



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

**3:00 PM, Tuesday, April 28, 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**

Employee of the Quarter

Annual Comprehensive Financial Report

*Fiscal Year Ending 2025*

**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 April 14, 2026 Council Meeting minutes.

Item No. 2 - Easement Request

Consider Assignment of Easement Rights for the widening of Hartwood Marsh Road.

Item No. 3 - Grant Acceptance  
*Fire Dept.*

Consider \$250,000 grant acceptance from the Live Well Foundation of South Lake for the purchase and installation of Safe Haven Baby Boxes.

Item No. 4 - Resolution No. 2026-010R  
*BTR*

Consider approval to remove accounts receivable and write-off \$182,882.13 as a bad debt expense from the Business Tax Registration Program repealed during Fiscal Year 2025.

Item No. 5 - Resolution No. 2026-012R  
*Investment Policy Update*

Consider approval of recommended updates to the city's investment policy.

Item No. 6 - Grant Agreement Approval for  
Cybersecurity Grant Program  
*Florida Local Government*

Consider approval to utilize the Intelligence Request & Information System (IRIS) to perform criminal investigations and process intelligence information.

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Item No. 7 - Task Order Approval  
*Fire Station #2*

Consider Task Order approval with Halff Associates, Inc. to provide Civil Engineering services to complete Fire Station #2 Remodel for a total value of \$67,500.

Item No. 8 - Task Order Approval  
*Road Reconstruction*

Consider Task Order approval with Halff Associates, Inc. to provide civil engineering and surveying services to complete Fran Mar Court for a total budgeted amount of \$111,827.50.

Item No. 9 - Task Order Approval  
*Road Reconstruction*

Consider Task Order approval with Halff Associates, Inc. to provide civil engineering and surveying services to complete Carolyn Drive for a total budgeted amount of \$111,927.50

**UNFINISHED BUSINESS**

Item No. 10 - Ordinance No. 2026-011 *Final*  
***Tabled from April 14, 2026***  
*Amend Community Development District*

Consider an amendment to the Wellness Ridge CDD to contract 0.08 acres of land.

Item No. 11 - Ordinance No. 2026-015 *Final*  
*Kohl's Annexation*

Consider a request for Annexation of an improved parcel located 12305 US Highway 27.

Item No. 12 - Ordinance No. 2026-016 *Final*  
*Kohl's SSCPA*

Consider a Small-Scale Comprehensive Plan Amendment request of an improved parcel located at 12305 US Highway 27.

Item No. 13 - Ordinance No. 2026-017 *Final*  
*Kohl's Rezoning*

Consider a request to rezone an improved parcel located 12305 US Highway 27.

Item No. 14 - Ordinance No. 2026-018 *Final*  
*Sanitation Impact Fees*

Consider establishing a sanitation enterprise fund impact fee for new development.

Item No. 15 - Resolution No. 2026-013R  
*Fee Schedule Amendment*

Consider amending the fee schedule to include Sanitation Impact Fees.

**NEW BUSINESS**

Item No. 16 - Surplus Property Sale

Consider approval of the bid and sell the property to Brian Hess.

Item No. 17 - Surplus City Property

Consider declaring surplus property (1,335 sq. ft.) along the waterfront trail.

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Item No. 18 - Variance Requests  
*4519 Lions Gate Ave.*

Consider 3 variance requests: to allow for a side yard setback to be less than the minimum required within a PUD; to allow for a rear yard setback to be less than the minimum required within a PUD and to allow an increase to the Impervious Surface Ratio permitted within a PUD.

Item No. 19 - Resolution No. 2026-007R  
*Immanuel Temple Church CUP*

Consider a Conditional Use Permit to expand the existing church use located on East Montrose St.

Item No. 20 - Resolution No. 2026-009R  
*Wahlburgers at Home Depot CUP*

Consider a Conditional Use Permit to allow for a Mobile Food Dispensing Vehicle to operate on an improved parcel designated with the C-2 General Commercial zoning district, located at 1530 E Hwy 50.

Item No. 21 - Resolution No. 2026-014R  
*FYE 2026 Budget Amendment #2*

Consider approval of Resolution No. 2026-014R to amend the Fiscal Year Ending 2026 Budget.

Item No. 22 - City Manager's Evaluation Criteria

Seeking Council Direction on edits to the draft City Manager's Evaluation Criteria.

**REPORTS**

**ADJOURN**

**Public Notice**

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

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

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

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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](mailto: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.