifications under Section 397.487, Florida Statutes.



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Licensed Service Provider means a public agency, private for-profit or not-for-profit agency, organization, physician, hospital, or other private practitioner that is licensed under Chapter 397, Florida Statutes, to provide substance abuse services through one or more licensed service components.

Sec. 125-622 – Applicability.

This Article applies to all certified recovery residences within the corporate limits of the City. Nothing herein shall be construed to permit the establishment of uncertified recovery residences or to waive compliance with other applicable laws.

Sec. 125-623. – Certification Requirement.

- (a) No recovery residence shall be established or operated within the City unless it is certified by a DCF-approved credentialing entity under Section 397.487, Florida Statutes.
- (b) Proof of current certification shall be provided at the time of zoning compliance review or upon request by the City.
- (c) Failure to maintain certification shall be grounds for enforcement and may result in revocation of any previously granted reasonable accommodation.

Sec. 125-624. – Review and Approval Procedures.

- (a) Certified recovery residences shall be treated as residential uses under applicable zoning classifications.
- (b) Review shall ensure compliance with applicable building, fire, and life safety codes, and shall not impose spacing, occupancy, or operational restrictions that are inconsistent with other residential uses, except as allowed by law.
- (c) The City Manager or City Manager’s designee shall be responsible for reviewing applications.

Sec. 125-625. – Reasonable Accommodation Request Process.

- (a) Pursuant to Section 397.487(15)(b), Florida Statutes, an applicant may request reasonable accommodation from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.
- (b) Application. A request by an applicant for establishing a certified recovery residence under this Section shall be submitted in writing to the City Manager or City Manager’s designee on an application form approved by the City. This form will be maintained by the City Manager or City Manager’s designee, as amended from time to time. The application shall contain such questions and requests for information as necessary for processing the certified recovery residence application request, including the following:

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- (1) Submittal. A request by an applicant for the approval of a Certified Recovery Residence, or for reasonable accommodation from any of the City's land use regulations that may prohibit the establishment of a certified recovery residence, shall be submitted by the applicant, in writing, to the City Manager or City Manager's designee on a form prescribed by the City Manager or City Manager's designee. Upon receipt of the application, the City shall date-stamp the application and, if additional information is required, notify the applicant in writing within thirty (30) days after receipt of the application and allow the applicant at least thirty (30) days to respond.
- (2) Application Content. The application shall contain such questions and requests for information as necessary for processing the Certified Recovery Residence application request, including the following:
 - a. Name and contact information of the applicant or the applicant's authorized representative; and
 - b. Property address, parcel identification number, description of the property, and a survey of the property; and
 - c. Consent of the current owner of the subject property, if the applicant is not the owner of the subject property; and
 - d. A letter of intent identifying the existing zoning district of the property, including any previously approved conditions or modifications;
 - e. Description of the accommodation requested and the specific regulation or policy from which relief is sought. Specific citation to the portion of the City Land Development Code from which the applicant seeks a reasonable accommodation and a statement of how the portion of the City's Land Development Code serves to prohibit the establishment of a certified recovery residence.
 - f. Confirm the general location of off-street parking.
- (c) Submission and Processing. An application will be considered complete by the City Manager or City Manager's designee if it is submitted in the required form with all mandatory information and material. This provision does not preclude the identification and correction of information submitted by the applicant after an application is accepted.
 - (1) The City shall date-stamp each application upon receipt.
 - (2) If additional information is required, the City shall notify the applicant in writing within 30 days of receipt of the application and allow at least 30 days for the applicant to respond.
 - (3) If the applicant fails to respond to the request for additional information, the City Manager or City Manager's designee shall deny the request for relief upon the basis that it has been



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deemed abandoned and/or withdrawn. No further action by the City concerning said relief request shall be required.

- (d) Final Determination. The City shall issue a final written determination within 60 days of receiving a complete application. The City's determination shall:
- (1) Approve the request in whole or in part, with or without conditions; or
 - (2) Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.
 - (3) If a final written determination is not issued within 60 days after receipt of a completed application, the request shall be deemed approved, unless the applicant and the City mutually agree in writing to a reasonable extension of time.
 - (4) The City may establish additional procedures or submittal requirements consistent with federal and state law. Such procedures shall not conflict with Section 397.487, Florida Statutes, and shall not require public hearings beyond the minimum required by law.

Sec. 125-626. – Criteria

- (a) The City shall apply the following criteria in considering a reasonable accommodation request for establishing a Certified Recovery Residence:
- (1) Whether the applicant has established that he/she, or the individual on whose behalf the application was submitted, is protected under applicable laws.
 - (2) Whether the applicant has established that the requested accommodation is reasonable and necessary to afford the disabled individual an equal opportunity to use and enjoy the property.
 - (3) Whether the requested accommodation would impose an undue financial or administrative burden on the City.
 - (4) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the City.
 - (5) If applicable, whether alternative reasonable accommodation could provide an equivalent level of benefit.
 - (6) Any other relevant criteria under applicable laws.
 - (7) That applicant adheres to all applicable state and federal laws relating to Certified Recovery Residences and can demonstrate the same, inclusive of all required licensures or credentials for operation of a Certified Recovery Residence.



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- (8) That the licensed service provider must have a paid certified employee on call during the time when individuals are at a Community Housing location, if applicable;
- (9) That the certified recovery residence operating as Community Housing, which residence is actively managed by a certified recovery residence administrator approved for 100 residents pursuant to Florida Statutes and is wholly owned or controlled by a licensed service provider electing to manage up to 150 residents, shall maintain a service provider personnel to-patient ratio of 1 to 8 and an onsite supervision at the residence during times when residents are at the residence with a personnel-to-resident ratio of 1 to 10, for a Level IV certified recovery residence;
- (10) That the certified recovery residence operating as Community Housing, which residence is actively managed by a certified recovery residence administrator approved for 100 residents pursuant to Florida Statutes and is wholly owned or controlled by a licensed service provider electing to manage up to 300 residents, shall maintain a service provider personnel to-patient ratio of 1 to 8 and maintain onsite supervision at the residence during times when residents are at the residence with a personnel-to resident ratio of 1 to 6.

Sec. 125-627. – Revocation of Granted Accommodation.

- (a) The City may revoke a granted accommodation for cause, including but not limited to:
 - (1) Violation of conditions of approval;
 - (2) Lapse, revocation, or failure to maintain certification; or
 - (3) Operation inconsistent with the representations made in the application.
- (b) A revoked accommodation may be reinstated if the cause for revocation is corrected within 180 days of the City's notice of revocation

Sec. 125-628. – Federal Law Compliance.

This Article does not relieve the City of its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

SECTION 3: CONFLICT

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



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SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not affecting 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 SCRIVENER’S ERRORS

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 City Manager’s 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. 2026-013

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of March 2026.

CITY OF CLERMONT, FLORIDA

Tim Murry, Mayor

ATTEST

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY

Christian W. Waugh, City Attorney

LEGAL NOTICE

On Tuesday, March 24, 2026 at 3:00 PM the Clermont City Council will consider the proposed ordinance to allow for the amendment of the Land Development Code, Chapter 125 - Zoning.

ORDINANCE NO. 2026-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 125, TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF RECOVERY RESIDENCES PURSUANT TO AMENDED SECTION 397.487, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS, PUBLICATION AND EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 9, 2026