



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, February 13, 2018**

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 changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Quarterly Budget Update

PUBLIC COMMENTS

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.

Item No. 1 - Meeting Minutes

Consider approval of the January 9, 2018 and January 23, 2018 Regular Council Meeting minutes.

Item No. 2 - Oak Hill Cemetery Sign and Budget Amendment

Consider purchasing sign from Derelle, Inc. and a budget amendment in the total amount of \$9,980.

Item No. 3 - Surplus Request

Consider declaring end of life inventory as surplus from Environmental Services Department and dispose of in accordance with the Purchasing Policy.

Item No. 4 - Event and Open Container Request

Consider allowing the Caribbean American Association of Lake County (CAALC) to have an open container area for their "Clermont Jerk Festival" event on May 19, 2018 at Waterfront Park.

Item No. 5 - Utility Easement

Consider purchasing two easements at Hunt Street and Grand Hwy and at Willow Bend Dr. near Grand Hwy for the Woodward Apartments project.

Item No. 6 - Board Appointments

Consider appointments to the Metropolitan Planning Organization, Police Officers and Firefighters Pension Board.

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UNFINISHED BUSINESS

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| Item No. 7 - Lien reduction or waiver request | Consider request for a reduction or waiver of liens placed against the property in the amount of \$139,250.00. |
| Item No. 8 - Event and Road Closure Request | Consider Downtown Partnership request to host weekly Farmer's Market and Merchant Faire with road closures for 12 months. |
| Item No. 9 - Resolution No. 2018-01
<i>Sod Depot</i> | Consider Conditional Use Permit to allow outside sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district for property located at 1003 Hooks Street. |
| Item No. 10 - Variance Request
<i>Sod Depot</i> | Consider variance to eliminate required sidewalk along Hooks Street right-of way and landscape buffer in front of existing building below retaining wall. |
| Item No. 11 - Ordinance No. 2018-03 <i>Final MSTU</i> | Consider ordinance including the City of Clermont in the county-wide Municipal Service Taxing Unit to fund ambulance and emergency medical services for one year. |
| Item No. 12 - Ordinance No. 2017-46 <i>Final Cubesmart Annexation</i> | Consider ordinance to annex 5.75+/- acres of land located at the southeast corner of Hancock Road and Trade Ave. |
| Item No. 13 - Ordinance No. 2017-47 <i>Final Cubesmart Small-scale Comprehensive Plan Amendment</i> | Consider ordinance to change the future land use from Lake County Regional Commercial to City Commercial for property located at the southeast corner of Hancock Road and Trade Ave. |
| Item No. 14 - Ordinance No. 2017-48 <i>Final Cubesmart Rezoning</i> | Consider ordinance to change the zoning from Lake County MP Planned Industrial District to City C-2 General Commercial for property located at the southeast corner of Hancock Road and Trade Ave. |

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NEW BUSINESS

Item No. 15 - Resolution No. 2017-55
Cubalmart CUP

Consider Conditional Use Permit to allow for a residential self-storage facility over 20,000 square feet in the C-2 General Commercial zoning district for property located at the southeast corner of Hancock Road and Trade Ave.

Item No. 16 - Ordinance No. 2018-04 *Introduction*
Darryl Bishop Small Scale Comprehensive Plan
Amendment

Consider ordinance to change the future land use from Parks to Downtown Mixed Use for a 0.20 acre parcel located east of 12th Street and north of Short Street.

Item No. 17 - Ordinance No. 2018-05 *Introduction*
Darryl Bishop Rezoning

Consider ordinance to change the zoning from Industrial to Central Business District for a 0.20 acre parcel located east of 12th Street and north of Short Street.

Item No. 18 - Ordinance No. 2018-06 *Introduction*
Magnolia Center Annexation

Consider ordinance to annex properties located at 17330 SR 50 and Pagonia Drive, in accordance with the Interlocal Service Boundary Agreement (ISBA).

Item No. 19 - Ordinance No. 2018-07 *Transmittal*
Magnolia Center Large Scale Comprehensive Plan
Amendment

Consider ordinance to change the future land use from Lake County Regional Commercial to City Commercial for properties located at 17330 SR 50 and Pagonia Dr.

ADJOURN

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.

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 9, 2018

City Council met in a regular meeting on Tuesday, January 9, 2018 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe. Absent: Council Member Bates.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Drew Marshall gave the invocation followed by the Pledge of Allegiance.

PRESENTATION

Finance Director Van Zile presented the performance report for the period October 1, 2016 through September 30, 2017. The report presents the financial activity results of the City of Clermont and is located on the city's website. He reviewed the top 10 revenues, major fund revenues, major fund expenditures, departmental expenditures and master plan expenditures.

City Manager Gray commended Finance Director Van Zile.

PUBLIC COMMENTS

Libby Hanna, 1251 Fran Mar Court – Four weeks ago the City Council voted three to two to move the boat ramp to Lake Hiawatha Preserve. Council chose the most expensive and unpopular choice. Citizens are grateful that the boat ramp will remain open however their dismay of the Council's selection requires a response. As a result, a group of citizens formed a 501c4 corporation named the Clermont Chain of Lakes Foundation whose website is clermontchainoflakesfoundation.org. The chosen site requires the most dredging, will degrade the quality of the water and cost the taxpayers more money than the other sites. The corporation does not agree with the Council's decision.

Dr. Robert Olson, 1290 Dianne Place – Dr. Olson is a fellow board member of the Clermont Chain of Lakes Foundation. There were 341 signatures acquired in 4 days from those supporting the foundation's goals. He read comments aloud from Clermont Chain of Lakes Foundation's website in regards to the boat ramp.

Chris Brancato, 284 Nautica Mile Drive – Mr. Brancato emailed a petition to the Council before the prior Council meeting of the homeowners adjacent to the Bell Ceramics site who would prefer to not have the boat ramp at that location.

Greg Amann, 550 East Avenue – Mr. Amann suggested the meetings be live streamed in the future. He noted missing Council minutes and audio recordings from the City of Clermont's website. He would like to see districts for Council representatives.

REPORTS

City Manager Gray reported the Council meeting does not have a full Council as Council Member Bates had a death in the family. The following items were requested to be tabled:

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Item No. 8 – Resolution No. 2017-52

City Clerk Ackroyd Howe read Resolution No. 2017-52 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for an expansion of an automotive dealership in the C-2 Commercial zoning district.

Council Member Goodgame moved to table Resolution 2017-52 to January 23, 2018 Council meeting; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 9 – Variance Request

Item No. 10 – Lien Reduction or Waiver Request

Council Member Goodgame moved to table items 9 and 10 to January 23, 2018 Council meeting; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 11 – Event and Road Closure Request

City Manager Gray stated the Downtown Partnership requested to be tabled to the February 13, 2018 Council meeting.

Council Member Goodgame moved to table to February 13, 2018; seconded by Council Member Travis. The motion passed with all members present voting aye.

City Manager Gray noted the permit for the Downtown Partnership runs out in January and requested a motion to extend the permit for 30 days as a result.

Council Member Goodgame moved for the agreement with the Downtown Partnership be extended to February 28, 2018; seconded by Council Member Travis. The motion passed with all members present voting aye.

City Manager Gray commented Wellness Way will be discussed at the January 16, 2017 workshop and the Citizens Academy will begin on February 8, 2018 for a 6 week program.

City Attorney Mantzaris – No report.

Council Member Goodgame – No report.

Council Member Brishke – No report.

Council Member Travis reported attending her first Tourism Development Council meeting. There was a 16% increase making it a record year. She hopes to bring ideas to the city and tap into their resources.

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Mayor Ash reported attending an event with the local boy scouts at City Hall wherein she explained city government.

CONSENT AGENDA

Mayor Ash 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.

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| Item No. 1 – Purchase Approval | Consider single/sole source purchase from CUES, Inc. to acquire software upgrade and parts for existing equipment in the total budgeted amount of \$177,740. |
| Item No. 2 – Bid Award | Consider bid award to William Medley Construction, Inc. d/b/a Medley Sports Construction to provide Hancock Park Renovations Phase II, in the total budgeted amount of \$212,500. |
| Item No. 3 – Bid Award and Budget Amendment | Consider bid award to William Medley Construction, Inc. d/b/a Medley Sports Construction to provide Lake Felter Park Renovations, in the total amount of \$184,950 and a budget amendment to the Infrastructure Fund in the amount of \$49,950. |
| Item No. 4 – Contract Award | Consider request to piggyback Volusia County B.C.C. contract with Cintas Corporation No. 2 to provide uniform rental, lease and purchase services in an estimated annual budgeted amount of \$50,000. |
| Item No. 5 – Contract Award | Consider request to piggyback the Lake County B.C.C. contracts with Team Equipment, Inc., Ten-8 Fire Equipment, Inc., Technical Rescue.com, Inc. to provide fire equipment parts, supplies and service in the estimated budget amount of \$100,000. |
| Item No. 6 – Event and Open Container Request | Consider allowing The Singles Run 5K to have open container for their event on February 10, 2018 at Waterfront Park. |
| Item No. 7 – Temporary Parking/Access Easement Agreement | Consider agreement approval with Wallace & Wolfe Properties, Inc. for the City of Clermont Boat Ramp. |

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Council Member Goodgame moved for approval of items 1 through 6 of the consent agenda; seconded by Council Member Travis. This motion passed with all present members voting aye.

Council Member Goodgame pulled item 7 and requested City Manager Gray give a synopsis of the agreement. City Manager Gray explained the action of the last meeting in regards to keeping the current boat ramp open requires this agreement to be executed. The agreement is between the City and the property owner adjacent to the boat ramp who has graciously allowed us to use spots on his property without charging the city to park trucks and trailers.

Council Member Goodgame moved for the approval of item 7; seconded by Council Member Travis. The motion passed with all present members voting aye.

NEW BUSINESS

Item No. 12 – Fee Reduction Request

Recreation Director Davidoff presented the request to the Council. PFX and Clermont Girl's Softball did come to an agreement regarding the concession stand. Alison Strange from PFX and Charles Ferguson from Clermont Girl's Softball are present at the meeting.

City Manager Gray commented PFX is on the same level as two other community partner events, Pig on the Pond and the Triathlon series, as it brings the women's fast pitch tournament every year.

Alison Strange requested approval from Council. An agreement had been made with the Clermont Girls League which allows the exchange and use of the equipment in the concession stand during the event but also allows PFX to reach out to the young players and them know about further opportunities.

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

Council Member Travis questioned the scoreboards. Ms. Strange stated the scoreboards are working.

Council Member Goodgame moved for approval; seconded by Council Member Travis. This motion passed with all members present voting aye.

Item No. 13 – Board Appointments

City Manager Gray noted the resignation of Jack Martin from the Planning and Zoning Commission with a one year unexpired term. Mr. Gray distributed a list of possible appointments.

Council Member Goodgame nominated Max Krzyminski to fill the unexpired term; seconded by Council Member Brishke. This motion passed with all present members voting aye.

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City Manager Gray commented the Lake County Arts and Cultural Alliance position needs to be replaced as it was held by former Council Member Mullins. The position is a two-year term ending in July 2018.

Council Member Travis moved to nominate Council Member Brishke; seconded by Council Member Goodgame. This motion passed with all members present voting aye.

Item No. 14 – Ordinance No. 2017-37 Introduction

City Clerk Ackroyd Howe read Ordinance No. 2017-37 aloud by title only.

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.

Council Member Goodgame moved for introduction of Ordinance 2017-37; seconded by Council Member Brishke. This motion passed with all members present voting all aye.

Item No. 15 – Ordinance No. 2018-01 Introduction

City Clerk Ackroyd Howe read Ordinance No. 2018-01 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 122 Zoning, Section 122-313 General Requirements; Chapter 86 Administration, Article IV Variances; Chapter 34 Environment, article II Noise, Section 34-35 Prohibited Acts, Section 34-38 Exceptions Providing for Codification; severability; effective date; and publication.

Council Member Goodgame moved for introduction of Ordinance 2018-01; seconded by Council Member Travis. This motion passed with all members present voting all aye.

Item No. 16 – Ordinance No. 2018-02 Introduction

City Clerk Ackroyd Howe read Ordinance No. 2018-02 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan of the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, part II, Florida statutes by adopting text changes to the future land use element of the Comprehensive Plan to amend the commercial land use category to allow floor area ratio (far) of 1.0 for residential self storage facilities; setting forth the authority for adoption of the Comprehensive Plan amendments; setting forth the purpose and intent of the Comprehensive Plan amendments; establishing the legal status of the Comprehensive Plan amendments; providing for severability, conflict and an effective date.

Council Member Goodgame moved for introduction of Ordinance 2018-02; seconded by Council Member Travis. This motion passed with all members present voting all aye.

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ADJOURN: With no further comments, this meeting adjourned at 7:09pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

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The City Council met in a regular meeting on Tuesday, January 23, 2018 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Caleb Ring gave the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Jim Purvis, 4206 Hammersmith Drive – Mr. Purvis thanked Council and staff for budgeting funds for emergency services.

Tim Murry, 574 E. Desoto Street –Mr. Murry thanked the Police Department for collecting toys for the Christian Men in Action for the kids. The community policing in the Lincoln Park area by Officer Colon has shown a crime rate decrease of 7 percent. Mr. Murry also thanked the Mayor for her attendance at the Martin Luther King, Jr. celebration.

REPORTS

City Manager Gray noted changes to the agenda. Items 7 and 8 are to be tabled to March 13, 2018 and items 14 and 15 are to be tabled to February 13, 2018. Item 16, Joint Planning Area Review, is moved under item 4. Mr. Gray announced the State of the City address will be held on January 25, 2018 at the City Center at 8:00am.

City Attorney Mantzaris reported the City has been named as a defendant in two lawsuits related to the boat ramp. The Council will meet in a closed meeting to discuss options and expenses regarding an ongoing litigation. No action is taken at the closed meeting. The closed meeting will be at 4:00 pm on Monday, January 29, 2018.

Council Member Bates – No report.

Council Member Goodgame noted the speech made by the Mayor at the Martin Luther King, Jr. celebration was her opinion and not the opinion of the City Council. Council Member Goodgame further notified the public about Montverde Academy basketball.

Council Member Brishke attended the Chamber Breakfast and listened to two presentations for Pig on the Pond which is occurring on March 9 through March 11. On May 19, there will be a Caribbean Jerk Festival which will also be held at Waterfront park.

Council Member Travis – No report.

Mayor Ash reported on January 10, 2018 she attended the Mayor/Manager meeting with City Manager Gray wherein they discussed mutual concerns with Mayor Wynkoop of Montverde and county staff members. Later that same day she attended the swearing in of Officer Buckley. On January 12, 2018, she was on a panel discussing human trafficking in Central Florida. Martin Luther King, Jr. celebration was on January 15, 2018 where she gave a speech. On January 19, 2018, she met with the hurricane refugee committee. She held a coffee and conversation on January 20, 2018 at McKenley-Rae store on Montrose. Later that same day a promotion ceremony for the Sea Cadets program was held. On January 22, 2018,

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she attended the Board of Directors meeting for Lake Apopka Gas. Earlier today she attended the Kiwanis Club meeting informing them about new businesses and upcoming events.

CONSENT AGENDA

Mayor Ash 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 December 12, 2017 Regular Council Meeting minutes.

Item No. 2 – Resolution No. 2018-02

Consider resolution to implement guidelines for the invocation and Pledge of Allegiance for all Council meetings.

Item No. 3 – Special Event Request

Stormy Hill Harley Davidson

Consider a request to grant 10 open-air events with a temporary structure for 2018 at the Stormy Hill Harley-Davidson located at 2480 S. Highway 27.

Item 2 was pulled by Choice Edwards.

Council Member Goodgame moved to approve items 1 and 3; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 2 – Resolution No. 2018-02

Choice Edwards, 2062 Dobson Circle, thanked the Mayor for comments made at the Martin Luther King, Jr. celebration. Mr. Edwards urged the Council to not have government led prayer.

Jim Purvis, 4206 Hammersmith Drive, expressed concern with the Resolution. He is in support of the invocation and suggests tabling this Resolution to discuss further at a workshop for public input.

Council Member Goodgame moved to table item 2 to the next workshop; the motion died for the lack of a second to the motion.

Council Member Bates and Mayor Ash agreed with the Resolution as written.

Council Member Travis expressed disapproval of the Resolution citing separation of church and state.

Council Member Goodgame withdrew his motion.

Council Member Bates moved to approve item 2; seconded by Council Member Goodgame. The motion passed 4 to 1 with Council Member Travis opposing.

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UNFINISHED BUSINESS

Item No. 4 – Resolution No. 2017-52 *Quick Lane*

City Clerk Ackroyd Howe read Resolution No. 2017-52 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for an expansion of an automotive dealership in the C-2 Commercial zoning district.

Planning Manager Curt Henschel presented the Conditional Use Permit to expand the Ford of Clermont Automotive Dealership located at 1101 East Highway 50. The proposal includes expanding the dealership parking area and adding a Quick Lane service center. Staff recommended approval of the request.

Cecelia Bonifay, Esq. of Akerman Law Firm, 420 S. Orange Avenue, was present on behalf of Ford of Clermont. There were key staff members present to answer questions if needed. Given the growing population, Ford needs another area to get people in and out and handle short-term automotive needs.

Mr. Peter Pensa spoke as representative for Ford of Clermont. He informed the Council of the changes made such as the service bays facing the dealership instead of the highway, the building was moved back, and the landscape buffer is well within the requirements of the code by over 30 feet.

Council Member Bates and Council Member Travis disclosed they each spoke with Attorney Bonifay.

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

Council Member Bates asked if this is set up like Tuffy and the Valvoline shops in town. Mr. Pensa stated the design is not a pull thru center.

Mayor Ash inquired if this is for Ford customers only. Mr. Pensa replied it's a Ford product and designed to support the dealership.

Council Member Goodgame moved to approve item 4; seconded by Council Member Bates. The motion passed with all members voting aye.

Item No. 16 – JPA Review *Clonts-Hanover*

Economic Development Director Schmidt presented Lake County's request for comments on an 153-acre residential home development located on the east side of Highway 27 on Schofield Road. The applicant proposed 578 single family dwelling homes. Approval of the development would include rezoning the property to Planned Unit Development. The property is within the Wellness Way Area Plan however it was submitted prior to the Wellness Way Area Plan meaning the property is not subject to the plan. The property is located within the Interlocal Service Boundary Agreement and Joint Planning Area. The applicant can request for waivers and waive the Joint Planning Area requirements. Staff does not support the request as it lacks clarity and diversity which will not sustain the development over time. As a result, staff recommends they conform to the Wellness Way Area Plan.

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City Manager Gray noted the City does not have jurisdiction over the property but are allowed to make comments. The request is going to Lake County Planning and Zoning Commission in February and then to the Board of County Commissioners.

Cecelia Bonifay, Esq. of Akerman Law Firm, 420 S. Orange Avenue, stated she is here in a dual capacity. She is representing Clonts Groves and working with Hanover. Hanover is under contract to Mr. Clonts for a portion of this land. The property is more than 700 acres in size and has access off of Highway 27 and Schofield Road. Next to the property will be the new Cemex Mine approved by Lake County. There are additional setbacks that were part of the settlement agreement. Clonts has worked with another group who will be coming in with a mixed use development. This will be in two different utility districts. Utilities Inc. intends to enforce their territory, the bottom portion of the property, and provide water, sewer and reuse while the City of Clermont serves the top portion of the property. Olympus is interested in annexing into the city. Two buyers are interested in doing different things with the property.

Chris Tyree, Vice President of Land for Hanover Land, stated they took Wellness Way components and implemented trail systems as well as integrated throughout the community. They will adhere to city code and not exceed 10 feet of cut on the site as well as adhere to the landscape code. The lot sizes are due to a mix of market conditions. Buffers will be provided on the Northeast side along Highway 27 as well as the north and south side. Also, round-a-bouts will be used to control traffic flow.

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

Council Member Bates questioned road access points and commented the lot sizes are too small. Mr. Tyree replied by using the map of the development to illustrate the access points.

City Manager Gray asked how the plan fits in with Wellness Way. Economic Director Schmidt replied the property is for town center land use and commercial hub for the Wellness Way area.

Council Member Goodgame noted the homes do not meet Clermont standards and expressed concern for annexation of the property and utility services to be provided. Attorney Bonifay clarified the applicant is not asking to be annexed into the City or for the City to provide water and sewer services. Upon review of the Joint Planning Agreement and the Interlocal Service Boundary Agreement, the City does have frontage and set back requirements for single family residential which does not apply for a Planned Unit Development and this property is a Planned Unit Development.

Council Member Travis inquired which police and fire departments would service this community. Attorney Bonifay responded Lake County's police and fire will service the community. The community will have to go through Lake County schools.

Mayor Ash and Council Member Bates stated disagreement with the proposed plan as there are too many lots on the property and not enough green space.

City Attorney Mantzaris informed Council they need to send comments to Lake County along with their decision.

Council Member Goodgame suggested using staff's comments which indicated the plan is not up to Clermont standards, the houses are too close together, and too small.

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Council Member Bates asked what would make it more inclined with Wellness Way. Economic Development Director Schmidt responded the Wellness Way calls for specific facades, setback, landscaping, and open space requirements.

Council Member Goodgame moved to recommend denial of this application and follow recommendation of our staff; seconded by Council Member Bates. The motion passed with all members voting aye.

Item No. 5 – Variance Request

Planning Manager Curt Henschel presented the variance request. Applicant is requesting a twenty-five foot setback for the front, a twenty-one foot setback for the secondary front, and a seven foot rear yard setback. Staff recommended denial of the variance request. They will have a sidewalk that will continue on the site on the right-of-way side of the property line.

Mr. Jarrod Spencer, the applicant, requested approval of the variance. He noted he previously had one that expired.

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

Council Member Goodgame moved to approve item 4; seconded by Council Member Bates. The motion passed with all members voting aye.

Item No. 6 – Lien Reduction or Waiver Request

Economic Development Director Schmidt presented the request for a lien reduction or waiver. The property came into compliance on March 27, 2017 with another complaint filed on March 28, 2017. The Repeat Violation Notice was sent on March 30, 2017. The property came back into compliance on September 1, 2017. The property owner was not present.

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

City Attorney Mantzaris noted the matter came before Council at the request of the respondent. Since the respondent is not here, there is no action to be taken unless Council wants to authorize foreclosure on the lien.

No action was taken.

Mayor Ash recessed the meeting at 8:08pm. Mayor Ash reconvened the meeting at 8:18pm.

Item No. 7 – Ordinance No. 2017-37 *Final, Hancock Public Works/Keating*

City Clerk Ackroyd Howe read Ordinance No. 2017-37 aloud by title only.

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.

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Council Member Bates moved to table Ordinance No. 2017-37 to March 13, 2018; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 8 – Ordinance No. 2017-38 *Final, Hancock Public Works/Keating*

City Clerk Ackroyd Howe read Ordinance No. 2017-38 aloud by title only.

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; providing for the adoption of the large scale Comprehensive Plan amendment; establishing the legal status of the large scale Comprehensive Plan amendment; providing a severability clause and providing an effective date.

Council Member Bates moved to table Ordinance 2017-38 to March 13, 2018; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 9 – Ordinance No. 2017-40 – *Final, Eddy Property*

City Clerk Ackroyd Howe read Ordinance 2017-40 aloud by title only.

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.

Item No. 10 – Ordinance No. 2017-41 – *Final, Eddy Property*

City Clerk Ackroyd Howe read Ordinance 2017-41 aloud by title only.

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 Large Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Item No. 11 – Ordinance No. 2017-42 – *Final, Eddy Property*

City Clerk Ackroyd Howe read Ordinance No. 2017-42 aloud by title only.

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

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122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

Senior Planner John Kruse presented the request for annexation, large comprehensive plan amendment and rezoning. Applicant is requesting voluntary annexation, rezoning, and for city services. The property meets the requirements for voluntary annexation and as such staff recommended approval of the annexation. The proposed amendment was sent to the Florida Department of Economic Opportunity and other agencies. No objections were identified in the State's responses. Staff recommended approval to change land use to the City's Low Density Residential. The applicant requests the property be rezoned to Planned Unit Development when annexed. Staff has reviewed the proposal and recommended approval of Ordinance 2017-42 with deletion of item eight of section seven.

Wade Boyette of Boyette, Cummings and Nailos spoke on behalf of the applicant. The property is located within the Wellness Way Plan which has increased density and could allow for apartments, townhomes, and single family houses but would require them to provide job creation and commercial. The builder is Pulte Homes. The desire is to bring this property into the City of Clermont by annexation under the lowest density allowed. The County, Florida Department of Economic Opportunity and Florida Department of Transportation have reviewed and approved the application.

Tom Daly of Daly Design Group Inc., stated the applicant would like to be annexed into the City of Clermont, amend the future land use for low density residential at 3 units per acre and request that the property be rezoned to Planned Unit Development. He noted community highlights. They are not requesting a reduction of open space but rather to help accommodate the phases of building for this property. In the end there will still be 25 percent open area in the development. He provided and reviewed the conceptual site plan. On November 2, 2017, they held a neighborhood meeting. There were fourteen attendees which represented nine households. The attendees were concerned with traffic and safety, school impacts and protection of rural land life. Mr. Daly proposed creating a round-a-bout, a sidewalk around the frontage of the property and using dark sky lighting. An analysis was done by the schoolboard which showed Windy Hill Middle School being over capacity but showed the high school and elementary school had passed the concurrency test. The builder and developer will give money up front so the schoolboard has funding to make improvements before generating students as well as paying impact fees for remaining units overtime.

Doug Hoffman with Pulte Homes gave the history of the company. This will be a Pulte community with nine floorplans to choose from. Mr. Hoffman reviewed photos in the slideshow with the Council. The base pricing will start in the high 200's with the average price going from the 300's to the 400's with lakefront lots being in the 600's price range.

Council Member Goodgame and Council Member Travis noted they met with Wade Boyette and Chuck Piper.

Council Member Brishke and Council Member Bates had phone conversations with Chuck Piper.

Mayor Ash opened the public hearing.

Mr. Chris Jenkins, 3424 Tumbling River Drive, discouraged another round-a-bout, however, he supports annexing the land but, roads and schools are not ready for this development.

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Mr. John Grayford, 17330 Hartwood Marsh, stated he was opposed to the development and wants to see more 5-acre lots on that property instead.

Ms. Susan Yawn, 17921 Marsh Road, stated she is opposed as the traffic is already too heavy.

Mr. Ken Polk, 11545 Sadler Court, stated he is opposed and asked the rural families be taken into account.

Ms. Jackie Polk, 11545 Sadler Court, distributed a petition which contains 590 signatures to the Council. Ms. Polk urged the Council to reject the proposal as many homeowners did not receive a notice for the neighborhood meeting.

Ms. Bridgette Conley, 11400 Lovers Lane, urged the Council to deny the request expressing concerns with traffic.

Mr. Raymond Flynn, 1163 Flynn Court, stated he is opposed due to road conditions and traffic.

Ms. Patricia Hood, 11601 Sadler Court, stated she is opposed due to traffic.

Mr. Brant Myers, 11710 Sadler Court, stated he was unaware of the neighborhood meeting and is opposed due to the schools being at capacity, traffic, and their scenic view.

Jim Purvis, 4206 Hammersmith Drive, conveyed the development is not compatible and is opposed. Mr. Purvis suggested a traffic signal instead of a round-a-bout and for the property to be annexed.

Mr. Scott Boyd, 17801 Champagne Drive, is a resident of Winter Garden and the former Orange County Commissioner.

Mr. Phillip Osborne, 11945 Eddy Drive, expressed concern in regards to the boat ramp for the development may cross his property.

Mayor Ash closed the public comments.

Dan O'Keefe, Land Use Attorney, responded to the public comments and requested approval.

Council Member Goodgame voiced concern with the lots being too small and the determined housing density being inaccurate due to the lack of a survey. He further stated the higher prices will diminish the amount of kids that would go to the schools.

Council Member Travis expressed concern with annexing the property.

Mayor Ash requested to lower density from 2.97 to 2.

Council Member Travis inquired why the city would annex the property. City Manager Gray replied the property is contiguous to the City and the City would be providing services to the property. There is prior history of the City annexing properties under similar situations when the property abuts the City's limits.

Council Member Goodgame expressed concern with acreage used to calculate the maximum number of homes. Mr. Daly clarified the total acreage used to calculate the maximum number of houses included

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land which is under the water. However, by taking away the acreage of land which is under the water the total homes to be built would be reduced to about 322 homes.

Mayor Ash asked if the developer would consider her request and lower the density. Mr. Daily responded they would have to look at all of their financial commitments but would be willing to see if it is possible.

Council Member Goodgame showed concern for school buses picking up children. Mayor Ash offered for the developers to consider a bus pull out area to ease the danger to the kids and the issue with traffic.

Council Member Brishke expressed safety concerns.

Council Member Bates inquired if Council would be able to decide on annexation and table item 11.

Attorney Mantzaris stated the decision would be up to the applicant.

Mr. Chuck Piper, the applicant, clarified Wellness Way Plan is approved and there are land rights which requires job to housing population ratio which is their reason for asking to be annexed into the City. Mr. Piper does not want a higher density and prefers residential over commercial. They can either annex into the city at 3 units per acre or opt out of Wellness Way and go with 4 units per acre through Lake County.

Council Member Travis asked City Attorney Mantzaris if the County has already approved 4 units per acre. Mr. Mantzaris replied they would have to go through a separate process with the county for rezoning in order to be approved. Mr. Piper further clarified they would need to go through a separate approval process however the 4 units per acre he would be asking for is lower than the density required under Wellness Way Plan which the property is subject to.

Mayor Ash stated if the property is not in the city, it will be developed in the county. Development is taking place regardless. Mayor Ash expressed the desire to make the development be of good quality by Clermont's standards.

Mr. Chuck Piper stated there is a maximum of 30 percent for 40 foot lots but is willing to remove 40 foot lots in their entirety. Also, Mr. Piper committed to put a sidewalk on the south side of Hartwood Marsh Road.

Council Member Bates moved to approve the annexation into the City; seconded by Council Member Goodgame. The motion passed 3 to 2 with Council Member Brishke and Council Member Travis opposed.

Council Member Bates moved to approve Ordinance 2017-41; seconded by Council Member Goodgame. The motion passed 3 to 2 with Council Member Brishke and Council Member Travis opposed.

Senior Planner Kruse summarized the changes to the Ordinance as follows: under section 2 item 1 will be changed to 323, item 2 will be changed to strike 40 foot lots; Item 3 will be increased to 50 feet or larger and removal of maximum 30 percent, and under section 7 item 2 allow private gated streets; Item 3 change to allow 50 foot right of ways; Item 4 will state sidewalks are to be constructed on the west side of property along Hartwood Marsh Road and the south side of Hartwood Marsh Road; Item 8 regarding change of access can be removed, and language regarding the round-a-bout subject to Lake County's approval.

City of Clermont
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Mayor Ash requested the waiver for solid roof covered screen rooms and the waiver for the trees in the right-of-way to be counted towards minimum number of trees required be denied. Mr. Piper stated he is fine with striking the waiver for setbacks.

Council Member Bates moved to approve Ordinance 2017-42 as summarized; seconded by Council Member Goodgame. The motion passed 3 to 2 with Council Member Brishke and Council Member Travis opposed.

Item No. 12 – Ordinance No. 2018-01 *Final, LDC Changes*

City Clerk Ackroyd Howe read Ordinance No. 2018-01 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 122 Zoning, Section 122-313 General Requirements; Chapter 86 Administration, Article IV Variances; Chapter 34 Environment, article II Noise, Section 34-35 Prohibited Acts, Section 34-38 Exceptions Providing for Codification; severability; effective date; and publication.

Senior Planner John Kruse stated this request is staff initiated to update the Land Development Code.

Mayor Ash opened the public hearing.

Joseph Paynter, 1728 Southern Oak Loop, Minneola, is in agreeance to update the codes.

Mayor Ash closed the public hearing.

Council Member Goodgame moved to approve item 12; seconded by Council Member Travis. The motion passed 5 to 0 on a roll call vote.

Item No. 13 – Ordinance No. 2018-02 *Final, Comprehensive Plan Text Change*

City Clerk Ackroyd Howe read Ordinance No. 2018-02 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan of the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, part II, Florida statutes by adopting text changes to the future land use element of the Comprehensive Plan to amend the commercial land use category to allow floor area ratio (far) of 1.0 for residential self storage facilities; setting forth the authority for adoption of the Comprehensive Plan amendments; setting forth the purpose and intent of the Comprehensive Plan amendments; establishing the legal status of the Comprehensive Plan amendments; providing for severability, conflict and an effective date.

Senior Planner John Kruse presented staff initiated request to correct the Commercial Land Use Category by changing to residential self-storage use. This will still require a C-2 General Commercial zoning.

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

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January 23, 2018

Council Member Bates moved to approve Ordinance 2018-02; seconded by Council Member Goodgame. The motion passed 5 to 0 on a roll call vote

NEW BUSINESS

Item No. 14 – Resolution No. 2018-01 *Sod Depot*

City Clerk Ackroyd Howe read Resolution No. 2018-01 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow outside sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district.

Council Member Bates moved to table Ordinance 2018-01 to February 13, 2018; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 15 – Variance Request *Sod Depot*

Council Member Goodgame moved to table Variance Request to February 13, 2018; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 17 – Ordinance No. 2018-03 *Final, Hancock Public Works/Keating*

City Clerk Ackroyd Howe read Ordinance No. 2018-03 aloud by title only.

An Ordinance of the Code of Ordinances of the City of Clermont, Lake County, Florida, adopted pursuant to Section 125.01(l)(q), Florida Statutes (1999), consenting to the inclusion of the City of Clermont, Florida, within the county-wide Municipal Service Taxing Unit for the provision of ambulance and emergency medical services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the City to be included within said Municipal Service Taxing Unit for a specified term of years; providing for severability, effective date and publication.

Council Member Goodgame moved to introduce Ordinance 2018-03; seconded by Council Member Bates. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 10:30pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



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AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Oak Hill Cemetery Sign and Budget Amendment		
Requested Action		
Recommend to approve purchase of Oak Hill Cemetery sign from Derelle, Inc. in the amount of \$9,980 and a budget amendment to Cemetery Fund in the amount of \$9,980.		
Staff Report		
The Purchasing Department and the Public Works Department recommend approval of the above action. The Purchasing Department issued a solicitation for On-Call Job Order Repair and Maintenance Services (RFB 16-040) on May 6, 2016 for repair and maintenance services for various job classifications. The services for each work/project would not exceed \$10,000. The various job classifications include electrical, plumbing, flooring, painting, drywall, etc. Derelle, Inc. is one of six contractors who were awarded the agreement (Contract Number 2017-95). The sign will be embellished with the new City of Clermont logo and will replace the old sign that is currently in place. The quoted price includes all labor, material, tools, permit fees, and equipment to install the sign. The sign is non-electric. A budget amendment to the Cemetery Fund in the amount of \$9,980 is requested to pay for the sign.		
Additional Analysis		
Fiscal Impact Summary		
Request a budget amendment to the Cemetery Fund in the amount of \$9,980.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$9,980.00	13542-66300	\$0.00
Exhibits Attached (copies of original agreements)		
1. Cemetery Sign Quote Cemetery Sign Quote.pdf		

DERELLE,
INC.

FL LIC CBC 041649

December 15, 2017

City of Clermont
Oak Hill Cemetery
Clermont, FL 34711

PROPOSAL

Derelle Inc. proposes to provide labor and materials to construct cemetery sign as per drawing dated 10/26/17 provided with black lettering inside only for the following project located at Oak Hill Cemetery, East Ave, Clermont, FL. Estimates are broken down and based on the following scope of work.

SCOPE OF WORK

Permit included
Footing included
Masonry included
Stucco included
Stucco simulated brick included
Lettering included with "City of Clermont" logo included (Choice of Champions omitted)
No electrical
Location approved by city along with plot plan if required.
Paint- labor included (Paint supplied by the City of Clermont)

Total \$9,980.00

By signing below, this proposal will serve as an executed contract for the above scope of work.

*Please note: Any deviations from this contract will constitute a Change Order. All change orders will require a new estimate prior to execution of change order and will incur a \$100 fee, per change order.

Signature

Date

"We Build Stuff."

11520 Nellie Oaks Bend Clermont, FL 34711 Office: 352-243-0403 Fax: 352-243-0504 www.derelleinc.com Email: derelleinc@yahoo.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Surplus Request		
Requested Action		
Recommnded to approve and declare end of life inventory as surplus from Environmental Services Department and dispose of in accordance with the Purchasing Policy.		
Staff Report		
The Purchasing Department, on behalf of the Environmental Services Department, recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Department Qty: <u>Property Description</u> (1) 2004 Scag Mower, Id #4367 (1) 2004 Scag Mower, Id #4366 (1) 2003 John Deere Mower, Id #4360 Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.		
Additional Analysis		
Fiscal Impact Summary		
Surplus property is anticipated to be sold for approximately \$4,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Environmental Services - Surplus Request	Environmental Sevices - Surplus Property.pdf	



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./SEWER Property Tag #: 10050
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2004 Scag mower Vehicle No. 4367
Miles / Hours: Serial / VIN:
Description of Property Scag mower

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

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

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

Director Signature:

Date: 1/24/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./SEWER Property Tag #: 10207
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2004 Scag mower Vehicle No. 4366
Miles / Hours: Serial / VIN: STC61A25KA
Description of Property Scag mower

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

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

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

Director Signature: 

Date: 1/24/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / SEWER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2003 John Deere mower Vehicle No. 4360
Miles / Hours: Serial / VIN: JD667TC0667X020036
Description of Property John Deere mower

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

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

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

Director Signature: 

Date: 1/24/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Event and Open Container Request		
Requested Action		
Recommend to approve the Caribbean American Association of Lake County (CAALC) to have an open container area for their "Clermont Jerk Festival" event on May 19, 2018 at Waterfront Park.		
Staff Report		
The CAALC is requesting to have a designated open container area at Waterfront Park on May 19, 2018 from 12:00 PM to 10:00 PM for their annual "Clermont Jerk Festival" event. The organization's open container area consists of a fenced in area at Waterfront Park between 3rd Street and 4th Street. The South Lake trail will remain open for daily use of the public. Please see attached map for specific location. The organization will be exercising it's 501c3 right and pull the alcohol license from the Alcohol Beverage and Tobacco Agency and will only be selling beer and wine. They have agreed to the proper number of police, medical, and staff as directed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Clermont Jerk Festival Jerk Festival 5 19 18.pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Received
June 26 CD

cust 10038
invoice 3827
check 1298

Setup Friday 5/18 at noon - close

Tents removed
5/20

Today's Date 6/26/2017
Name of Event CLERMONT JERK FESTIVAL
Date(s) of Event 5/19/2018 Estimated Attendance: 3,000
Event Start Time: 12 PM Event End Time: 10:00 PM
Before Event Setup Time: Day Before 8 AM - 10 AM After Event Cleanup Time: Following Day

Name of Organization/Applicant THE CARIBBEAN AMERICAN ASSOCIATION OF CLARE COUNTY

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # ON FILE

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

Federal ID # or Driver's License # _____

Event Contact MARSHA RILEY Email caalc@live.com

Day Phone 352-978-0813 Cell Phone 352-408-1226

Address CITY HALL 50 St 251 City CLERMONT State FL Zip 34711

Secondary Contact MILTON THOMPSON Phone # 352-321-0143

Briefly Describe Event: CELEBRATION OF CARIBBEAN HERITAGE, TO INCLUDE MUSICIANS, D.J., FOOD, PARADE & OTHER ACTIVITIES & VENDORS

Location of Event on City Property: ☒ A ☒ B ☒ C ☐ D ☒ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

If Yes, State Alcoholic Beverage License REQUIRED for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10x10, 10x20 & 30x30

**Tents larger than 900 sq. ft. will require an additional permit*

Electrical Use: ☒ Yes ☐ No Describe the need: _____

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator ☐ Temporary Power Drop ☒ Property Power

Gas Fueled Equipment: ☒ Yes ☐ No Describe Use: _____

If Yes, subject to permits as required by the Building/Fire Safety Division.

Fuel Source ☒ Propane ☐ Natural Gas ☒ Diesel Fuel ☒ Gasoline

Cooking Equipment Use: ☒ Yes ☐ No

If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☒ Fryers ☒ Propane Grill ☒ Charcoal Grill ☐ Concession Trailer ☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes ☐ No

Ride Types: ☒ Mechanical ☒ Bounce Houses ☒ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.

The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☐ Yes ☒ No

Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☒ Yes ☐ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.

Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☐ Yes ☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No

Describe: _____

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☒ Yes ☐ No

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: CLERMONT JERK FESTIVAL

DATE OF EVENT: 5/19/2018

EVENT CONTACT: MARSHA RILEY

REFUND MAILING ADDRESS: 614 E Hwy 50, Ste 251

Street Address

City: CLERMONT FL Zip: 34711

CELL PHONE: 352-978-0813

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 14 days prior to event date.

Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	NON-PROFIT/ RESIDENT RATE	BUSINESS/ NON-RESIDENT RATE	SPECIAL INSTRUCTION	FEE
Application Fee	\$10	\$10	Non-Refundable	\$10
CITY PROPERTY:				
HIGHLANDER BUILDING AND PAVILION ~ AREA A (BLUE)				
Deposit	\$250	\$250	Refundable	
Hourly Fee	\$100	\$200	Per Hour (2 Hour Minimum)	
Daily Fee	\$700	\$1100		
PARK AREA ~ AREA B (RED)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
WATERFRONT ~ AREA C (YELLOW)				
Deposit	\$350	\$350	Refundable	
Hourly Fee	\$200	\$300	Per Hour (2 Hour Minimum)	
Daily Fee	\$1500	\$2500		
Each Consecutive Day	\$1200	\$2000		
CITY HALL PARK - DOWNTOWN ~ AREA D (GREEN)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
~ ADDITIONAL FEES ~ TO BE DETERMINED BY CITY STAFF				
Additional City Staff	\$25	\$25	Per Person, Per Hour	
Public Works Event Staff	\$25	\$25	2 hr. min, per staff	
Police Officer	\$30	\$30	4 hr. min, Per Officer	
Fire/ EMS	\$60	\$60	4 hr. min, 2 staff min	
Fire Boat in the Water	\$100	\$100	Per Hour	
7% Sales Tax				
GRAND TOTAL				

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

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

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, fireworks permit, attention getting device permits, business tax receipt, etc. The applicant agrees that no advertising for the event shall occur until this Special Event Permit has been approved. If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site condition or code violation as identified by the City staff will result in revocation of the permit and/or code enforcement fines.

Indemnification, Insurance and Additional Costs

The applicant and any other persons, organizations, firms or corporations on whose behalf the application is made agree that they will jointly and severally indemnify and hold the City harmless against liability, including court costs and attorney's fees, and attorney's fees on appeal, for any and all claims for damage to property, or injury to or death to persons, arising out of or resulting from the issuance of the permit or the conduct of the Special Event. The applicant may be required to provide insurance, as determined by the Risk Manager. In that case, the City shall be named as an Additional Insured. The applicant also agrees to reimburse the City for all costs due to damage, or use of City resources that are unanticipated but required to support this event.


Applicant's Signature

MILTON THOMPSON
Printed Name

Treasurer Elect
Title

6/26/2017
Date

*****FOR CITY DEPARTMENT REVIEW ONLY*****

Department / Division Routing:

- | | | |
|----------------------|----------------------------------|----------------------------|
| a) Police Department | b) Development Services Dept. | c) Public Works Department |
| d) Fire Department | e) Parks & Recreation Department | |

Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/26/2017
Name of Event CLERMONT JERK FESTIVAL
Date(s) of Event 5/19/2018 Location CLERMONT WATERFRONT PK
Event Start Time: 12:00 PM Event End Time: 10:00 PM
Name of Organization/Applicant THE CARIBBEAN AMERICAN ASSOCIATION OF HEE COUNTY
Email ca91c@live.com
Day Phone 352-978-0813 Cell Phone 352-408-1226
Address 64 E Hwy 50 St 251 City CLERMONT ST FL Zip 34711
Briefly Describe Event CELEBRATION OF CARIBBEAN HERITAGE WITH
MUSIC, FOOD, PARADE & FUN & GAMES
What do you plan on serving (check all that apply): ☒ Beer ☒ Wine/Champagne ☐ Other
What is your beverage containment area? within the serving area
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? CARIBBEAN SUNSHINE RESTAURANT

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

[Signature] 6/26/2017
Applicant Signature Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE TITLE DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/22/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Roy James Insurance & Financial Services 4100 Central Avenue St. Petersburg, FL 33711	CONTACT NAME: Roy James	FAX (A/C, No): 727-321-2612	
	PHONE (A/C, No, Ext): 727-327-4137	E-MAIL ADDRESS: royjames@royjamesinsurance.com	
INSURED Caribbean American Association Lake County Inc 614 E. Hyw 50 Ste. 251 Clermont, FL 34711	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Lloyd's of London		
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC	☒	☐	ATRSE209426	06/10/2017	06/11/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$Included \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS	☐	☐				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$	☐	☐				EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐	☐				☐ WC STATUTORY LIMITS ☐ OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Special Event: Taste of the Caribbean and Jerk Festival

Location of Event: City of Clermont Lakefront Park
100 3rd. Street Clermont, FL 34711**CERTIFICATE HOLDER****CANCELLATION**

Certificate Holder is also listed as additional insured:

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

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Utility Easement		
Requested Action		
Recommend to approve the purchase of two easements - 1 at Hunt St. and Grand Highway and 1 at Willow Bend Dr. near Grand Highway for the Woodwind Apartments project.		
Staff Report		
City of Clermont is requesting the purchase of two easements - one located at Hunt St. and Grand Highway and one located at Willow Bend Dr. near Grand Highway as part of the Woodwinds Apartment project. These easements will be purchased from Woodwinds Clermont, LLC.		
Additional Analysis		
Fiscal Impact Summary		
Purchase of easements for utilities for the amount of \$10.00 from owner.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$10.00	41533-53100 PRO SVC-GENERAL	\$68,609.00
Exhibits Attached (copies of original agreements)		
1. Utility Easements	Public Utility Easement - Woodwinds (signed 1-29-18).pdf	

PUBLIC UTILITY EASEMENT

THIS EASEMENT made _____, 201____,

between WOODWINDS CLERMONT, LLC, a Florida limited liability company, whose interest is fee simple or if other than fee simple is:

For recording use only

None

(if none other, write none)

of Lake County, Florida, herein referred to as GRANTOR, and the CITY OF CLERMONT, a Florida Municipal Corporation, 685 W. Montrose St. Clermont, Florida, herein referred to as GRANTEE;

GRANTOR, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration to GRANTOR paid by GRANTEE, receipt of which is acknowledged, does hereby grant an EASEMENT IN GROSS to GRANTEE forever, to have and to hold for all public uses traditionally made of a PUBLIC UTILITY EASEMENT, including, but not limited to, installation of public utility systems including water, sewer, drainage, and electric, and the right of ingress and egress to construct, maintain, repair and replace facilities necessary for said purpose; over, under, above and through the following described lands in Lake County, Florida, to-wit:

The easement area described in Exhibit "A" attached hereto,
constituting a portion of the parcel described below:

Parcel I.D. No. 1628580 Acres 5.9

Further, GRANTOR acknowledges and agrees that in the event GRANTOR requires the relocation of any utility systems installed by GRANTEE pursuant to this easement, said relocation shall be at the sole expense of GRANTOR and completed so as to not unreasonably interrupt the use of the utility system by GRANTEE.

Reserving to the GRANTOR all rights not inconsistent with said easement, including reversion upon release.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hands and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

WOODWINDS CLERMONT, LLC, a Florida limited liability company

By: Blue Sky Clermont, LLC, a Florida limited liability company, its manager

By: Shawn Wilson, Manager sm

MJ Kopakin
(Print Name) MJ Kopakin

Gregory Giakoumis
(Print Name) Gregory Giakoumis

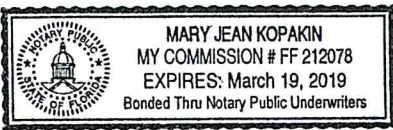
ACKNOWLEDGEMENT ON PAGE 2

For recording use only

STATE OF FLORIDA

COUNTY OF Hillsborough

On January 29, 20 18, the foregoing instrument was acknowledged before me by Shawn Wilson, as Manager of Blue Sky Clermont, LLC, a Florida limited liability company, the Manager of Woodwinds Clermont, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification and who (did) (did not) take an oath.



Mary Jean Kopakin
Notary Public (Signature)

Notary Public (Typed, Printed, or Stamped)

ACCEPTED BY the City of Clermont by action of the City Council at its meeting of:

Mayor,

ATTEST:

City Clerk

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Clerk, City of Clermont, 685 W. Montrose Street; Clermont, Florida 34711

LEGAL DESCRIPTION

WATER UTILITY EASEMENTS 1 AND 2

LEGAL DESCRIPTION – WATER UTILITY EASEMENT 1

A PORTION OF TRACT 9, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER, OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 25, LAKE HIGHLANDS COMPANY, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS RECORDED IN PLAT BOOK 3, PAGE 30 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°28'30" EAST ALONG THE WEST LINE OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 1349.73 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 88°58'37" EAST FOR A DISTANCE OF 45.00 FEET TO A POINT ALONG THE EAST RIGHT OF WAY OF GRAND HIGHWAY; THENCE RUN NORTH 00°28'30" EAST ALONG SAID EAST RIGHT OF WAY FOR A DISTANCE OF 331.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°28'30" EAST ALONG SAID EAST RIGHT OF WAY FOR A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY RUN SOUTH 88°09'58" EAST FOR A DISTANCE OF 29.47 FEET; THENCE RUN SOUTH 01°50'02" WEST FOR A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 88°09'58" WEST FOR A DISTANCE OF 29.11 FEET TO A POINT ALONG THE AFORESAID EAST RIGHT OF WAY OF GRAND HIGHWAY AND THE AFORESAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 439 SQUARE FEET (MORE OR LESS).

LEGAL DESCRIPTION – WATER UTILITY EASEMENT 2

A PORTION OF TRACT 9, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER, OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 25, LAKE HIGHLANDS COMPANY, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS RECORDED IN PLAT BOOK 3, PAGE 30 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N 00°28'30" E ALONG THE WEST LINE OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 1349.73 FEET; THENCE DEPARTING SAID WEST LINE RUN S 88°58'37" E FOR A DISTANCE OF 45.00 FEET TO A POINT ALONG THE EAST RIGHT OF WAY OF GRAND HIGHWAY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE CONTINUE SOUTH 88°58'37" EAST ALONG THE SOUTH LINE OF AFORESAID TRACT 9 FOR A DISTANCE OF 479.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 19°38'39" WEST FOR A DISTANCE OF 28.92 FEET; THENCE RUN NORTH 70°21'21" EAST FOR A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 19°38'39" EAST FOR A DISTANCE OF 34.57 FEET TO A POINT ALONG THE AFORESAID SOUTH LINE OF TRACT 9; THENCE RUN NORTH 88°58'37" WEST ALONG SAID SOUTH LINE OF TRACT 9 FOR A DISTANCE OF 16.03 FEET TO THE AFORESAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 476 SQUARE FEET (MORE OR LESS).

SURVEYOR'S NOTES:

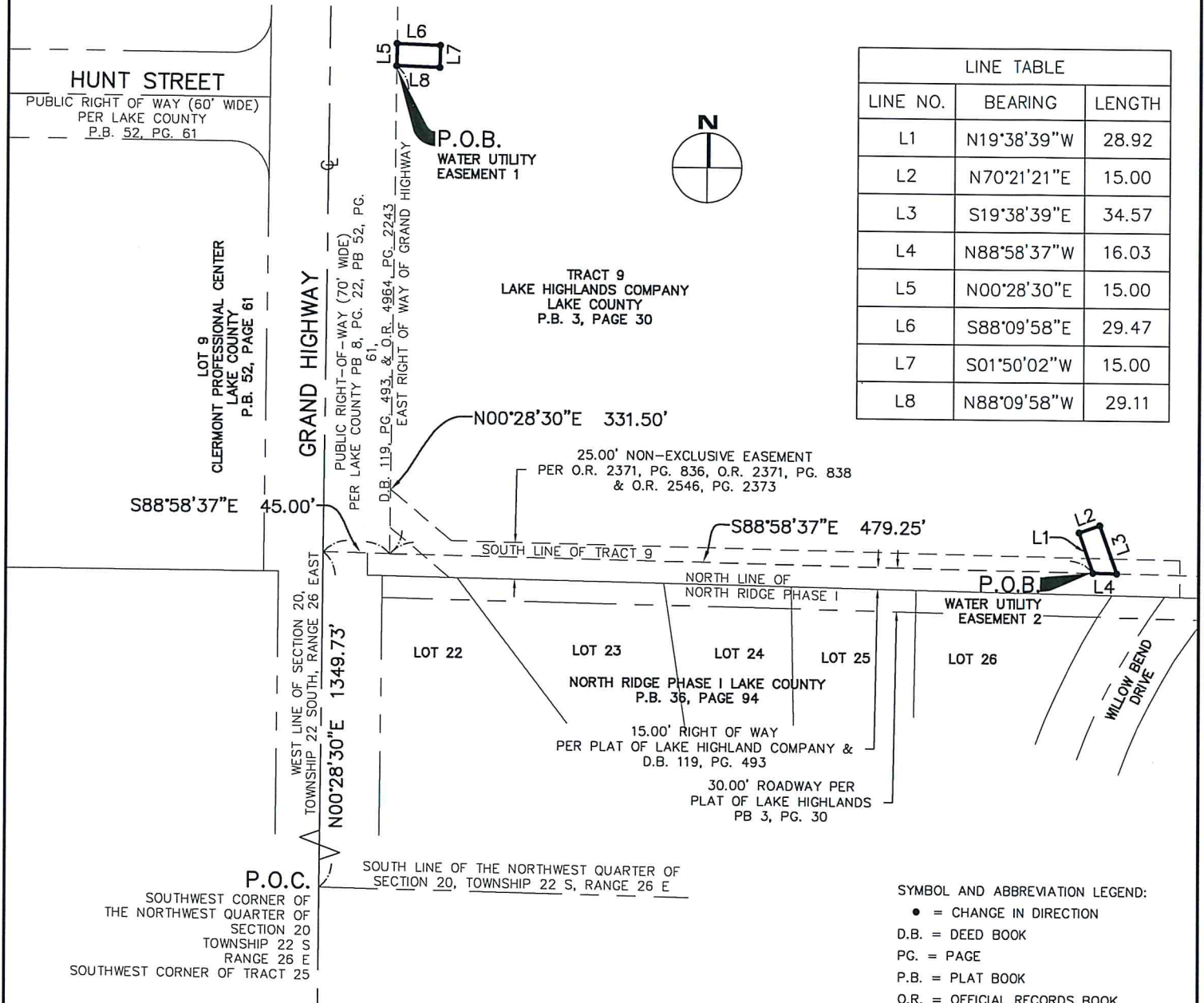
1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO ESTABLISH AN EASEMENT FOR THE PURPOSES STATED.
3. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 20, TOWNSHIP 22 S, RANGE 26 E, AS BEING N 00°28'30" E.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

CERTIFIED TO: 1. _____ 2. _____ 3. _____ 4. _____		SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.		 L & S Diversified Professional Surveyors and Mappers 405 LAKE HOWELL ROAD SUITE 1001 MAITLAND, FL 32751 PHONE 407.681.3836 FAX 407.681.6541 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE LB#7829
WOODWINDS APARTMENTS BLUE SKY COMMUNITIES		SHERY LEE MANOR, PSM - LS# 6961 THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.		
PROJECT No. 140060 DRAWN DATE 2017.OCT.03 SURVEY BY C. TREMAINE REVIEWED BY S. MANOR SURVEY DATE 2017.SEP.29 APPROVED BY S. MANOR DRAWN BY S. MANOR CLIENT FILE No. N/A				
No.	DATE		BY	
ΔX	201X.XXX.XX	X.XXXXXXXX	XXXXXXXXXXXXXXXXXXXX	

SKETCH OF DESCRIPTION

WATER UTILITY EASEMENTS 1 AND 2



SYMBOL AND ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- D.B. = DEED BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- LS = LICENSED SURVEYOR
- LB = LICENSED BUSINESS

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:

- 1.
- 2.
- 3.
- 4.

WOODWINDS APARTMENTS
BLUE SKY COMMUNITIES

PROJECT No. 140060 DRAWN DATE 2017.OCT.03
 SURVEY BY C. TREMAINE REVIEWED BY S. MANOR
 SURVEY DATE 2017.SEP.29 APPROVED BY S. MANOR
 DRAWN BY S. MANOR CLIENT FILE No. N/A

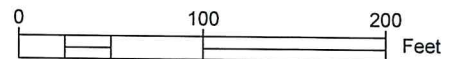
No.	DATE	BY	DESCRIPTION
ΔX	201X.XXX.XX	X.XXXXXXXX	XXXXXXXXXXXXXXXXXXXX

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

SHERRY LEE MANOR, PSM - LS# 6961

THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S
Diversified

Professional Surveyors and Mappers

405 LAKE HOWELL ROAD | SUITE 1001 | MAITLAND, FL | 32751
 PHONE 407.681.3836 | FAX 407.681.6541
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Board Appointments		
Requested Action		
Consider appointments		
Staff Report		
The City Clerk's office contacted the individuals who previously requested appointment and were not appointed to the Planning and Zoning Commission. The following individuals responded: Nick Jones, 1320 Bowman Street, requested to serve on the Metropolitan Planning Organization. Judy Proli, 1020 Everest Street, requested to serve on the Fire Fighters Pension Board of Trustees. Mark Vitek, 1290 Northridge Blvd., requested to serve on the Police Officers Pension Board of Trustees.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Lien reduction or waiver request		
Requested Action		
Request approval of reduction or waiving of lien amount.		
Staff Report		
In 2014, a tenant walked up to the front counter and complained about the listed violations at this address where he lived: rats, openings in floor and walls and no permit for fixed plumbing. It went to a hearing in 2015 where owner was found in violation under Florida State Statute (F.S.S.) 162. On June 30, 2016 a lien was imposed for the amount of \$69,500.00 (fines that accrued daily due to non-compliance of violations on property) from September 21, 2015 through June 21, 2016 (278 days). In 2017, same violations plus electrical and fire equipment hazards were observed. Therefore, acquiring the status as repeat offender under F.S.S. 162.12 . The case was presented in the Code Hearing in which the Special Magistrate found it in violation of "REPEAT VIOLATION". Due to the REPEAT VIOLATION the lien has continued accruing at \$250 per day until March 27, 2017 (557 days) until property came into compliance. The fines had stopped that day and total amount for the lien is \$139,250.00.		
Additional Analysis		
Fiscal Impact Summary		
The outstanding liens for the property are \$139,250.00		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Lien Waiver Request	Michelle Peters.pdf	
2. Code Enforcement Report	17-108 972 W Juniata Rpt VN.pdf	

June 19, 2017

970 W. Juniata Street

Clermont, FL. 34711

REQUEST FOR A WAIVER OR REDUCTION OF LIEN CASE
#C2014-010044

To Clermont City Council:

I am contacting you in reference to a Code Enforcement case at the above location. I am humbly and respectfully requesting a hearing to appear before Clermont City Council, to request a waiver or reduction of the lien that has been imposed to the above location. I am requesting the opportunity to provide information and documentation in reference to the violations and the extent of time to repair.

I would like to resolve and close this case.

Thank You


Michelle Peters

Mailing address

12406 Lake Valley Drive

Clermont, FL. 34711

352-348-1903

City of Clermont

March 30, 2017

Michelle Peters (Grady)
12406 Lake Valley Dr
Clermont, FL 34711

9171 9690 0935 0153 1534 52

RE : **Case #C2014-010044**

Property address: 970 W Juniata St, Clermont, FL 34711

Violations: minimum housing; electrical; mechanical; fire protection.

Dear Michelle Peters (Grady),

This is to notify you that the abovementioned Code Enforcement case has not been closed due to the **outstanding lien** that remains on the property.

A lien in the amount of \$69,500.00 was imposed on June 30, 2016, for accrued fines from September 21, 2015, through June 21, 2016. (278 days). The lien has continued accruing at \$250 per day from June 22, 2016, to March 27, 2017, for a total of 557 days. **Total amount of lien is \$139,250.00**

In order to close this case, you are requested to:

1. Submit full payment of the lien at the City Clerk's Office before **August 1, 2017**,
OR
2. Appear before the Clermont City Council to **request waiver or reduction of lien**.
You are required to submit a letter requesting to appear before the City Council before **June 30, 2017**. Please include the case information provided above.

Thank you for your attention in this matter.

Sincerely,



Lori Crain
Code Enforcement Officer
(352) 241-7343
lcraim@clermontfl.org

**CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA**

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2014-010044
970 W JUNIATA ST**

VS.

**MICHELLE & GRADY TAYLOR,
Respondents.**

9171 9690 0935 0124 5578 52

9171 9690 0935 0124 5578 45

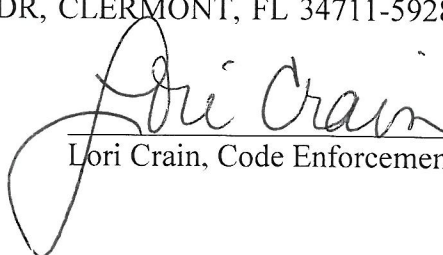
**NOTICE OF HEARING AND MOTION FOR
ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY**

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on Tuesday, June 21, 2016, at 6:00 PM in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its September 15, 2015, hearing, the Code Enforcement Board issued a Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine finding that a City Code had been violated on the above property related to the following violations of Clermont City Code **Chapter 14, Sections, 304.14, 309.1, 309.2, 605.1, 605.2, 704.1, 704.2, Section 10-46, 34-134, 34-139, 34-61, 34-62.** As a result of these violations, the Board imposed a fine in the amount of \$250 to accrue for each day the violation continues past September 20, 2015. The Respondent has failed to completely comply.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes in the amount of **\$69,500.** (\$250 per day fine accruing for 278 days-September 21, 2015, through June 21, 2016) which shall continue to accrue at \$250 per day until compliance has been met.

I HEREBY CERTIFY that on this 21st day of April, 2016, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondents, MICHELLE & GRADY TAYLOR, 12406 LAKE VALLEY DR, CLERMONT, FL 34711-5928; AND 970 W JUNIATA ST, CLERMONT, FL 34711.


Lori Crain, Code Enforcement Officer

**CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT,

Petitioner,

vs.

Case No: C2014-010044

970 W. Juniata Street

Clermont, Florida

9171 9690 0935 0133 4979 89

9171 9690 0935 0133 4979 96

MICHELLE TAYLOR and GRADY TAYLOR,

Respondents.

_____ /

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board on June 21, 2016, after due notice to Respondents upon Petitioner's Motion for Order Imposing Fine and Creating Lien, at which time the Board was advised that the Respondent did not timely comply with the Board's Order of September 15, 2015.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of SIXTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$69,500), which shall continue to accrue at the rate of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per day until compliance has been met as set forth in the Board's Order of September 15, 2015.

2. This Order shall be recorded in the Public Records of Lake County and thereafter shall constitute a lien against the following described land on which the violation exists and upon any other real or personal property owned by Respondents.

Parcel Id No. 24-22-25-010009701500

Alt Key: 1615445

Legal Description:

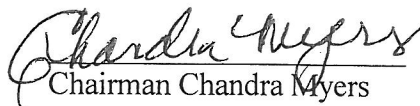
CLERMONT S 140 FT OF LOT 15, BLK 97 PB 8 PG 17
ORB 3147 PG 2372
AS LISTED IN LAKE COUNTY PUBLIC RECORDS

Case No: C2014-010044

3. This Order shall be in addition to any other Order of this Board Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 30th day of June, 2016.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman Chandra Myers

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30 day of June, 2016, by Chandra Myers, as Chairman of the City of Clermont Code Enforcement Board who is personally known to me or produced FL Dr Lic. as identification.

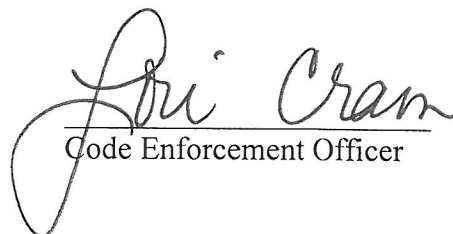

Signature of person taking acknowledgment

Joell Folmar
Name of Officer taking acknowledgment--typed,
printed or stamped



JOELL FOLMAR
MY COMMISSION # FF 009885
EXPIRES: June 26, 2017
Bonded Thru Budget Notary Services

I HEREBY CERTIFY that on this 30th day of June, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents, Grady Taylor, 970 W. Juniata Street, Clermont, FL 34711 and Michelle Taylor, 12406 Lake Valley Drive, Clermont, FL 34711.


Code Enforcement Officer

Case No. 2017-000108
Michelle Peters & Grady Taylor

972 W Juniata St
Clermont, Florida 34711
Parcel #242225010009701500

Repeat Violation
City Code

**Chapter 14-9, Sections: 309.1 & 309.2-Pest Elimination; 605.1-Electrical
Equipment; 704.1 & 704.2 Fire Protection Systems**

W DESOTO ST

10TH ST

WEST AVE

983
SOUTH LAKE MONTESSORI SCHOOL
1758670

955
1615411

939
1758661

915
1615372
FAITH FELLOWSHIP

801

1614953

885

830
1615381

1615429
843

972
1
1615445

1615453
966

1615402

854
1615399

3881164
849

883
1615437

940

W JUNIATA ST

999
1615518

965
1615496

963
1714095

909
1615461

981
1615500

930
1615470

943
1615534

1615542

IGLESIA NUEVO AMANECER INC
1615551

15488



2017/04/05 12:42



2017/03/29 08:03









2017/03/29 08:06



2017/03/29 08:07







2017/03/29 08:16

MODEL N
VOLTS 2
SINGLE S

TOTAL
MULTIPLE
CKT #1
CKT #2
CKT #3

INDOOR B
SUPPLY WIR
UNIT HAS
TEST EXT



2017/03/29 15:45





2017/03/29 15:49

Case No. 2017-000108
Michelle Peters & Grady Taylor

09/15/15 CEB found in violation C2014-010044;
FOF issued 09/22/15: Current lien on property; Came into
compliance 03/27/17
03/29/17 Initial inspection in response to complaint
03/30/17 Repeat Violation Notice & Hearing Notice sent
04/05/17 Posted property with notices
04/06/17 Phone call with Michelle-rec'd notices

Case No. 2017-000108
Michelle Peters & Grady Taylor
972 W Juniata St
Clermont, Florida 34711

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE:

**TO FIND RESPONDENTS IN REPEAT VIOLATION OF SECTIONS
STATED, AND ASSESS FINE OF \$500 PER DAY SINCE MARCH 29,
2017, AND FOR EVERY DAY VIOLATION EXISTS UNTIL
COMPLIANCE IS MET.**



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Consider allowing the Clermont Downtown Partnership's request to host weekly Farmer's Market and Merchant Faire with road closures for 12 months.		
Staff Report		
The Clermont Downtown Partnership is requesting to host their weekly Farmer's Market & Merchant Faire every Sunday (except Easter) for 12 months starting on February 4, 2018 from 9:00 AM - 2:00 PM in Downtown Clermont. The organization is requesting to close off roads starting at 5:30AM until 4:00PM at the following intersections: -Montrose Street between Lake Avenue and 7th Street -Montrose Street at previous Police Station entrance -8th Street and Montrose Street -8th Street and Minneola Avenue -7th Street and entrance to parking lot in between Montrose Street & Minneola Ave. -7th Street and Desoto -Public parking lot area next to South League Animal League on east side. (14 parking spaces) (see attached map for specifics)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Farmers Market Application and Map 2018 Farmers Market Application 2018.pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date November 7, 2017
Name of Event Farmers Market & Merchant Faire
Date(s) of Event Every Sunday ^{except} Holiday Estimated Attendance: 1800 per Sunday
Event Start Time: 9:00 am Event End Time: 2:00 pm
Before Event Setup Time: 5:30 am After Event Cleanup Time: 4:00 pm (2 hrs)
Name of Organization/Applicant Clermont Downtown Partnership Inc.

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # 501-C-6 (should be on file)

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

Federal ID # or Driver's License # 59-3749760
Event Contact Sandy Farnsworth Email info@clermontdowntownpartnership.com
Day Phone 352-989-5399 Cell Phone 352-617-8788
Address Po Box 120734 City Clermont State FL Zip 34712-0734
Secondary Contact Keith Mullins Phone # 352-394-9805

Briefly Describe Event: Weekly out-door, open air market. Vendors beneath canopy pop-up tents offering fresh produce (conventional, hydroponic, organic) eggs, cheese, fish, honey, jams, bakery, olives, coffee, dips, Cottage Industry edibles, fresh plants, soaps, oils, handmade crafts, jewelry, furniture and more. Food trucks. Plus Downtown Brick & Mortar's display under tents

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: See attached floor plan from Lake to old PD on Montrose. DeSoto to just North of Montrose-7th; 8th St. to Minneola on Montrose

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

If Yes, State Alcoholic Beverage License REQUIRED for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10X10

*Tents larger than 900 sq. ft. will require an additional permit

Electrical Use: ☒ Yes ☐ No Describe the need: low amp- fans, heaters, grills, etc
Additional permits may be required based on use

Electrical Power Provided: ☐ Generator ☐ Temporary Power Drop ☒ Property Power

Gas Fueled Equipment: ☒ Yes ☐ No Describe Use: Some food trucks utilize propane
If Yes, subject to permits as required by the Building/Fire Safety Division.

Fuel Source ☒ Propane ☐ Natural Gas ☐ Diesel Fuel ☐ Gasoline

Cooking Equipment Use: ☒ Yes ☐ No

If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☐ Fryers ☐ Propane Grill ☐ Charcoal Grill ☐ Concession Trailer ☒ Food Trucks

Insurance may be required by provider

Rides: ☐ Yes ☒ No occasionally - will provide certificate of insurance to CDP & City

Ride Types: ☐ Mechanical ☒ Bounce Houses ☒ Animals pony rides
Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.
The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☒ Yes ☐ No

Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☐ Yes ☒ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.
Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☐ Yes ☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No

Describe: DJ, Street musicians - low amp - mostly for atmosphere
If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☒ Yes ☐ No

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Banners at 8th/Hwy 50 - sized to fit City Requirements
18" x 24" "real estate" type signs for day of event use only
in Downtown business district



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Resolution No. 2018-01 <i>Sod Depot</i>		
Requested Action		
Recommend denial of Resolution No. 2018-01.		
Staff Report		
The Planning and Zoning Commission on January 3, 2018 voted 6-0 to recommend approval of Resolution No. 2018-01 Conditional Use Permit. The applicant, is requesting a conditional use permit to allow outdoor sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district. The Land Development Code, Section 122-263 (c) requires uses to be enclosed; outdoor storage; all manufacturing and commercial uses must be conducted within a completely enclosed building, except for outdoor storage, which must be completely screened from any public street and adjacent properties. The applicant is requesting to operate a distribution facility for sales and outside storage of Sod and Landscape Materials. The existing building will be used as the office and garage without any major renovations. Concrete bins will be constructed to store landscape materials like mulch and stone. The site shall be developed in substantial accordance with the conceptual plan prepared by McCoy and Associates. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, however, since the planning and zoning meeting on January 3, 2018, staff has had concerns over what the final look of the development will look like. Staff is not comfortable with the proposed screening of the outdoor concrete storage bins. Until the applicant can provide a realistic visual of the concrete bins and how the screening will effectively cover the site, staff is recommending denial of the Conditional Use Permit to allow outdoor sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district with the conditions contained in Resolution No. 2018-01.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Resolution No. 2018-01	2018-01 CUP SOD & Landscape.doc
2.	Location Map	Sod Depot Location Map.pdf
3.	Site Plan	Site Plan.pdf
4.	Application	CUP Application.pdf
5.	Legal Ad	CUP SOD DEPOT LEGAL AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW OUTSIDE SALES AND STORAGE OF SOD AND LANDSCAPE MATERIALS IN THE M-1 INDUSTRIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 3, 2018 recommended approval of this Conditional Use Permit to allow outside sales and storage of sod and landscape materials in the M-1 Industrial zoning district, at the following location:

LOCATION:

1033 Hook Street, Clermont, FL
Alternate Key #2665858 and 2665840

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow outside sales and storage of sod and landscape materials in the M-1 Industrial zoning district, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions.

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.



CITY OF CLERMONT
RESOLUTION NO. 2018-01

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by McCoy & Associates, dated November, 2017. Any new development on the subject property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2. Land Use.

1. This Conditional Use Permit is to allow outside sales and storage of sod and landscape materials in the M-1 Industrial zoning district.
2. The site may also be used for any permitted use in the M-1 Industrial zoning district.
3. The site shall be developed according to the City of Clermont Land Development Codes and all building must meet the City of Clermont Architectural Standards.



CITY OF CLERMONT
RESOLUTION NO. 2018-01

4. All outside storage of sod and landscape materials shall be completely screened from public view and adjacent properties with an opaque at planting landscape buffers. A minimum 20 feet wide landscape buffers shall be required adjacent to any arterial or collector roads. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
6. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.



CITY OF CLERMONT
RESOLUTION NO. 2018-01

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

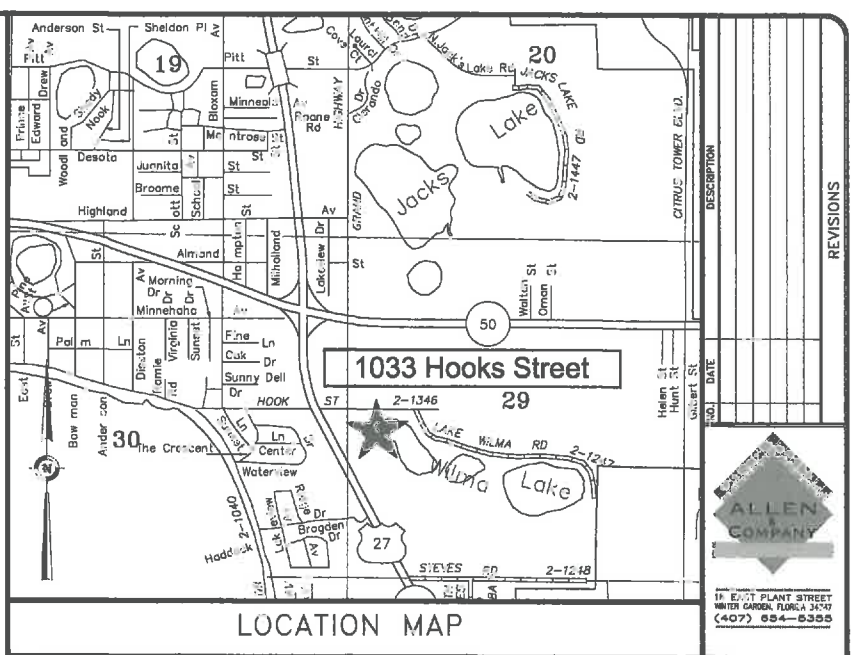
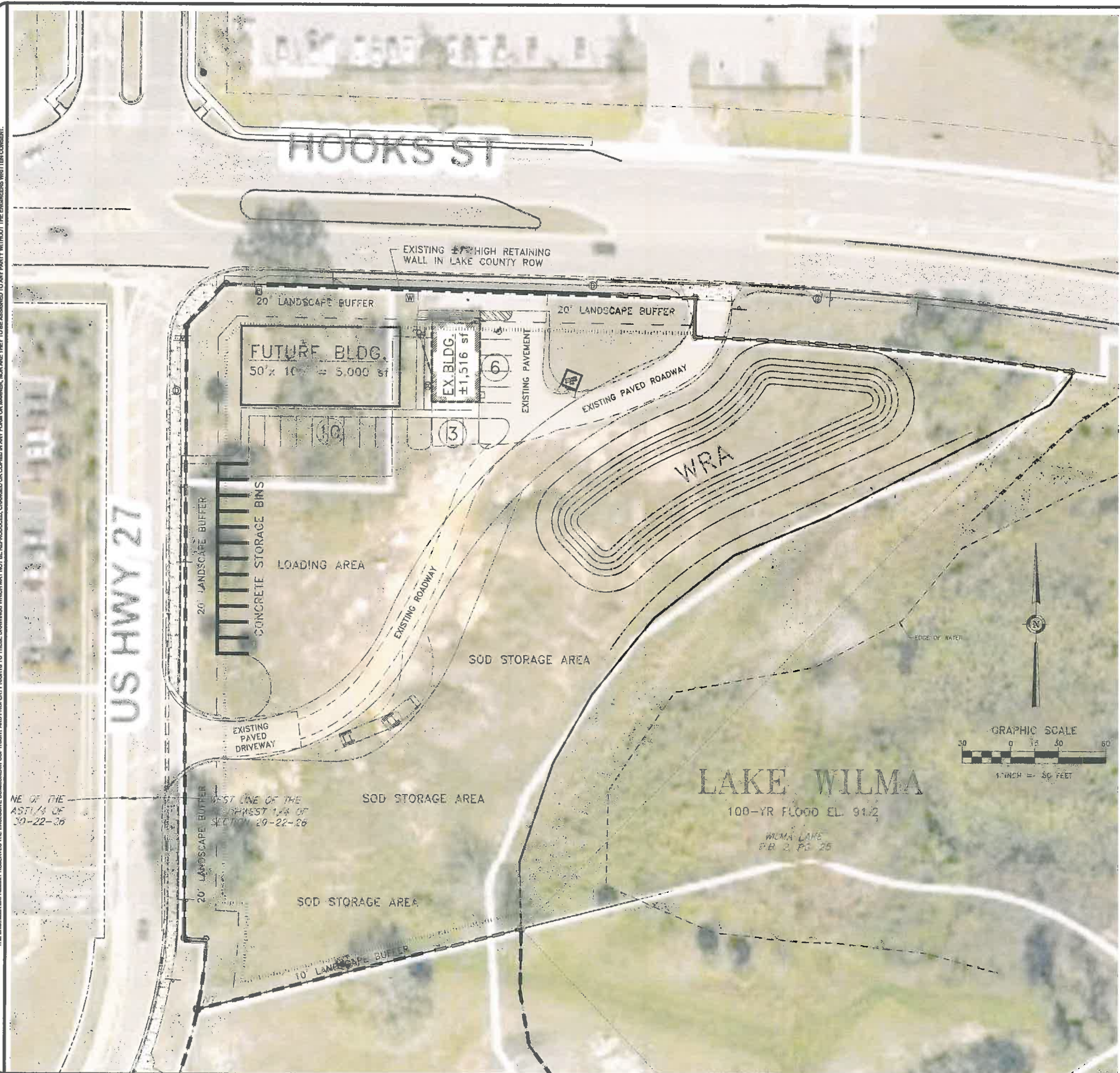
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON-LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.





**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS
Page 2**

In addition to the attached application, the applicant shall provide the follow information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property.
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on type of CUP)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00, plus the cost of the advertisement

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



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS**

1. Prior to submitting an application, a meeting with the Development Services Director is required. Call 394-4083 to schedule a meeting.
2. After meeting with the Planning Manager, the applicant shall prepare and submit 6 sets of preliminary site plans for review by the Site Review Committee (SRC) (if required). The preliminary site plan shall clearly depict the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the CUP application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, and is not an approved site plan for construction.*
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be scheduled for public hearings the following month. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning & Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

** The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: November 30, 2017

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Sod Depot of Clermont

APPLICANT: JHL Landscape Supply, LLC

CONTACT PERSON: Luis Silva, AMBR

Address: 1127 Coastal Circle

City: Ocoee State: FL Zip: 34761

Phone: Fax:

E-Mail: soddepotorlando@gmail.com

OWNER: Green, Alan J.

Address: 21385 County Road 455

City: Clermont State: FL Zip: 34715

Phone: 407-412-8266 Fax:

Address of Subject Property: 1033 Hook Street, Clermont, FL 34711

General Location: Southeast corner U.S. Highway 27 & Hooks Street, Clermont, FL

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Commercial

Zoning (City verification required): M-1



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

The property is located on the southeast corner of Hooks St. and the eastbound exit for northbound US Hwy 27. We are requesting to operate a distribution facility for sod and landscape materials. The existing building will be used as the office and garage without major renovations. Concrete bins will be constructed to contain landscape materials like mulches and stone. If business is good, a second building could be constructed next to the existing building in the future for expansion purposes.

Luis Silva

Applicant Name (print)

Alan Green

Owner Name (print)

x 

Applicant Name (signature)

x 

Owner Name (signature)

******* NOTICE *******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Carlie Zinker
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10071518
Phone: (352) 241-7331
Date: 12/13/17
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	12/28/2017	01/16/2018	\$156.00

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow outside sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district.

LOCATION

1033 Hook Street, Clermont, FL
Alternate Key #2665858 and
2665840

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Wednesday, January 3, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 23, 2018 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10071518
December 28, 2017 &
January 16, 2018

Payment Info	
Ad Price	\$156.00
Tax	\$0.00
Sub Total	\$156.00
Prepaid Amount	\$0.00
Balance Due	\$156.00



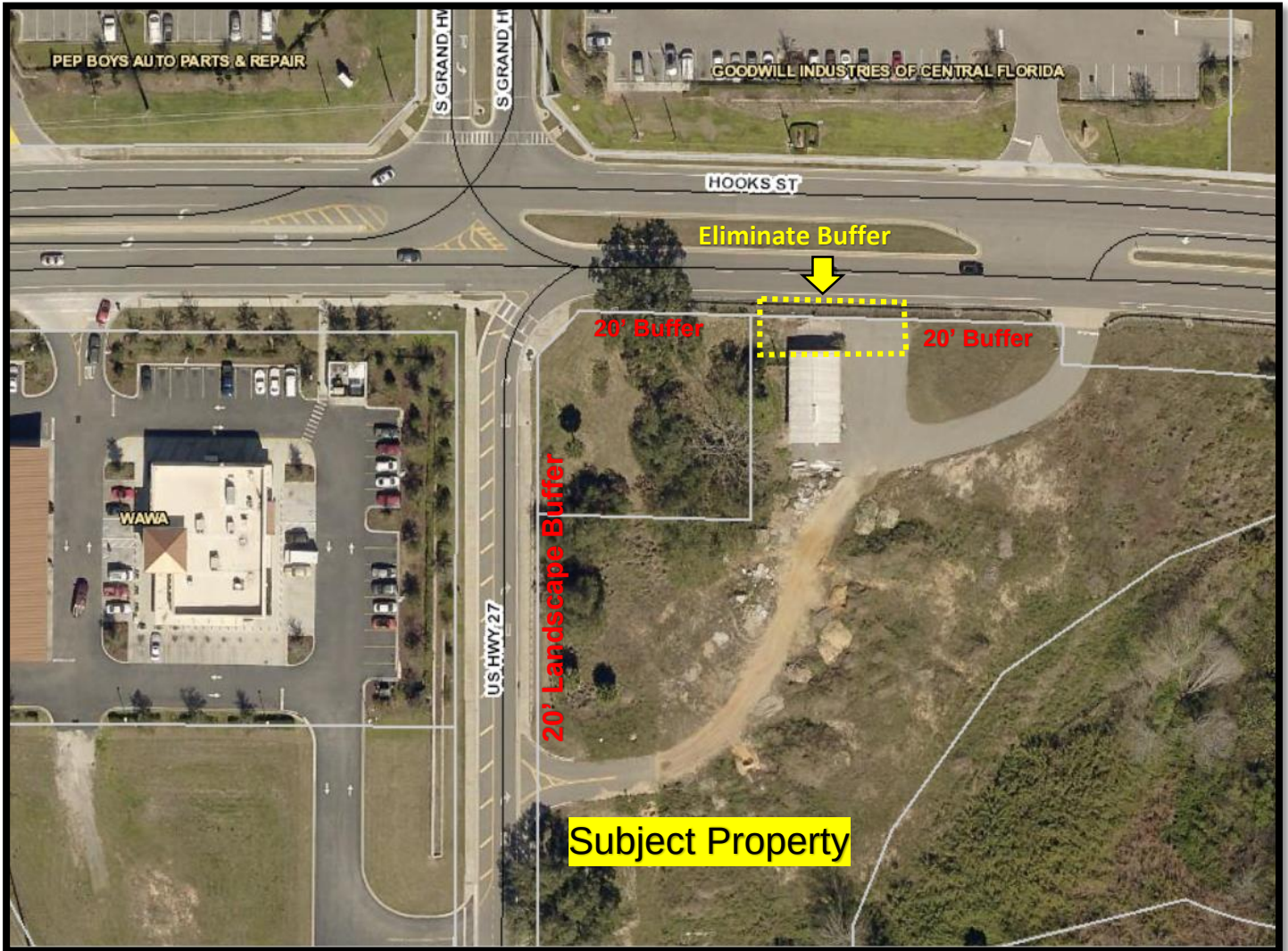
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date												
Tuesday, February 13, 2018												
Agenda Item Name												
Variance Request <i>Sod Depot</i>												
Requested Action												
Recommend denial of variance requests.												
Staff Report												
The applicant, is requesting two variances from the Land Development Code (1) to eliminate the required sidewalk along the Hooks Street right-of-way as required by the Land Development Code, Section 110-265; (2) to allow for elimination of the required landscape buffer in front of the existing building and below the existing Hooks Street retaining wall as required by the Land Development Code. The requested variances will allow development of the parcel for the proposed use of outdoor sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district. The proposed use will require a Conditional Use Permit that is being heard concurrently with this variance request. The Land Development Code, Section 110-265 requires a minimum five feet sidewalk be constructed adjacent to any right-of-way to meet ADA requirements and provide pedestrian safety. The subject property has an existing retaining wall that may prevent sidewalk construction within the Hooks Street right-of-way. Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that four of the eight do not meet these findings. Therefore, staff recommends denial of the variance requests to the Clermont Land Development Code.												
Additional Analysis												
Fiscal Impact Summary												
<table border="1"> <thead> <tr> <th>Fiscal Impact</th> <th>Fund Number and Description</th> <th>Available Budget Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Fiscal Impact	Fund Number and Description	Available Budget Amount							
Fiscal Impact	Fund Number and Description	Available Budget Amount										
Exhibits Attached (copies of original agreements)												
<table border="1"> <tbody> <tr> <td>1. Site Plan</td> <td>Site Plan.pdf</td> </tr> <tr> <td>2. Variance Exhibit</td> <td>Sod Depot Variance Exhibit .pdf</td> </tr> <tr> <td>3. 86-174 Review Criteria</td> <td>86-174 Review Criteria-Sod Depot.pdf</td> </tr> <tr> <td>4. Application</td> <td>Variance Application.pdf</td> </tr> <tr> <td>5. Legal AD</td> <td>SOD DEPOT VARIANCE AD.pdf</td> </tr> </tbody> </table>			1. Site Plan	Site Plan.pdf	2. Variance Exhibit	Sod Depot Variance Exhibit .pdf	3. 86-174 Review Criteria	86-174 Review Criteria-Sod Depot.pdf	4. Application	Variance Application.pdf	5. Legal AD	SOD DEPOT VARIANCE AD.pdf
1. Site Plan	Site Plan.pdf											
2. Variance Exhibit	Sod Depot Variance Exhibit .pdf											
3. 86-174 Review Criteria	86-174 Review Criteria-Sod Depot.pdf											
4. Application	Variance Application.pdf											
5. Legal AD	SOD DEPOT VARIANCE AD.pdf											

SOD DEPOT VARIANCE EXHIBIT



SOD Depot Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the board of zoning adjustment shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

There are eight items that the applicant is required to respond to. Staff’s comments, based on the eight requirements for a positive finding as they relate to this request, are as follows:

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
Applicant response: (1) *The existing retaining walls prevent sidewalk construction within the Hooks Street right-of-way.* (2) *A landscape buffer in front of the existing building would prevent access.*

Staff comments: *This parcel does have circumstances existing which are peculiar to the land. The applicant purchased this property with the current conditions. The existing retaining wall and topography of the property may create some development challenges for proposed development. The applicant is proposing minimum improvements to develop the property.*

Negative finding

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
Applicant response: *Existing conditions were result of widening of Hooks Street & the topography that required a 7’ retaining wall to be constructed along the south side of Hooks Street.*

Staff comments: *The current conditions of the site were not created by the applicant giving rise to the requested variance. However, the parcel was purchased with the existing conditions and could be developed with a different use that may allow more flexibility and compliance with the land development codes.*

Negative finding

- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
Applicant response: (1). *There is not sufficient space for sidewalk construction in the Hooks Street right-of-way.* (2). *The existing building faces Hooks Street and the front door would not be accessible if the landscape buffer was installed.*

Staff comments: *With the existing conditions in place that are presenting challenges in developing the site, the applicant would be faced with undue hardship to develop the lot according to the land development code, even if it was feasible. However, the applicant may choose another parcel that does not present these challenges.*

Negative finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

Applicant response: *The variance requests are based upon unique challenges of the existing property.*

Staff comments: *The applicant is proposing minimum improvements to develop the property. City Code Section 110-265 requires a minimum five feet wide sidewalk be constructed adjacent to each street right-of-way abutting each parcel of land with development.*

Negative finding

- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Applicant response: *All possible requirements have been met.*

Staff comments: *The requested variance is the minimum necessary to make possible reasonable use of the land.*

Positive finding

- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

Applicant response: *The request is based upon the unique challenges of the existing property.*

Staff comments: *The City Council has granted similar variance requests in the past for other properties in the same zoning district.*

Positive finding

- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of the area surrounding the site; and

Applicant response: *The surrounding property value will not be diminished. There is already an existing sidewalk along the north side of Hooks Street. The landscape buffer would be located below the existing retaining wall on the south side and would not provide a visual barrier from the street as a result.*

Staff comments: *The proposed variances appear not to substantially diminish property values or alter the essential character of the area and surrounding properties.*

Positive finding

- (8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Applicant response: *The surrounding property value will not be diminished. There is already an existing sidewalk along the north side of Hooks Street. The Landscape Buffer would be located below the existing retaining wall on the south side and would not provide a visual barrier from the street as a result.*

Staff comments: *Granting of the requested variances will not be injurious to the surrounding properties or detrimental to the public welfare. The applicant will be providing a 20' wide opaque landscape buffer adjacent to the street right-of-ways for the remaining parcel.*

Positive finding

STAFF RECOMMENDATION:

Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that **four** of the eight do not meet these findings. Therefore, staff recommends **denial** of the variance requests by the applicant to the Clermont Land Development Code.



CITY OF CLERMONT VARIANCE

Filing Instructions

Any person requesting a Variance shall file a complete application in the Development Services Department at least thirty (30) days prior to the hearing date of the City Council. 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 with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST

Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Services Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of two (2) years.



CITY OF CLERMONT

VARIANCE

Filing Instructions

Page 2

Check List

The following information shall be provided:

- _____ Proof of ownership, (i.e. Lake County Property record card, tax receipt, or deed.
- _____ Legal description of the property – may be on information above.
- _____ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- _____ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those eight (8) items in mind to justify the variance request.
- _____ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- _____ The original application and all supplemental materials.
- _____ Fee: \$300.⁰⁰ plus cost of advertisement for existing single-family residential
\$600.⁰⁰ plus cost of advertisement for all others

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-021 9

(352) 394-4083 Fax: (352) 394-3542



CITY OF CLERMONT
VARIANCE
Application

DATE: January 3, 2017

FEE: 600.00

PROJECT NAME (if applicable): Sod Depot of Clermont

APPLICANT: JHL Landscape Supply, LLC

CONTACT PERSON: Luis Silva, AMBR

Address: 1127 Coastal Circle

City: Ocoee State: FL Zip: 34761

Phone: 407-412-8266 Fax: _____

E-Mail: soddepotorlando@gmail.com

OWNER: Green, Alan J.

Address: 21385 County Road 455

City: Clermont State: FL Zip: 34715

Phone: _____ Fax: _____

Address of Subject Property: 1033 Hooks Street, Clermont, FL 34711

General Location: Southeast corner U.S. Highway 27 & Hooks Street, Clermont, FL

Legal Description (include copy of survey): See attached

Land Use (City verification required): Commercial



Zoning (City verification required): M-1

CITY OF CLERMONT
VARIANCE
Application
Page 2

Answers to the following questions are required to complete this application.

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
1) 110-265 Sidewalks. & 2) 118-37 Landscape Buffers.

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

1) No sidewalk along Hooks Street right of way along the northern property line.

2) No 20' landscape buffer in front of existing building & below the existing Hooks Street retaining wall.

How does the Code create a hardship? _____

1) Existing Hooks St. retaining walls prevent sidewalk construction.

2) A landscape buffer between existing retaining wall & the existing building would prevent access to building.

*** * * * The following justifications must be completed * * * * ***
for any variance requested:

Variance requested – subject and code section: 1) 110-265 Sidewalks. 2) 118-37 Landscape Buffers.

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

1) Existing retaining walls prevent sidewalk construction within the Hooks Street right of way.

2) A landscape buffer in front of the existing building would prevent access.

(2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

1) & 2) Existing conditions were result of widening of Hooks Street & the topography that required a 7' retaining wall to be constructed along the south side of Hooks Street.



CITY OF CLERMONT

VARIANCE

Application

Page 3

3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;

1) There is not sufficient space for sidewalk construction in the Hooks Street right of way.

2) The existing building faces Hook Street & the front door would not be accessible if the landscape buffer were installed.

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

1) & 2) The requests are based upon the unique challenges of the existing property.

(5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

1) & 2) All possible requirements have been met.

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

1) & 2) The requests are based upon the unique challenges of the existing property.

(7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and

1) & 2) The surrounding property value will not be diminished. There is already an existing sidewalk along the north side of Hooks Street. The landscape buffer would be located below the existing retaining wall on the south side and would not provide a visual barrier from the street as a result.



CITY OF CLERMONT
VARIANCE
Application
Page 4

(8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

1) & 2) The surrounding property value will not be diminished. There is already an existing sidewalk along the north side of Hooks Street. The landscape buffer would be located below the existing retaining wall on the south side and would not provide a visual barrier from the street as a result.

Luis Silva, AMBR

Applicant Name (print)

X 

Applicant Name (signature)

Alan J. Green

Owner Name (print)

X 

Owner Name (signature)

******* NOTICE *******

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

City of Clermont

Development Services Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape, surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

(b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered:

- (1) Requests for variances to the adopted comprehensive plan.
- (2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.
- (3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building or structure which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.

(c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the board of zoning adjustment shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:



- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;
- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;
- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and
- (9) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

(Ord. No. 281-C, § 1(ch. 8, § 2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-99)

Advertising Receipt

CITY OF CLERMONT
Carlie Zinker
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10072332
Phone: (352) 241-7331
Date: 01/11/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	01/16/2018	01/16/2018	\$105.37

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following two variances: (1) to eliminate the required sidewalk along the Hooks Street right-of-way as required by the Land Development Code, Section 110-265; (2) to allow for elimination of the required landscape buffer in front of the existing building and below the existing Hooks Street retaining wall as required by the Land Development Code, Section 118-37 Landscape Buffers; at the following location:

LOCATION:

1033 Hooks Street, Clermont, FL
Alternate Key #2665858
and 2665840

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, January 23, 2018 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
Clermont City Clerk

Ad No: 10072332
January 16, 2018

Payment Info	
Ad Price	\$105.37
Tax	\$0.00
Sub Total	\$105.37
Prepaid Amount	\$0.00
Balance Due	\$105.37



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, February 13, 2018											
Agenda Item Name											
Ordinance No. 2018-03 <i>Final</i> <i>MSTU</i>											
Requested Action											
Consider adoption of MSTU ordinance.											
Staff Report											
In 2000, Lake County began providing emergency and ambulance services in Lake County and created a Municipal Service Taxing Unit to fund the services. The City of Clermont may be included within the service boundary by adopting an ordinance. The term of the ordinance is for one year. Staff recommends approval.											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table><tr><td>1.</td><td>Ordinance</td><td>2018-03 MSTU.docx</td></tr><tr><td>2.</td><td>Ad</td><td>2018-03 Ordinance MSTU.doc</td></tr><tr><td>3.</td><td>Letter from Lake County</td><td>Ltr from Lake County re. M.S.T.U..pdf</td></tr></table>			1.	Ordinance	2018-03 MSTU.docx	2.	Ad	2018-03 Ordinance MSTU.doc	3.	Letter from Lake County	Ltr from Lake County re. M.S.T.U..pdf
1.	Ordinance	2018-03 MSTU.docx									
2.	Ad	2018-03 Ordinance MSTU.doc									
3.	Letter from Lake County	Ltr from Lake County re. M.S.T.U..pdf									



CITY OF CLERMONT
ORDINANCE NO. 2018-03

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

WHEREAS, Lake County has taken action to create a non-profit corporation to provide ambulance services in Lake County effective September 30, 2000; and

WHEREAS, Lake County has determined that the best mechanism to secure the necessary funding to provide said ambulance services is to create a countywide municipal service taxing unit authorizing the County to levy ad valorem taxes therein for the provision of ambulance and emergency medical services, and has enacted an emergency ordinance creating that municipal service taxing unit; and

WHEREAS, Section 125.01(l)(q), Florida Statutes, provides that the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipal consents, by ordinance, to be included therein; and

WHEREAS, the City Council of the City of Clermont has determined that it is in the best interest of and serves the health, safety and general welfare of the residents of Clermont to include the City of Clermont within the Lake County municipal service taxing unit for ambulance and emergency services; and

WHEREAS, Lake County's emergency ordinance expressed its intent to include the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services," subject to the adoption of an approving ordinance by the City Council of the City of Clermont;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Lake County, Florida:

SECTION 1.

The City Council of the City of Clermont consents to the inclusion of the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services."



CITY OF CLERMONT
ORDINANCE NO. 2018-03

SECTION 2.

This consent shall be for a term of one (1) year.

SECTION 3.

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

SECTION 4.

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 5.

This Ordinance shall take effect immediately upon final adoption by the City Council of the City of Clermont, Florida.



CITY OF CLERMONT
ORDINANCE NO. 2018-03

PASSED AND ADOPTED BY the City Council of the City of Clermont,
Lake County, Florida on this 13th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider the enactment of the following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-03

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, February 13, 2018 at 6:30pm for final enactment.

The meeting will be held in Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the office of the City Clerk, 685 West Montrose Street, Monday through Friday between the hours of 8:00am and 5:00pm.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
January 30, 2018



LAKE COUNTY
FLORIDA

COUNTY ATTORNEY'S OFFICE

DIANA JOHNSON
Assistant County Attorney
dmjohnson@lakecountyfl.gov

MELANIE MARSH*
County Attorney
mmarsh@lakecountyfl.gov

MATTHEW MOATS
Assistant County Attorney
mmoats@lakecountyfl.gov

*Board Certification in City, County and Local Government Law

December 1, 2017

Darren Gray, City Manager
City of Clermont
685 W. Montrose Street, 3rd Flr.
Clermont, FL 34711

RE: Renewal of Countywide Municipal Service Taxing Unit for Ambulance and Emergency Medical Services

Dear Darren:

The City executed Ordinance No. 2017-03 on February 14, 2017, providing that Clermont continue to be included within Lake County's Countywide Municipal Service Taxing Unit for Ambulance and Emergency Medical Services. The consent was for a period of one (1) year and will expire February 14, 2017.

Please advise if the City is considering amending its Ordinance to remain a part of the MSTU and provide our office with a copy of the amended/new Ordinance once approved. If not, please advise me of the same.

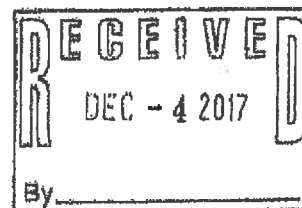
Also, would the City consider changing the expiration from a one (1) year term to a longer term or even a no expiration date? Currently, we have four cities with a no expiration date and nine cities that have terms of at least two (2) years or longer up with a few at five (5) year terms. Let me know if this is something the City would be interested in.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Melanie Marsh

MM/jc
99-148



cc: Gail Ash, Mayor (685 W. Montrose St., Clermont, FL 34711)
Daniel F. Mantzaris, City Attorney (P.O. Box 87, Orlando, FL 32802-0087)

P.O. BOX 7800 ♦ 315 W. MAIN ST. ♦ SUITE 33S ♦ TAVARES, FLORIDA 32778-7800 ♦ P 352.343.9787 ♦ F 352.343.9646
Board of County Commissioners ♦ www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICB, QEP
District 2

WENDY R. BREEDEN
District 3

LESLIE CAMPIONE
District 4

JOSH BLAKE
District 5



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Ordinance No. 2017-46 <i>Final</i> <i>Cubesmart Annexation</i>		
Requested Action		
Recommend approval of Ordinance No. 2017-46		
Staff Report		
The applicant, is requesting voluntary annexation of the subject property. The property is located at the Southeast corner of Hancock Road and Trade Avenue. The subject property is contiguous to the City of Clermont Boundaries under Chapter 171 of the Florida Statutes for annexation. The property is currently vacant and is approximately 5.75 +/- acres in size and is within the City's utility service area. The property is located within the ISBA and the JPA. The applicant wishes to receive services from the City in order to develop the property into a self-storage facility with two commercial out parcels. This request is being heard concurrently with requests for a small scale comprehensive plan amendment, rezoning, and a conditional use permit to allow for a self-storage facility over 20,000 square feet in the C-2 General Commercial zoning district. The related request for a comprehensive plan amendment would change the Future Land Use from Lake County's Regional Commercial to City Commercial land use designation. The rezoning request is to change the zoning from Lake County MP Planned Industrial District to the City's C-2 General Commercial zoning classification. Staff recommends approval of the annexation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2017-46	Annexation Ordinance No. 2017-46.doc
2.	Location Map	New Location Map-2018.pdf
3.	Application	Cubesmart Anex App.pdf
4.	Legal Ad	ANN Cubesmart legal ad.docx



CITY OF CLERMONT
ORDINANCE NO. 2017-46

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

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest ¼ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a



CITY OF CLERMONT
ORDINANCE NO. 2017-46

Point on the Easterly extension of the centerline of Tract “C”, of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29’55”W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less. Alternate Key 3823387

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all 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, Lake County, Florida and any other general or special taxes or assessments.

SECTION 4.

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

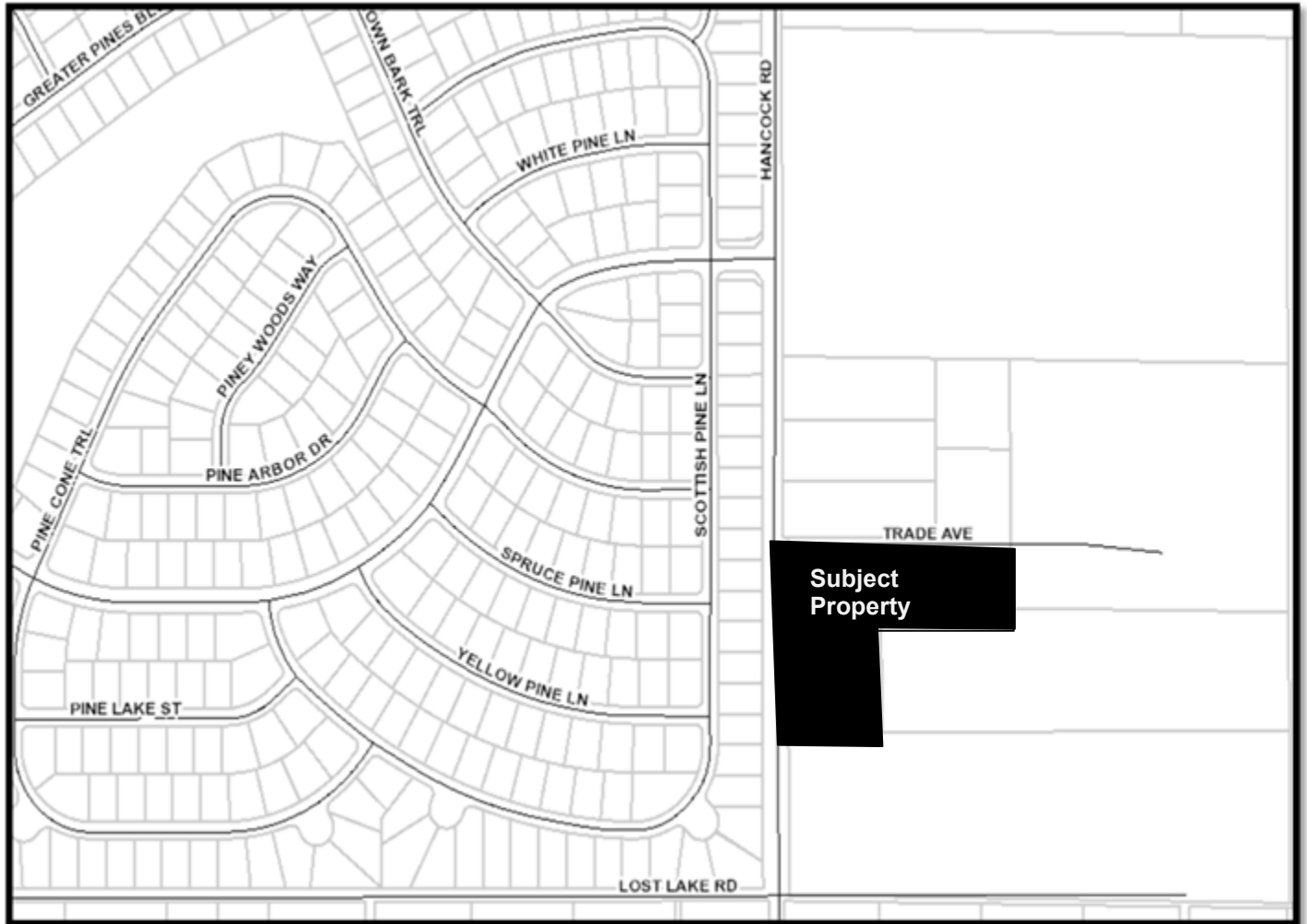
SECTION 5.

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2017-46

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

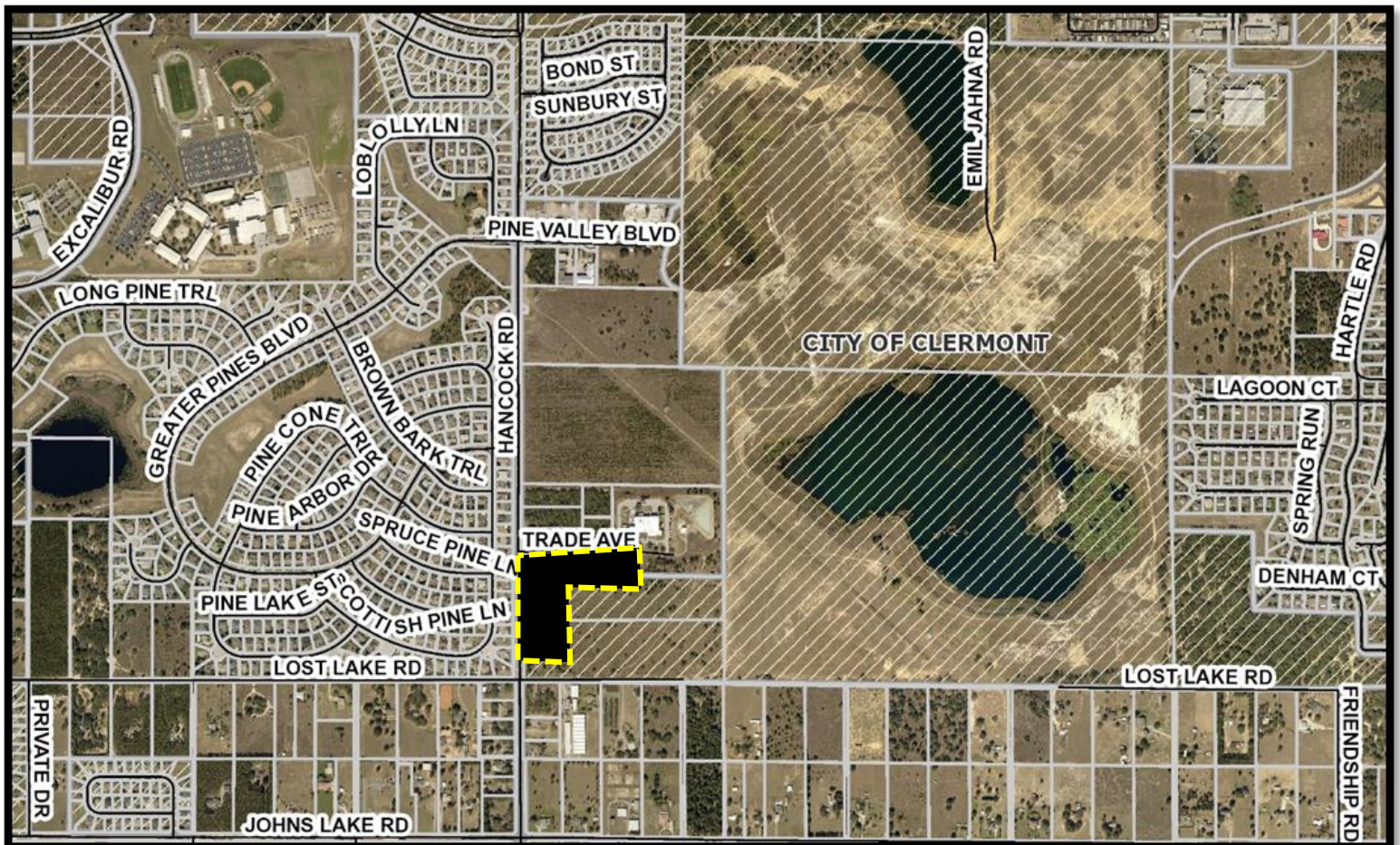
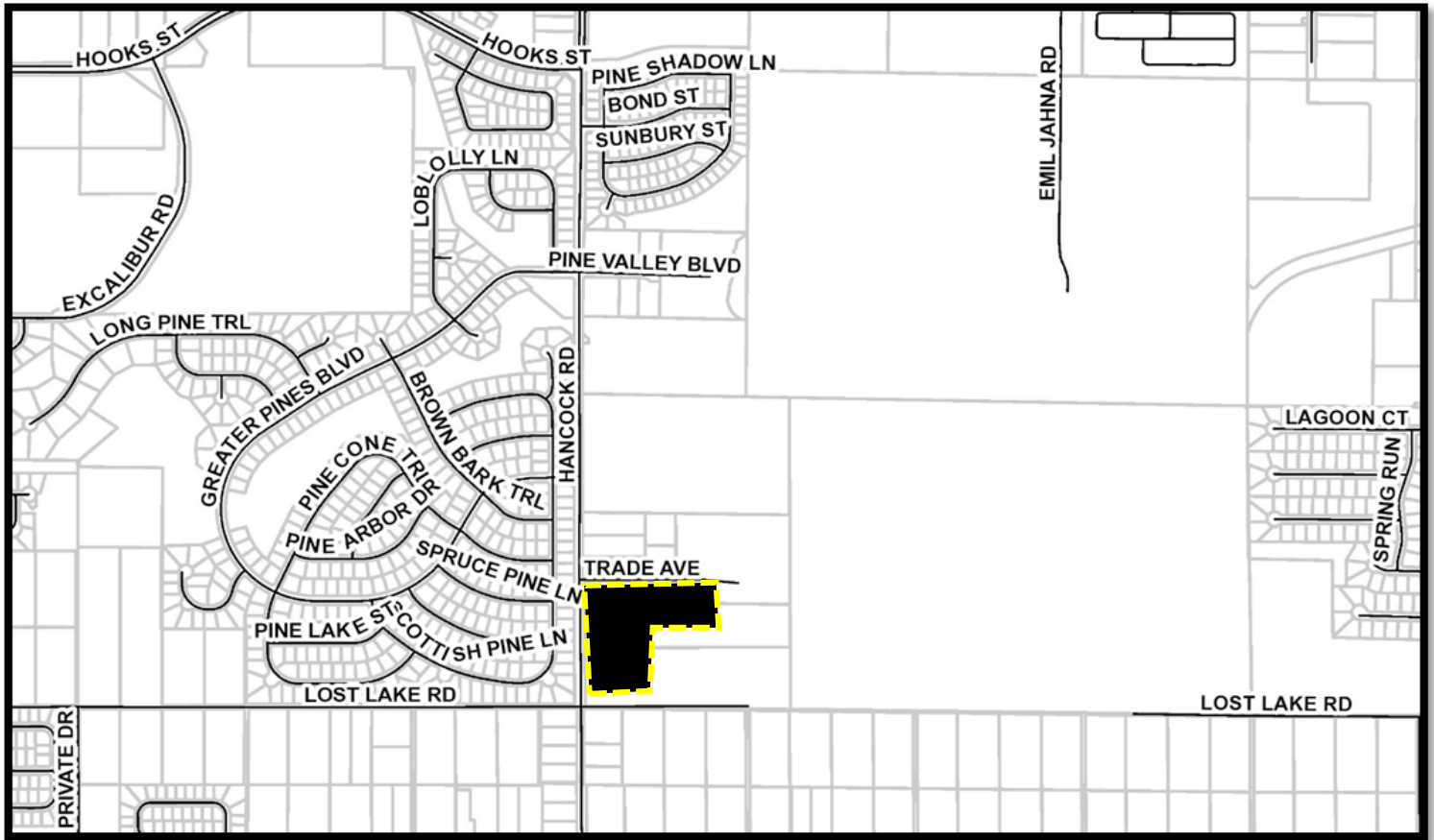
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





APPLICATION & PETITION

DATE: September 1, 2017

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): CubeSmart @ Hancock Road

APPLICANT: Clermont Storage Center, LLC

Address: 1041 Crown Park Circle

City: Winter Garden State: Florida Zip: 34787

Phone: 321-278-7928 Fax: _____

Applicant is: Owner: X Agent: _____ Purchaser: _____ Lessee: _____ Optionee: _____

OWNER: (Applicant)

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

AGENT NAME (Affidavit required): Richard Beaver, Manager

Address: 1041 Crown Park Circle

City: Winter Garden State: Florida Zip: 34787

Phone: 321-278-7928 Fax: _____

E-Mail: rbeaves60@gmail.com

Property address and/or general location: _____
Southeast corner of Hancock Road and Trade Avenue

Area of property: 16.38 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Vacant

The property is PROPOSED to be used for: Self Storage, commercial uses





Existing Lake County Land Use* : Regional Commercial

Existing Lake County Zoning* : M-P

*** 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: To connect to City Utilities

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 34, Township 22 South, Range 26 East

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



OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: July 12, 2017

Before me, the undersigned authority personally appeared John J. Derenka DDS
(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:
MINI STORAGE, RETAIL, PROFESSIONAL OFFICE
3. That said authority (owner) has appointed (agent's name) RICHARD BEAVERS
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 John J. Derenka DDS
Owner (signature)

X Richard Beavers MANAGER
Agent's (signature)

Sworn to and subscribed before
me this 12th day of July,
20 17.

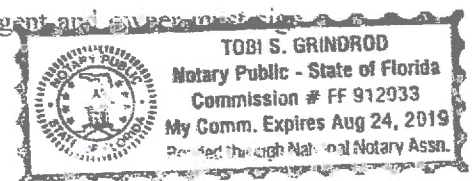
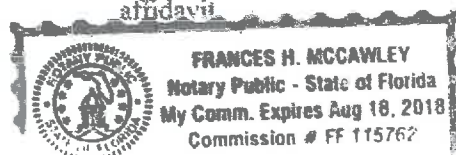
Harold J. Johnson
Notary Public, State of FL
My commission expires:

Aug. 18, 2018

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.

Sworn to and subscribed before
me this 11th day of July,
20 17.

Tobi S. Grindrod
Notary Public, State of FL
My commission expires:





**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.

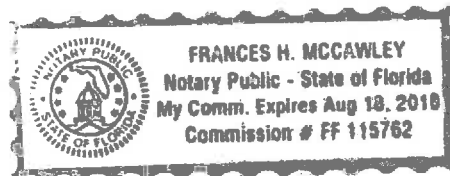
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary 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 12th day of July, 2017.

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

[Signature]
Landowner (Petitioner)
7/12/17
Date

[Signature]
Notary Public
Aug 18, 2018
My Commission Expires



Legal Description

Parent Parcel:

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest 1/4 of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 198.00 feet to the South line of the North 726 feet of said South 1575.00 feet; thence S89°57'31"E, along said South line, a distance of 900.05 feet to the East line of said West 1660.00 feet; thence S00°30'05"E, along said West line, a distance of 357.99 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 1620.00 feet to a Point on said East Right-of-Way line of Hancock Road; thence N00°30'05"W, along said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Contains 713,330 Square Feet or 16.3758 Acres more or less.

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, December 12, 2017 at 6:30 P.M. (Introduction) and on Tuesday, January 9, 2018 at 6:30 P.M. (Final Adoption) at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2017-46

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.

LOCATION:

Vacant property on the Southeast corner of Hancock Road and Trade Avenue
Alternate Key 3823387

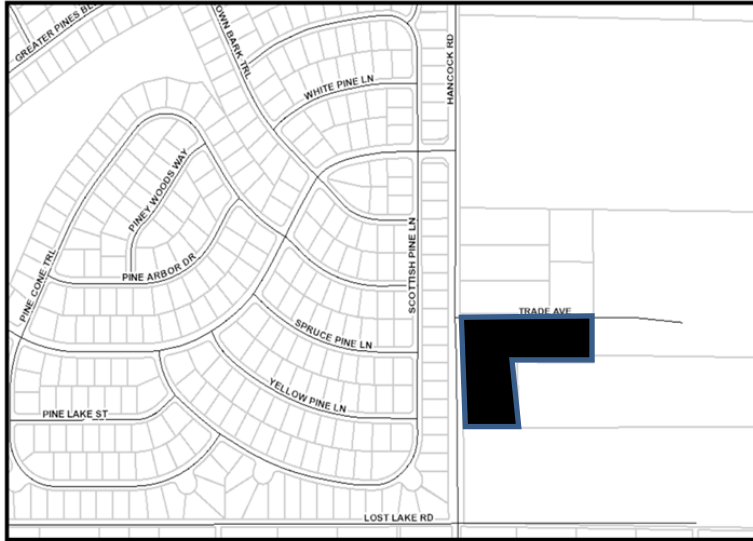
LEGAL DESCRIPTION

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest $\frac{1}{4}$ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less. AK 3823387

Location Map:



This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Tracy Ackroyd Howe, MMC

City Clerk
Daily Commercial
November 27, 2017 & January 02, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Ordinance No. 2017-47 <i>Final</i> <i>Cubesmart Small-scale Comprehensive Plan Amendment</i>		
Requested Action		
Recommend adoption of Ordinance No. 2017-47.		
Staff Report		
The applicant, is requesting a small scale comprehensive plan amendment for the subject property. The property is approximately 5.75 +/- acres in size. This request is being heard concurrently with requests for annexation, rezoning, and a conditional use permit. The applicant wishes to develop the property and have City services available. The small scale comprehensive plan amendment would change the Future Land Use from Lake County's Regional Commercial to the City's Commercial designation. The Commercial Future Land Use Designation is consistent with the surrounding areas and would provide a more compatible and less intense development adjacent to the surrounding parcels, since the proposed end use of the site would be a self-storage facility and commercial outparcels. The City's Comprehensive Plan Policy 1.9.5 allows residential storage facilities a maximum intensity of 1.0 FAR. The proposed development is consistent with the comprehensive plan policies for Commercial future land use designation. Staff recommends approval of the small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to City Commercial Future Land Use designation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2017-47	CPA Ord. 2017-47.doc	
2. FLU MAPS	New FLU Map-2018.pdf	
3. Application	Cubesmart Small scale CPA App.pdf	
4. CPA Legal Ad	CPA Cubesmart legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2017-47

AN ORDINANCE OF THE CITY COUNCIL 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 A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest ¼ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement



CITY OF CLERMONT
ORDINANCE NO. 2017-47

recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less.
Alternate Key 3823387

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT COMMERCIAL

SECTION 2.

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.

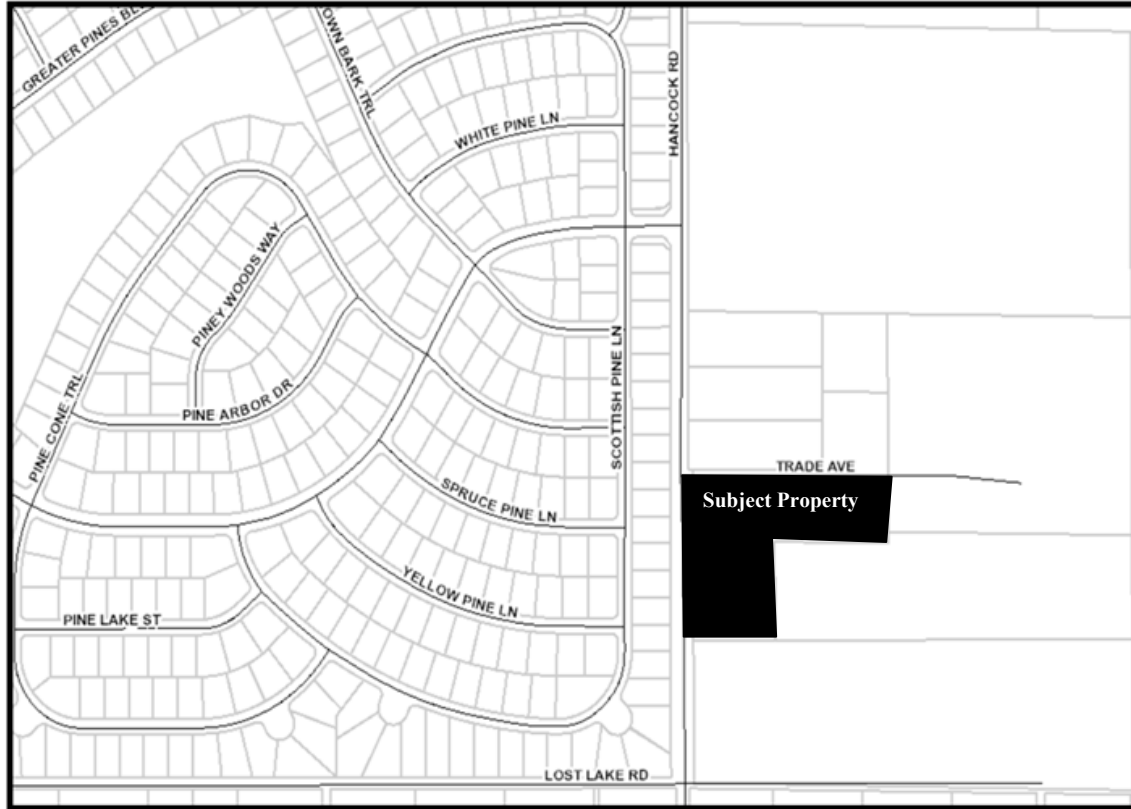
SECTION 3.

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

SECTION 4.

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2017-47

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of February, 2018.

Gail L. Ash, Mayor

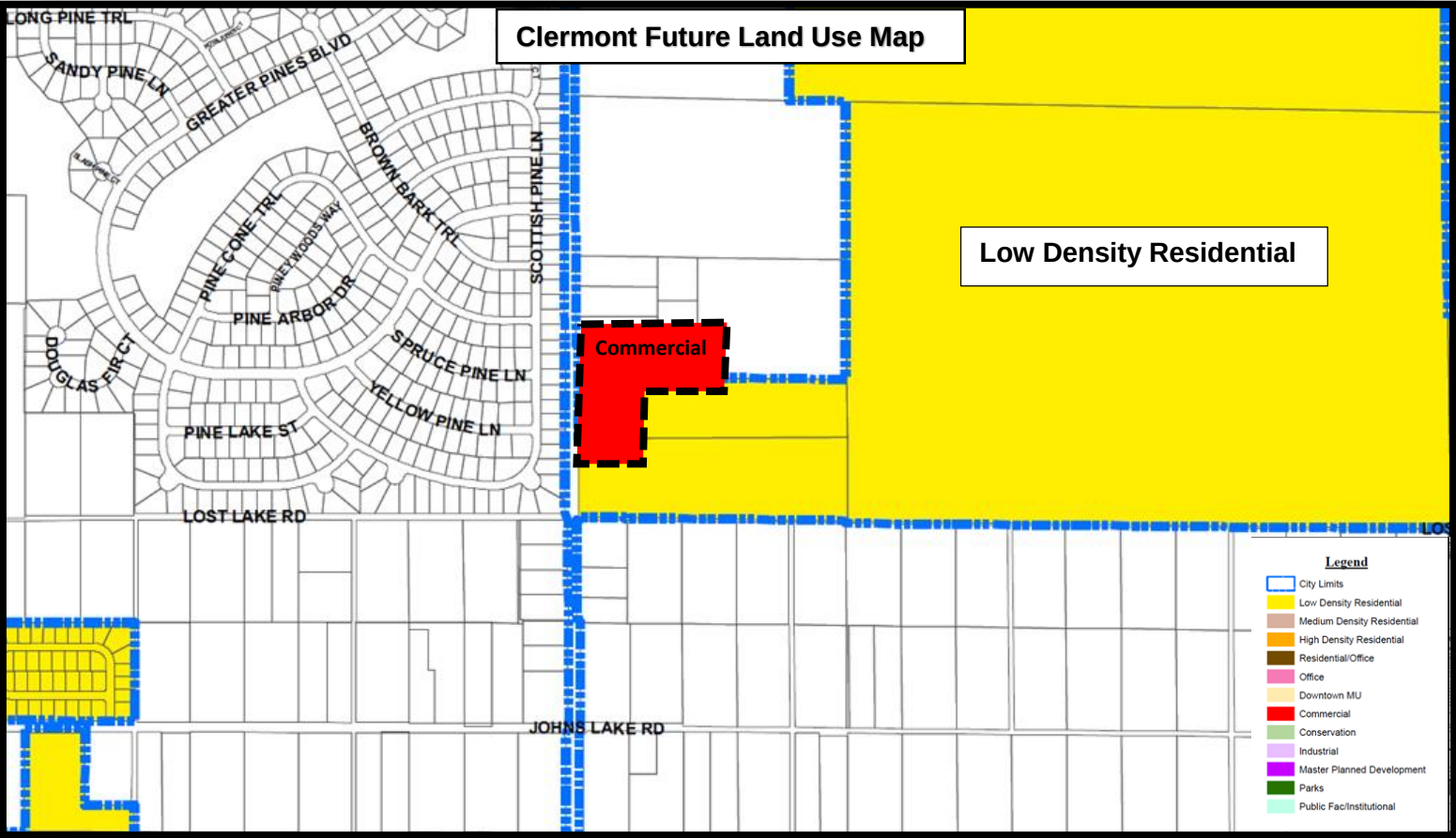
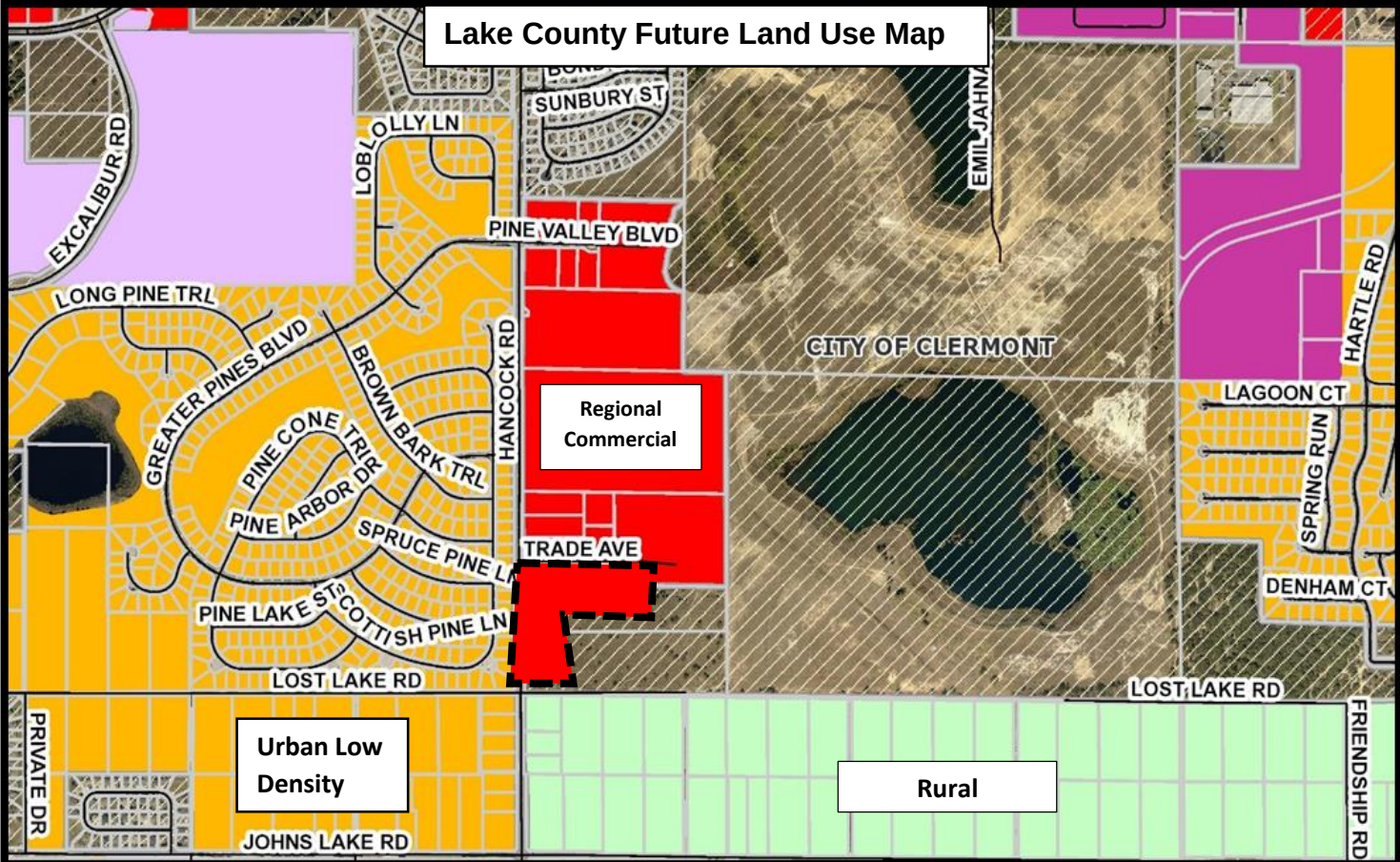
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

EXHIBIT - FUTURE LAND USE MAPS





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: ^{\$} 755.00
PLUS LEGAL AD

Project Name (if applicable): CubeSmart @ Hancock Road

Applicant: Clermont Storage Center, LLC

Contact Person: Richard Beaver, Manager

Address: 1041 Crown Park Circle

City: Winter Garden **State:** Florida **Zip:** 34787

Phone: 321-278-7928 **Fax:** _____

E-Mail: rbeavers60@gmail.com

OWNER: (Applicant)

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Fax:** _____

E-Mail: _____

General Location: Southeast corner of Hancock Road and Trade Avenue

Legal Description (include copy of survey): See the attached.

Property size (in acres or square feet): 5.75 Acres

Flood hazard area (yes) _____ and approx. acreage _____ (no) X

Existing (Actual) Land Use: Vacant

Existing Zoning: County - M-P (Commercial)

Existing Future Land Use: County - Regional Commercial

Proposed Future Land Use: City - Commercial

Type of development proposed: Self Storage with future commercial out parcels





Proposed density (dwelling units/acre) or intensity: N/A

Proposed Zoning District: M-1

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).

The property is being annexed into the City to obtain utility services.

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

_____, who being

by me first duly sworn on oath, deposes and says:

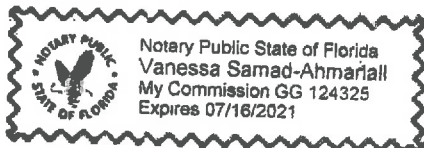
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from COUNTY - REGIONAL COMMERCIAL to CITY COMMERCIAL for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

RICHARD BEAVERS
Affiant - Applicant Name (print)

X Richard Beavers
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 23 day of October, 2017



X Vanessa Samad-Ahmarfall
Notary Public, State of Florida at Large

My Commission Expires: July 16, 2021

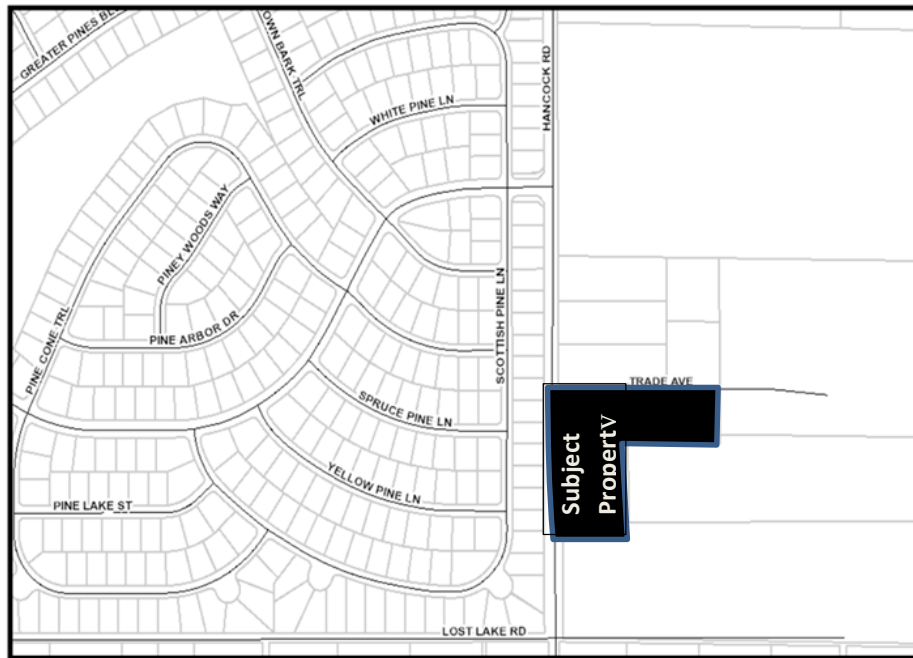
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2017-48

The City of Clermont will hold public hearings on Tuesday, December 5, 2017 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, December 12, 2017 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, January 9, 2018 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 5.75 +/-acre parcel below from Lake County Regional Commercial to City of Clermont Commercial. Alternate Key 3823387.



Location:

Vacant property on the Southeast corner of Hancock Road and Trade Avenue

Alternate Key #3823387

Ordinance #2017-48

An ordinance of the City of Clermont, 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 a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7305 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-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) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

November 24, 2017 and December 26, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Ordinance No. 2017-48 <i>Final</i> <i>Cubesmart Rezoning</i>		
Requested Action		
Recommend adoption of Ordinance No. 2017-48.		
Staff Report		
The applicant, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation, small scale comprehensive plan amendment, and a conditional use permit. Upon annexation, the applicant is requesting to change the current zoning of the property from Lake County M-P Planned Industrial to City C-2 General Commercial zoning, this will allow development of the subject parcel as a self-storage facility with two commercial out parcels. The proposed C-2 General Commercial zoning is consistent with the surrounding areas and the City's Comprehensive Plan. City Code Section 122-223, allows self-storage facilities as a permitted use with a Conditional Use Permit. The proposed development is consistent with the Land Development Regulations and C-2 General Commercial zoning designation. The applicant has applied for a conditional use permit for the self-storage facility since it is a conditional use in the C-2 zoning district and will have one building with more than 20,000 square feet of floor space. Staff has reviewed the rezoning application and believes that C-2 General Commercial zoning is consistent with the comprehensive plan policies and objectives and compatible with uses and improvements of the surrounding area. The self-storage facility has a very low trip generation rate for traffic and has adequate public infrastructure facilities to support the development. Staff recommends approval of the rezoning from Lake County MP Planned Industrial District to City C-2 General Commercial.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2017-48	REZ ORD 2017-48.doc
2.	Zoning Maps	Cubesmart New Zoning Map-2018.pdf
3.	Application	Cubesmart Rez App.pdf
4.	Legal Ad	REZ Cubesmart legal ad.pdf



**CITY OF CLERMONT
ORDINANCE NO. 2017-48**

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 SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

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

SECTION 1:

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

LEGAL DESCRIPTION

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest ¼ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less.
Alternate Key 3823387

**From: Lake County MP Planned Industrial District
To: City C-2 General Commercial**

SECTION 2:

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

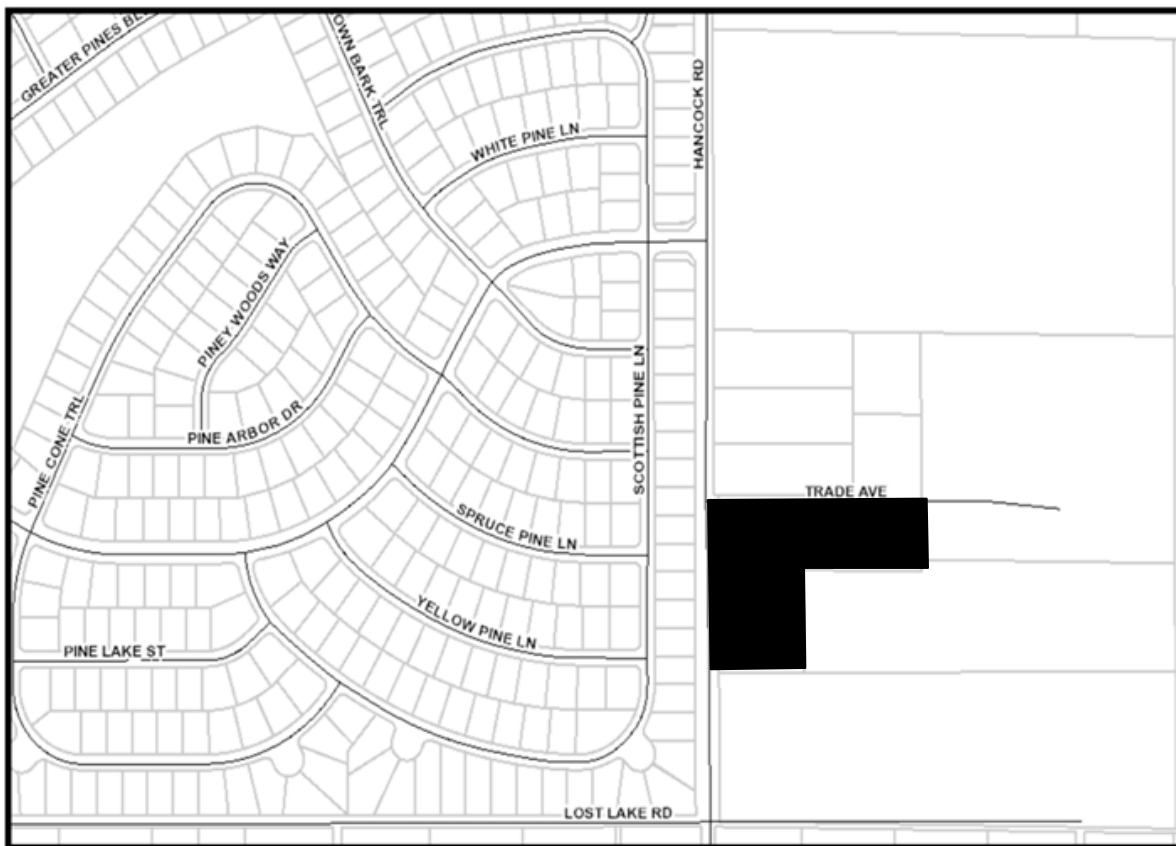
SECTION 3:

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:

The provisions of this Ordinance shall be effective as provided by law.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2017-48

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

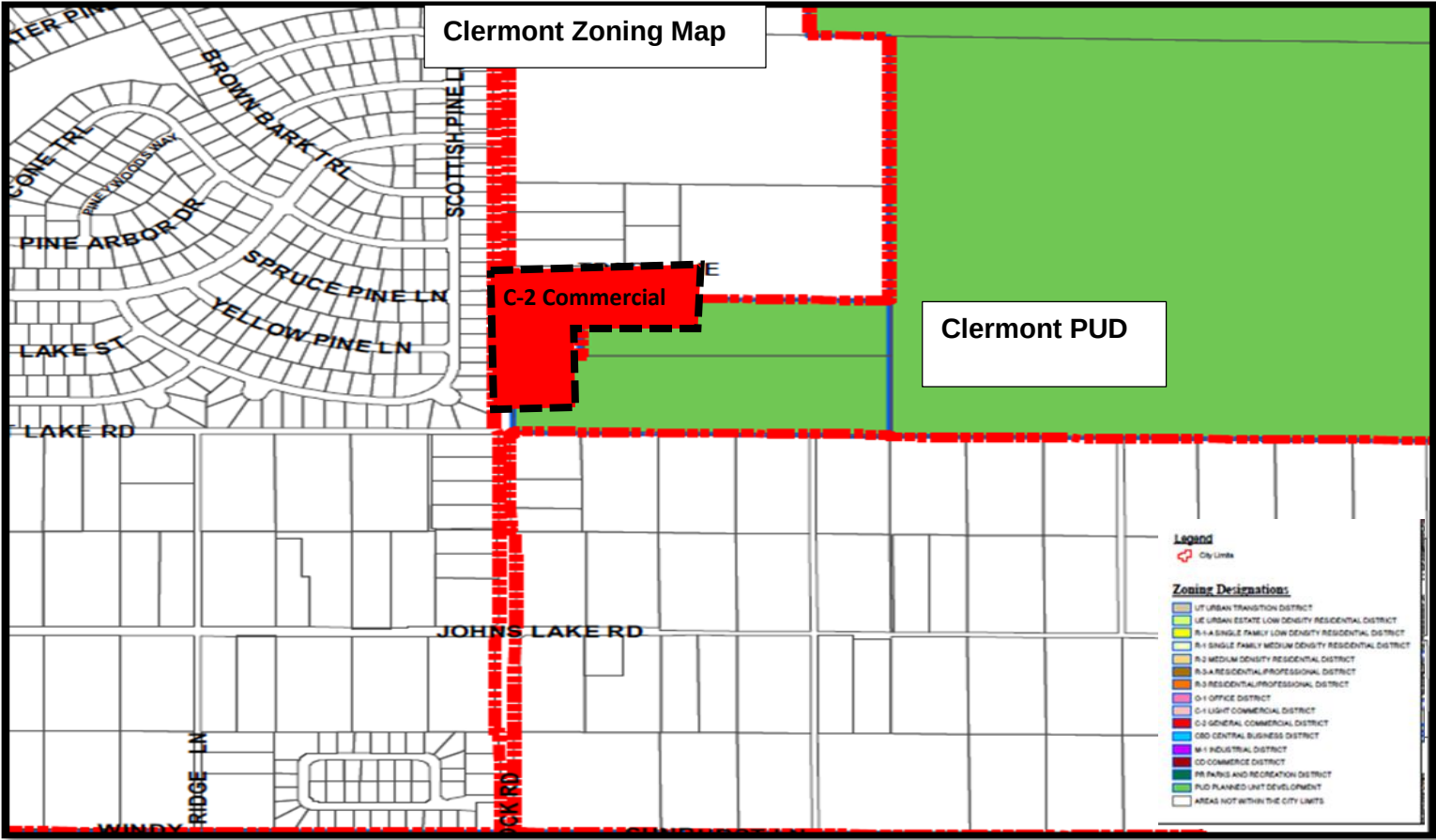
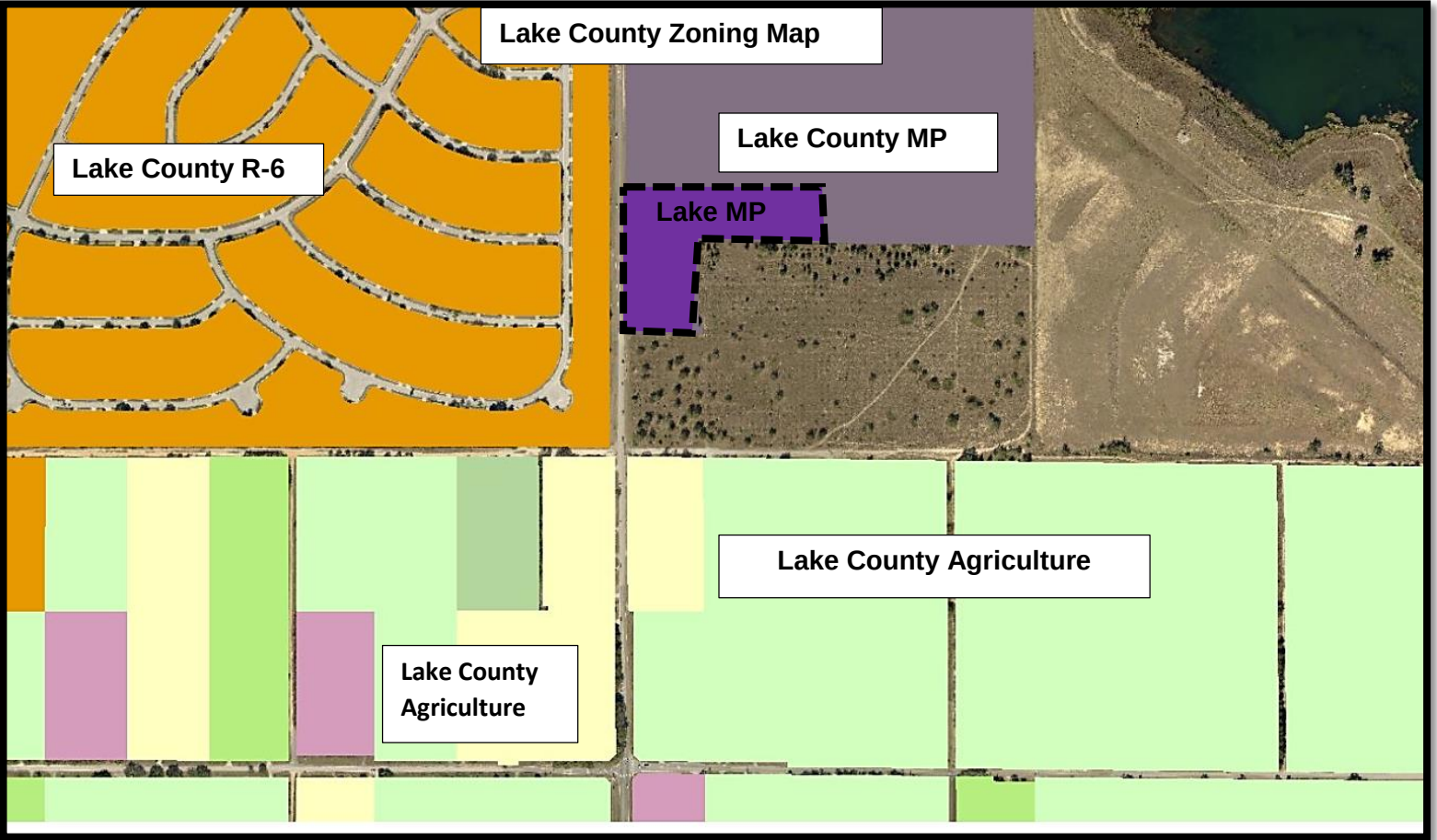
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

EXHIBIT – ZONING MAPS





CITY OF CLERMONT
REZONING
APPLICATION

DATE: September 1, 2017

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): CubeSmart @ Hancock Road

APPLICANT: Clermont Storage Center, LLC

CONTACT PERSON: Richard Beavers, Manager

Address: 1041 Crown Park Circle

City: Winter Garden State: Florida Zip: 34787

Phone: 321-278-7928 Fax: _____

E-Mail: rbeavers60@gmail.com

OWNER: (Applicant)

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: SE corner of Hancock Road & Trade Avenue

Legal Description (include copy of survey): See the attached

Acres: 16.38 acres Land Use: Regional Commercial
(City verification required)

Present Zoning: M-P (County) Proposed Zoning: M-1
(City verification required)





CITY OF CLERMONT
REZONING
APPLICATION
Page 2

Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

CURRENT I ZONE

MINI STORAGE

DENTAL - PROFESSIONAL OFFICE

RETAIL

CLERMONT STORAGE CENTER LLC
RICHARD BEAVERS - MANAGER
Applicant Name (print)

X Richard Beavers - MANAGER
Applicant Name (signature)

JOAN CERVENKA
Owner Name (print)

X Joan Cervenka
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

Legal Description

Parent Parcel:

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest $\frac{1}{4}$ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 198.00 feet to the South line of the North 726 feet of said South 1575.00 feet; thence S89°57'31"E, along said South line, a distance of 900.05 feet to the East line of said West 1660.00 feet; thence S00°30'05"E, along said West line, a distance of 357.99 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 1620.00 feet to a Point on said East Right-of-Way line of Hancock Road; thence N00°30'05"W, along said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Contains 713,330 Square Feet or 16.3758 Acres more or less.

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2017-47

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 severability, an effective date and publication.

LOCATION

Vacant property on the Southeast corner of Hancock Road and Trade Avenue
Alternate Key 3823387

LEGAL DESCRIPTION

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest $\frac{1}{4}$ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less. AK 3823387

FROM: Lake County M-P Planned Industrial District
TO: City C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, December 5, 2017 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, December 12, 2017 at 6:30 p.m. for Introduction and for Final Adoption on Tuesday, January 9, 2018. All meetings will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Daily Commercial

November 27, 2017 & December 26, 2017

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, February 13, 2018			
Agenda Item Name			
Resolution No. 2017-55 <i>Cubesmart CUP</i>			
Requested Action			
Recommend approval of Resolution No. 2017-55.			
Staff Report			
The applicant, is requesting a Conditional Use Permit for a self-storage facility with more than 20,000 square feet of floor space. The Land Development Code, Section 122-223 requires a conditional use permit for any building structure that occupies more than 20,000 square feet and Section 122-224 requires residential storage facilities to obtain a Conditional Use Permit. The applicant is proposing to develop the site into a self-storage facility with a two commercial out parcels. The self-storage building will be two story with a small office. The total square footage for this use will be 57,000 square feet. The commercial out parcels will be developed at a later date and will be required to comply with the Land Development Regulations for C-2 General Commercial zoning and meet the City's Architectural Standards. The proposed self-storage facility will be gated and secured. Any fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. The site shall be developed in substantial accordance with the conceptual plan prepared by American Civil Engineering CO., dated May 25, 2017. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution No. 2017-55.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	CUP Resolution 2017-55	CUP RES 2017-55.doc	
2.	Location Map	Site Map.pdf	
3.	Site Plan	Cubesmart Site Plan.pdf	

4.	Elevations	CubSMART elevations.pdf
5.	Application	CubSMART CUP App.pdf
6.	CUP Legal Ad	CUP CubSMART legal ad.pdf



**CITY OF CLERMONT
RESOLUTION NO. 2017-55**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE
FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF
FLOOR SPACE**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held December 5, 2017 recommended approval of this Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; at the following location:

LOCATION:

Vacant property on the Southeast corner of Hancock Road and Trade Avenue
Alternate Key 3823387

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.



**CITY OF CLERMONT
RESOLUTION NO. 2017-55**

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by American Civil Engineering Company, dated May 25, 2017. Any new development on the subject property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2. Land Use

1. This Conditional Use permit is for a self-storage facility not to exceed 57,000 square feet of floor area.
2. The site may also be used for any permitted use in the C-2 General Commercial zoning district.



CITY OF CLERMONT
RESOLUTION NO. 2017-55

3. The site shall be developed according to the City of Clermont Land Development Codes and all building must meet the City of Clermont Architectural Standards.
4. The self-storage facility shall be gated and will be secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. No outside storage will be allowed.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
7. No outside speaker systems will be allowed.
8. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.



CITY OF CLERMONT
RESOLUTION NO. 2017-55

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

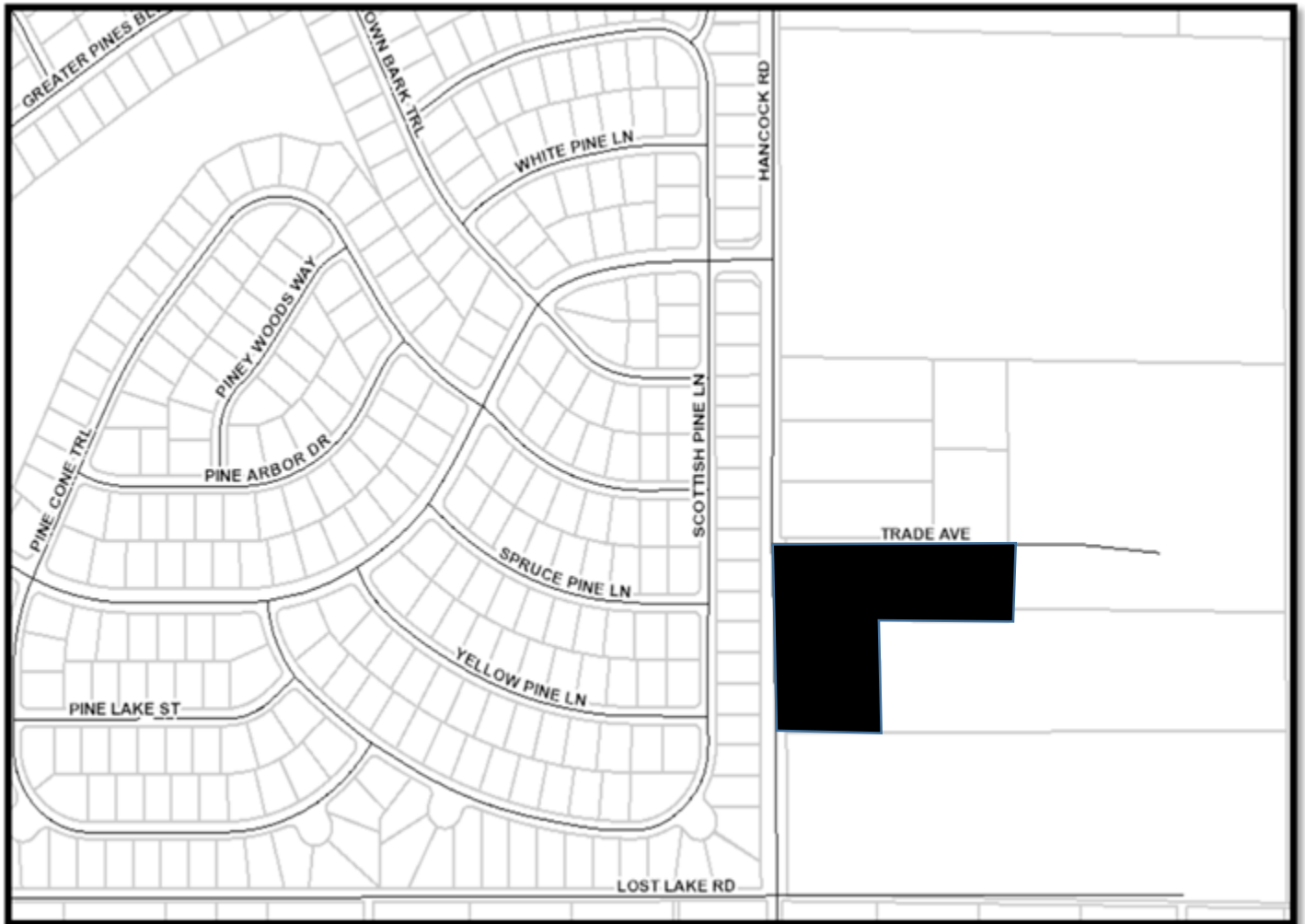
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

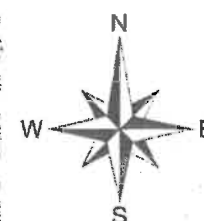
Daniel F. Mantzaris, City Attorney

Site Map

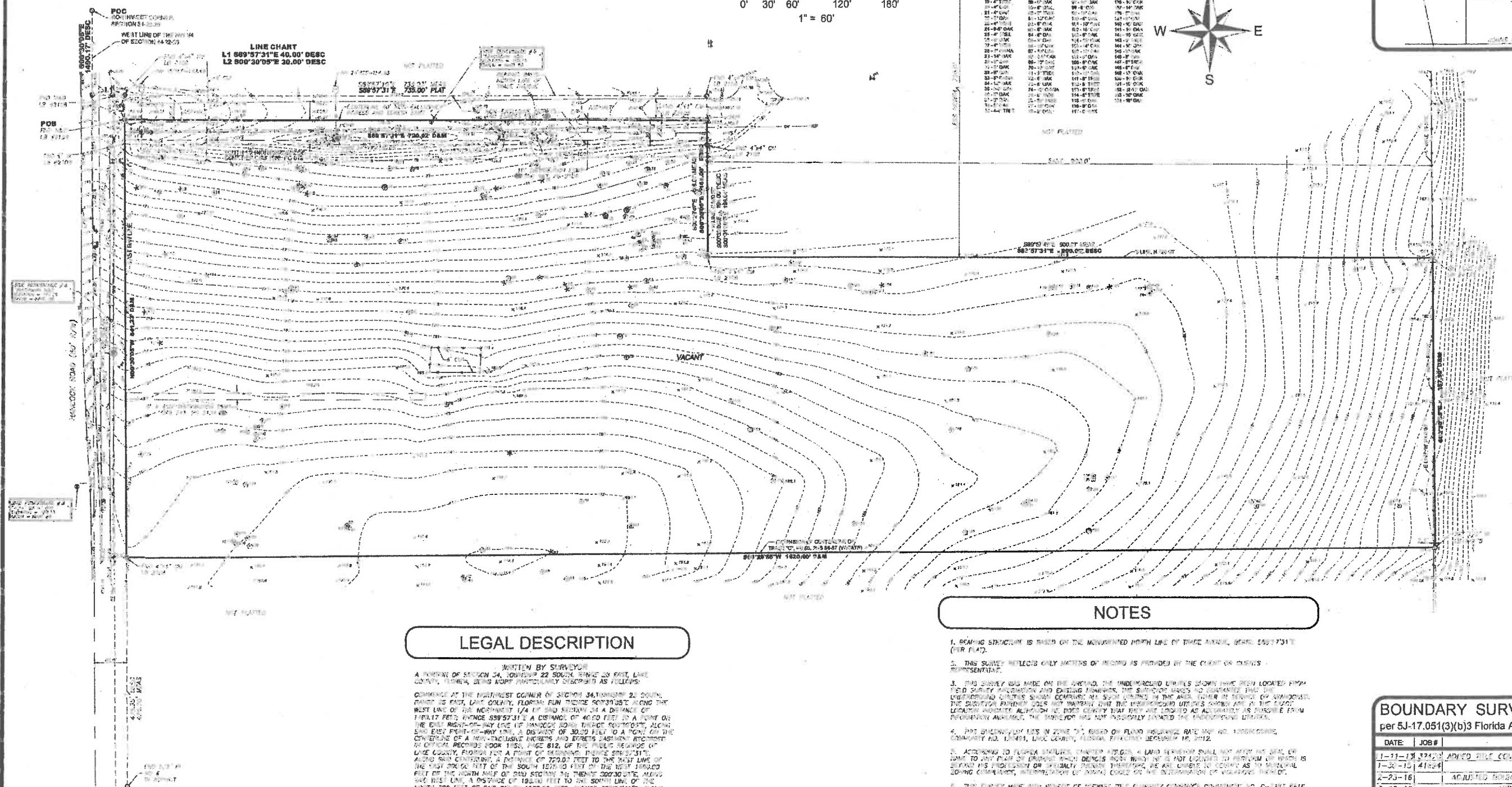


VICINITY MAP (NOT TO SCALE)

10. DISTRICT COURT ORDER IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN
CITIZEN RECORDS BOOK 98, PAGE 2109, PUBLIC RECORDS OF DALLAS COUNTY, FLORIDA
CITIZEN RECORDS BOOK 98, PAGE 2109, PUBLIC RECORDS OF DALLAS COUNTY, FLORIDA



1-19-1965	40-42-1965	43-47-1965	48-50-1965	51-52-1965
2-18-1965	41-46-1965	48-49-1965	51-52-1965	53-54-1965
3-18-1965	42-45-1965	49-50-1965	52-53-1965	55-56-1965
4-18-1965	43-44-1965	51-52-1965	53-54-1965	57-58-1965
5-18-1965	44-43-1965	52-53-1965	54-55-1965	59-60-1965
6-18-1965	45-42-1965	53-54-1965	55-56-1965	61-62-1965
7-18-1965	46-41-1965	54-55-1965	56-57-1965	63-64-1965
8-18-1965	47-40-1965	55-56-1965	57-58-1965	65-66-1965
9-18-1965	48-39-1965	56-57-1965	58-59-1965	67-68-1965
10-18-1965	49-38-1965	57-58-1965	59-60-1965	69-70-1965
11-18-1965	50-37-1965	58-59-1965	60-61-1965	71-72-1965
12-18-1965	51-36-1965	59-60-1965	61-62-1965	73-74-1965
1-18-1966	52-35-1965	60-61-1965	62-63-1965	75-76-1965
2-18-1966	53-34-1965	61-62-1965	63-64-1965	77-78-1965
3-18-1966	54-33-1965	62-63-1965	64-65-1965	79-80-1965
4-18-1966	55-32-1965	63-64-1965	65-66-1965	81-82-1965
5-18-1966	56-31-1965	64-65-1965	66-67-1965	83-84-1965
6-18-1966	57-30-1965	65-66-1965	67-68-1965	85-86-1965
7-18-1966	58-29-1965	66-67-1965	68-69-1965	87-88-1965
8-18-1966	59-28-1965	67-68-1965	69-70-1965	89-90-1965
9-18-1966	60-27-1965	68-69-1965	70-71-1965	91-92-1965
10-18-1966	61-26-1965	69-70-1965	71-72-1965	93-94-1965
11-18-1966	62-25-1965	70-71-1965	72-73-1965	95-96-1965
12-18-1966	63-24-1965	71-72-1965	73-74-1965	97-98-1965
1-18-1967	64-23-1965	72-73-1965	74-75-1965	99-100-1965
2-18-1967	65-22-1965	73-74-1965	75-76-1965	101-102-1965
3-18-1967	66-21-1965	74-75-1965	76-77-1965	103-104-1965
4-18-1967	67-20-1965	75-76-1965	77-78-1965	105-106-1965
5-18-1967	68-19-1965	76-77-1965	78-79-1965	107-108-1965
6-18-1967	69-18-1965	77-78-1965	79-80-1965	109-110-1965
7-18-1967	70-17-1965	78-79-1965	80-81-1965	111-112-1965
8-18-1967	71-16-1965	79-80-1965	81-82-1965	113-114-1965
9-18-1967	72-15-1965	80-81-1965	82-83-1965	115-116-1965
10-18-1967	73-14-1965	81-82-1965	83-84-1965	117-118-1965
11-18-1967	74-13-1965	82-83-1965	84-85-1965	119-120-1965
12-18-1967	75-12-1965	83-84-1965	85-86-1965	121-122-1965
1-18-1968	76-11-1965	84-85-1965	86-87-1965	123-124-1965
2-18-1968	77-10-1965	85-86-1965	87-88-1965	125-126-1965
3-18-1968	78-9-1965	86-87-1965	88-89-1965	127-128-1965
4-18-1968	79-8-1965	87-88-1965	89-90-1965	129-130-1965
5-18-1968	80-7-1965	88-89-1965	90-91-1965	131-132-1965
6-18-1968	81-6-1965	89-90-1965	91-92-1965	133-134-1965
7-18-1968	82-5-1965	90-91-1965	92-93-1965	135-136-1965
8-18-1968	83-4-1965	91-92-1965	93-94-1965	137-138-1965
9-18-1968	84-3-1965	92-93-1965	94-95-1965	139-140-1965
10-18-1968	85-2-1965	93-94-1965	95-96-1965	141-142-1965
11-18-1968	86-1-1965	94-95-1965	96-97-1965	1



NOTES

SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, LINE 30 WEST, TOWNSHIP 22 SOUTH, RANGE 18 EAST, LINE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, LINE 30 WEST, FLORIDA RUM RUN MEASURE 5030.35 FEET, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 1757.75 FEET, THENCE S59°57'31" E A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, ALONG SAID WEST LINE OF SAID SECTION 34, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF A HIGH EXCLUSIVE HIGHWAY AND BRIDGE EASTWARD, THENCE ALONG SAID CENTERLINE OF SAID HIGHWAY AND BRIDGE, THENCE S89°57'31" E ALONG SAID CENTERLINE A DISTANCE OF 772.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, THENCE S89°57'31" E ALONG SAID WEST LINE OF SAID SECTION 34, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID SECTION 34, THENCE N89°57'31" E ALONG SAID NORTH LINE OF SAID SECTION 34, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, THENCE S89°57'31" E, ALONG SAID SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, THENCE S89°57'31" E, ALONG SAID WEST LINE, A DISTANCE OF 2580.00 FEET TO A POINT ON THE EAST-WEST DIVISION OF THE CENTERLINE OF HIGHWAY 20, THE CENTER LINE OF SAID HIGHWAY 20, BEING 100.00 FEET FROM THE WEST LINE OF SAID SECTION 34, THENCE S89°57'31" E, ALONG SAID CENTERLINE OF SAID HIGHWAY 20, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID SECTION 34, THENCE S89°57'31" E, ALONG SAID WEST LINE OF SAID SECTION 34, A DISTANCE OF 541.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 718.33 ACRES OF LAND, BEING 18.76 ACRES MORE OR LESS.

1. BEARING STRUCTURE IS BASED ON THE UNADJUSTED HOPK LINE OF TRACT ANNUAL, BEING 5557731E (PIR PLAT).
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS - REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNADJUSTED LINES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY MEASUREMENTS AND EXISTING RECORDS. THE SURVEYOR DOES NOT GUARANTEE THAT THE INFORMATION OBTAINED FROM SUCH SOURCES IS 100% ACCURATE. THERE ARE NO CLAIMS OF RECORD OR OTHERWISE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNADJUSTED LINES SHOWN ARE IN THE BEST LOCATION AVAILABLE. ALTHOUGH NO DEFECTS THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM REPUTABLE SOURCES, THE SURVEYOR DOES NOT NECESSARILY WARRANT THE UNADJUSTED LINES.
4. THIS SURVEY WAS MADE IN PART, IT IS BASED ON PLANNED INTEREST RATE AND THE UNDERSTANDING, COMMONLY NO. 10001, LAND COUNTY, ALABAMA, EFFECTIVE DECEMBER 15, 2012.
5. ACCORDING TO ALABAMA STATUTES, CHAPTER 40-2-1, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR SIGN TO ANY PLAN OR INSTRUMENT WHICH DENIES NOR WOULD BE NOT BE LOANED TO ANY OTHER PERSON OR FIRM. HIS SEAL OR SIGN SHALL BE LOANED TO ANY OTHER PERSON OR FIRM, HE AND HIS FIRM SHALL BE CONSIDERED AS A PERSON LOANING CREDIT, INFORMATION, OR KNOWLEDGE TO ANY OTHER PERSON OR FIRM. THEREFORE, THE SEAL OF THE SURVEYOR SHALL BE LOANED TO ANY OTHER PERSON OR FIRM.
6. THIS SURVEY WAS MADE WITH REFERENCE TO THE SURVEYOR'S COMMONLY NO. 10001 RATE EFFECTIVE DECEMBER 15, 2012.
7. THIS SURVEY IS VALID ONLY FOR THE PURPOSES TO WHICH IT IS CERTIFIED.
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN ALABAMA STATUTES.
9. ESTIMATE BASED ON LAND COUNTY RECORDS AND ITS OWNED AN INTEREST OF 100% (PIR PLAT).
10. ON 10-21-2012, THE BOUNDARY WAS ADJUSTED TO THE CORRECTED PLAT MEASUREMENTS OF MINOR PLAT A. MEASURED IN THAT PLAT MEASUREMENT, BEING 5557731E, PLAT RECORDS OF LAND COUNTY, ALABAMA. PARALLEL TO THE CORRECTED PLAT AND THE PLAT.
11. PORTIONS OF THE SURVEY INSTRUMENT ARE WITHIN THE FORMER PLAT OF LAND COUNTY, BEING 5557731E, PLAT RECORDS OF LAND COUNTY, ALABAMA, EFFECTIVE DECEMBER 15, 2012. THE SURVEYOR DOES NOT GUARANTEE THAT THE INFORMATION OBTAINED FROM SUCH SOURCES IS 100% ACCURATE. THERE ARE NO CLAIMS OF RECORD OR OTHERWISE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNADJUSTED LINES SHOWN ARE IN THE BEST LOCATION AVAILABLE. ALTHOUGH NO DEFECTS THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM REPUTABLE SOURCES, THE SURVEYOR DOES NOT NECESSARILY WARRANT THE UNADJUSTED LINES.

BOUNDARY SURVEY DATE:		3-10-16
per 5J-17.051(3)(b)3 Florida Administrative Code.		
DATE	JOB #	REVISION
1-11-13	32424	ADJUST FILE CORRECTION & CALCULATIONS
1-30-13	41824	LOCATE TREES
2-23-16		ADJUSTED MONUMENTS TO CONNECTED MONUMENTS
3-10-16		ADD NEW MONUMENTS
5-17-16	100139	REVISORY AND NOTE NEW DESCRIPTION (WHAT WANTED)

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SCALE: 1"=50'	CITY OF ST. LOUIS VACATED PLAT 10	JOB #37479
FIELD DATE: 10-1-10		DRAWN BY: GLT
PREPARED FOR:	FLAGSHIP INVESTMENT GROUP	
LOCATION: S. CORNER OF INTERSECTION OF THREE AVENUE AND PARSONS ROAD, LIVING STATION 55-1000, ST. LOUIS, MO 63117	BLVD. OF THE MANLOW PARK	

ACCURIGHT
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4175
2012 E. Robinson Street, Orlando, Florida 32809
www.AccurightSurveys.net
ACCURIGHT Surveys.net
PHONE: (407) 604-9314

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 6J-17 FLOREIDA BOARD OF MEDICAL SURVEILLANCE TO SECTION 472.022 OF THE FLOREIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL RATED
SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

SLAKE 44-27155-107, 203 ACC 282700, W 1 070111Z 12-01-61, WED PLATYCZ 20-00 101 APR 62 20 6







SCALE: N.T.S.

JULY 26, 2016

CUBE·S·M·A·R·T STORAGE CLERMONT, FLORIDA

16100





**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: September 1, 2017

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): CubeSmart @ Hancock Road

APPLICANT: Clermont Storage Center, LLC

CONTACT PERSON: Thomas H. Skelton, PE / American Civil Engineering Co.

Address: 207 N. Moss Road, Suite 211

City: Winter Springs State: Florida Zip: 32708

Phone: 407-327-7700 Fax: 407-327-0227

E-Mail: tomskelton468@gmail.com

OWNER: Richard Beavers, Manager / Clermont Storage Center, LLC

Address: 1041 Crown Park Circle

City: Winter Garden State: Florida Zip: 34787

Phone: 321-278-7928 Fax: _____

Address of Subject Property: SE corner of Hancock Road & Trade Avenue

General Location: _____

Legal Description (include copy of survey): See the attached

Land Use (City verification required): Regional Commerical

Zoning (City verification required): M-P (County)





CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

MINI STORAGE ON APPROX 4 AC WITH
2 ADJACENT ACRES TO BE USED FOR
RETAIL AND PROFESSIONAL OFFICE
LAND CURRENTLY HAS J ZONING

CLERMONT STORAGE CENTER LLC
RICHARD BEAVERS - MANAGER
Applicant Name (print)

JOHN CERVENKA
Owner Name (print)

Clermont Storage Center LLC
X Richard Beavers
Applicant Name (signature)
X John Cervenka
Owner Name (signature)

***** NOTICE *****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL
BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED
UNTIL CORRECTIONS ARE MADE.

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

Legal Description

Parent Parcel:

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest 1/4 of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 198.00 feet to the South line of the North 726 feet of said South 1575.00 feet; thence S89°57'31"E, along said South line, a distance of 900.05 feet to the East line of said West 1660.00 feet; thence S00°30'05"E, along said West line, a distance of 357.99 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 1620.00 feet to a Point on said East Right-of-Way line of Hancock Road; thence N00°30'05"W, along said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Contains 713,330 Square Feet or 16.3758 Acres more or less.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space.

LOCATION

Vacant property on the Southeast corner of Hancock Road and Trade Avenue
Alternate Key 3823387

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, December 5, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 9, 2018 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
November 27, 2017 & December 5, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date														
Tuesday, February 13, 2018														
Agenda Item Name														
Ordinance No. 2018-04 <i>Introduction</i> <i>Darryl Bishop Small Scale Comprehensive Plan Amendment</i>														
Requested Action														
Recommend introduction of Ordinance 2018-04.														
Staff Report														
This request is an administrative request with the property owner's consent to seek a small-scale comprehensive plan amendment for a piece of property that is approximately 0.20 +/- acres in size. The property is wedged in between 12th Street and the South Lake Trail at West Beach, north of Short Street. This property, along with a vacated right-of-way and additional property to the south, is owned by Mr. Bishop and is currently operated under the premise of one business. After much discussion with staff and Mr. Bishop, it was determined that this piece would be best served with the Downtown Mixed Use future land use designation since it is adjacent to the trail and West Beach and matches the remaining portion of Mr. Bishop's property. The City inadvertently changed the future land use of the property to Parks when it rewrote its Comprehensive Plan in 2009 and was later discovered by the property owner and staff. Therefore, staff recommends approval of Ordinance 2018-04, for a small-scale comprehensive plan amendment to change the future land use from Parks to Downtown Mixed Use.														
Additional Analysis														
Fiscal Impact Summary														
Fiscal Impact	Fund Number and Description	Available Budget Amount												
Exhibits Attached (copies of original agreements)														
<table border="0"><tr><td>1.</td><td>Ordinance 2018-04</td><td>Formatted CPA ORD 2018-04 Bishop.doc</td></tr><tr><td>2.</td><td>Maps</td><td>Bishop Maps.pdf</td></tr><tr><td>3.</td><td>Application</td><td>CPA Application Bishop.pdf</td></tr><tr><td>4.</td><td>CPA Legal Ad</td><td>CPA Ad Bishop.pdf</td></tr></table>			1.	Ordinance 2018-04	Formatted CPA ORD 2018-04 Bishop.doc	2.	Maps	Bishop Maps.pdf	3.	Application	CPA Application Bishop.pdf	4.	CPA Legal Ad	CPA Ad Bishop.pdf
1.	Ordinance 2018-04	Formatted CPA ORD 2018-04 Bishop.doc												
2.	Maps	Bishop Maps.pdf												
3.	Application	CPA Application Bishop.pdf												
4.	CPA Legal Ad	CPA Ad Bishop.pdf												



CITY OF CLERMONT
ORDINANCE NO. 2018-04

AN ORDINANCE OF THE CITY COUNCIL 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 A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad



CITY OF CLERMONT
ORDINANCE NO. 2018-04

right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South 79° 30' West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning.
Alternate Key 1622573

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: PARKS
TO: DOWNTOWN MIXED USE

SECTION 2.

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.

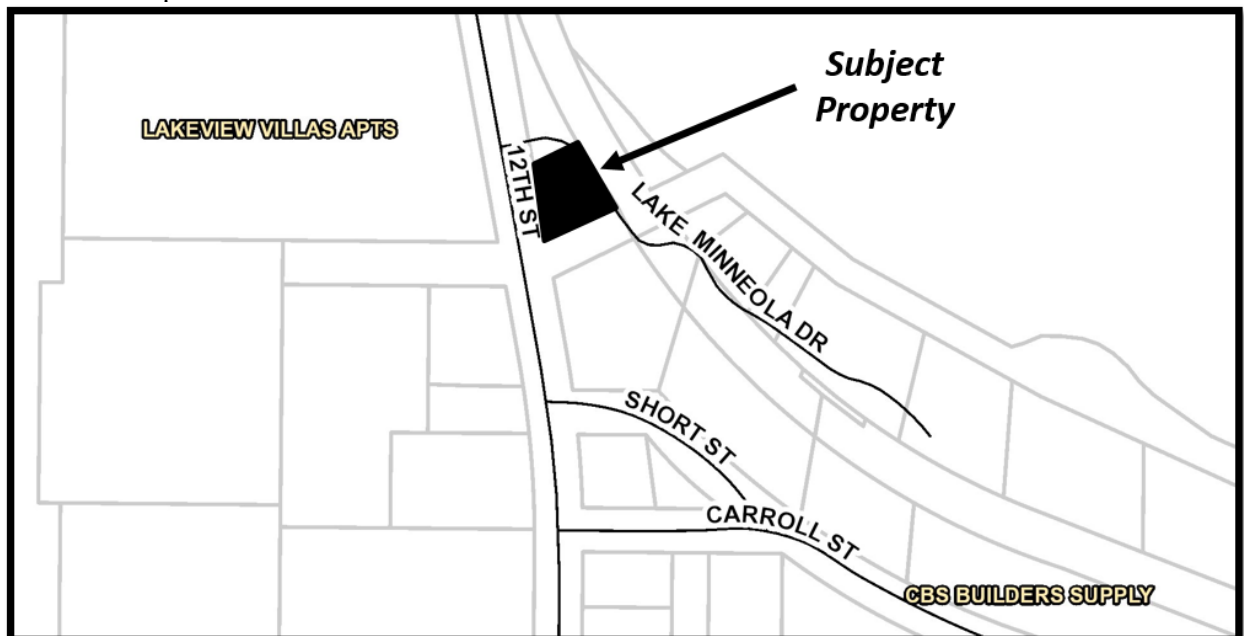
SECTION 3.

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

SECTION 4.

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-04

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
333 North 12th Street – Darryl Bishop

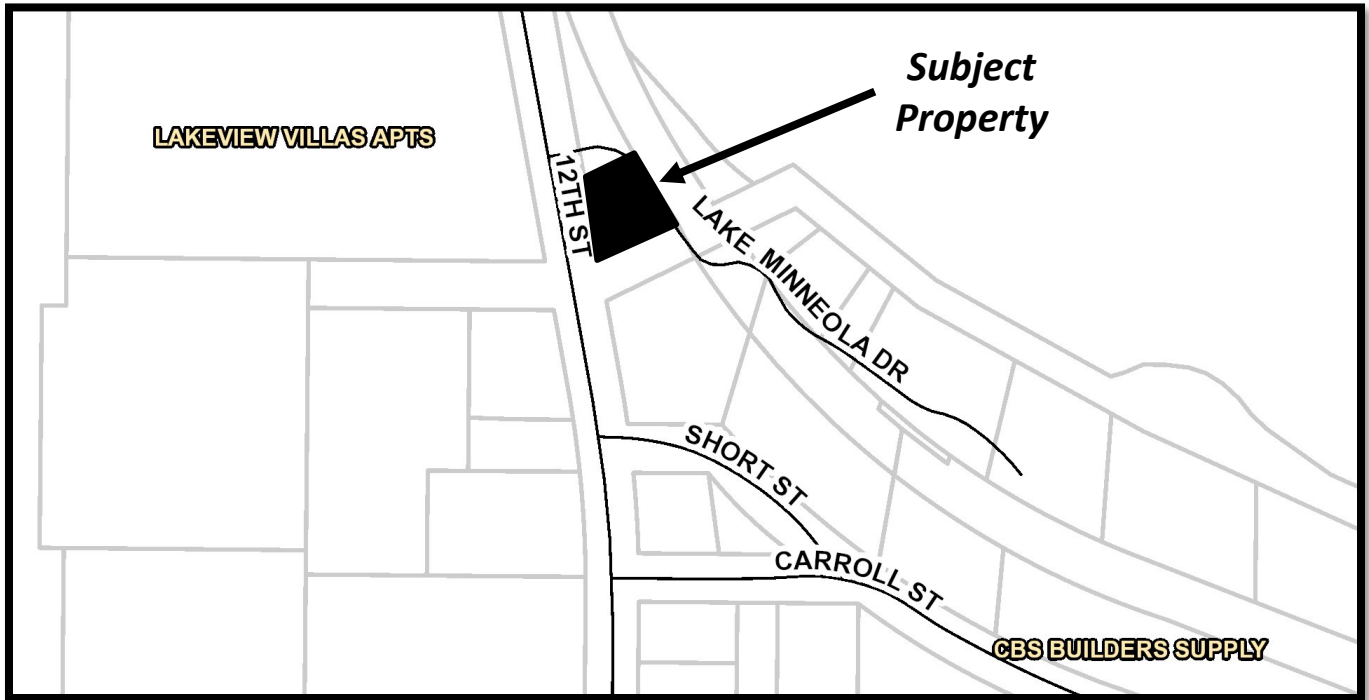


Exhibit – Future Land Use Map
333 North 12th Street – Darryl Bishop

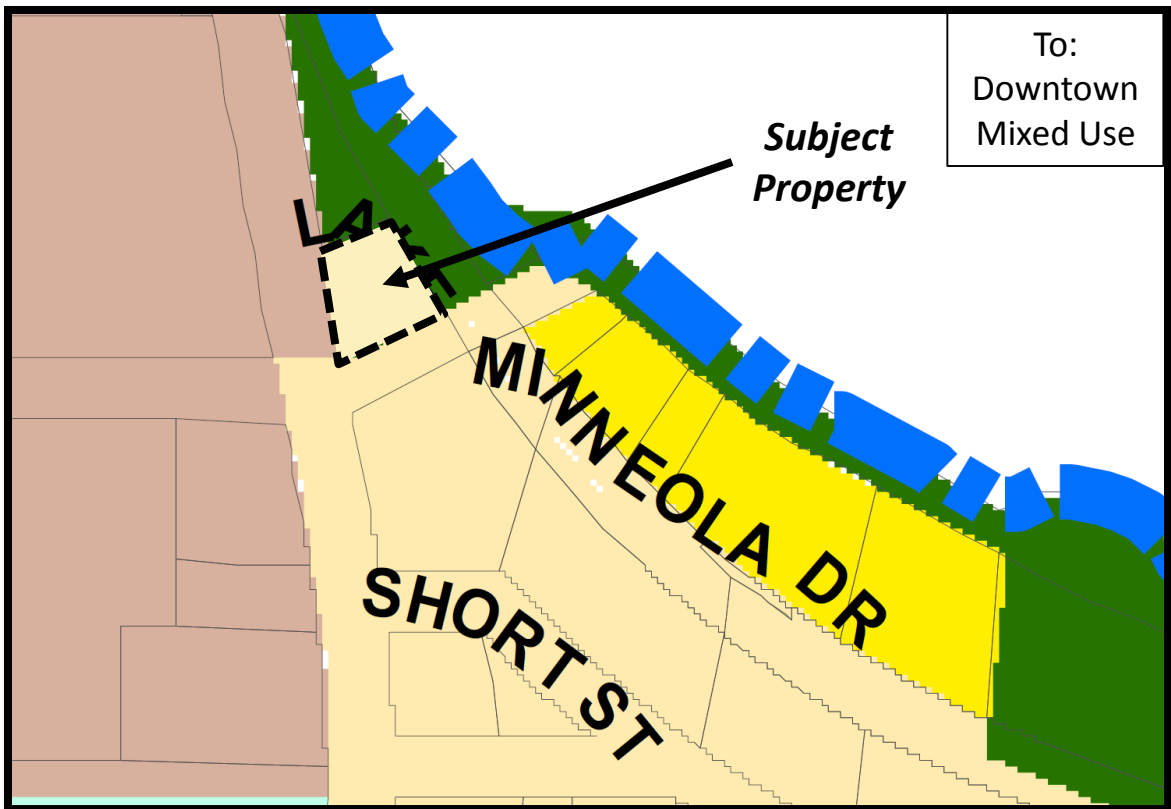
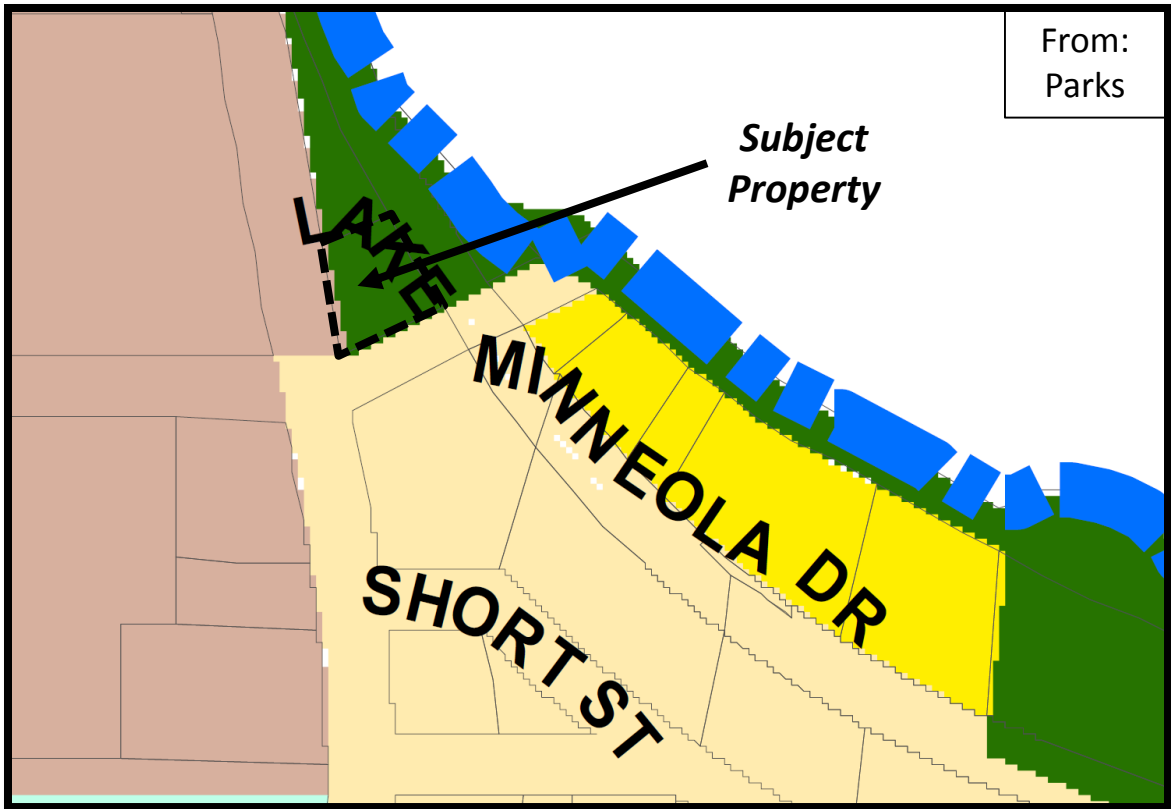
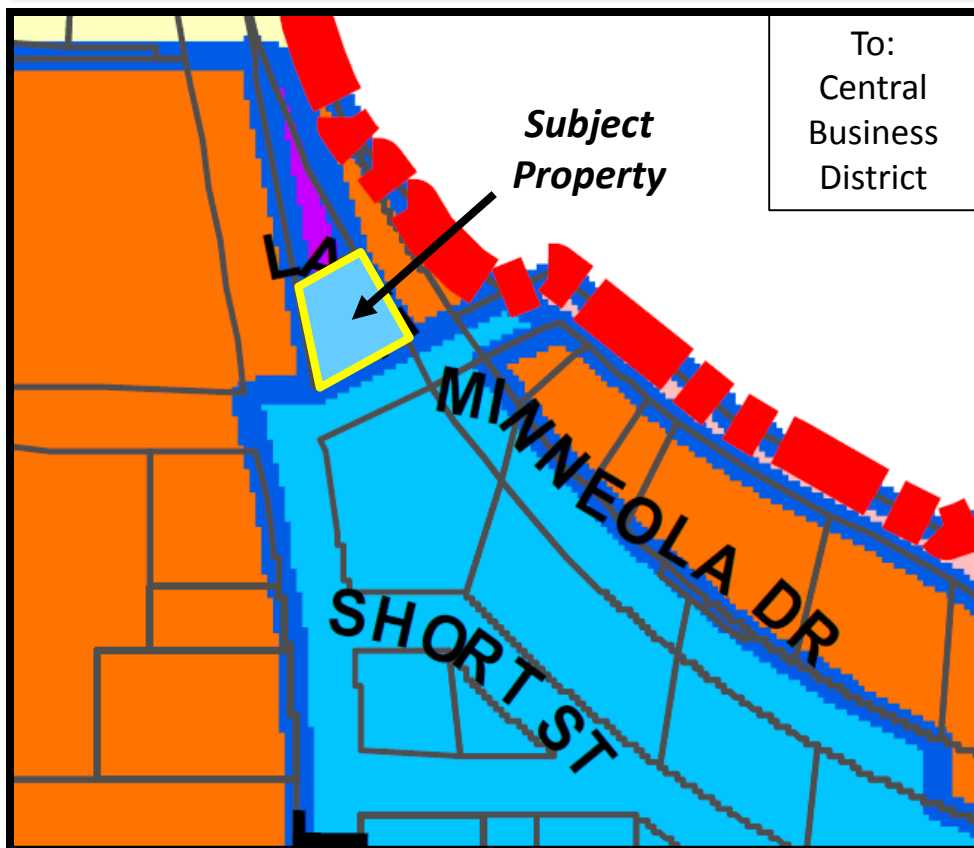
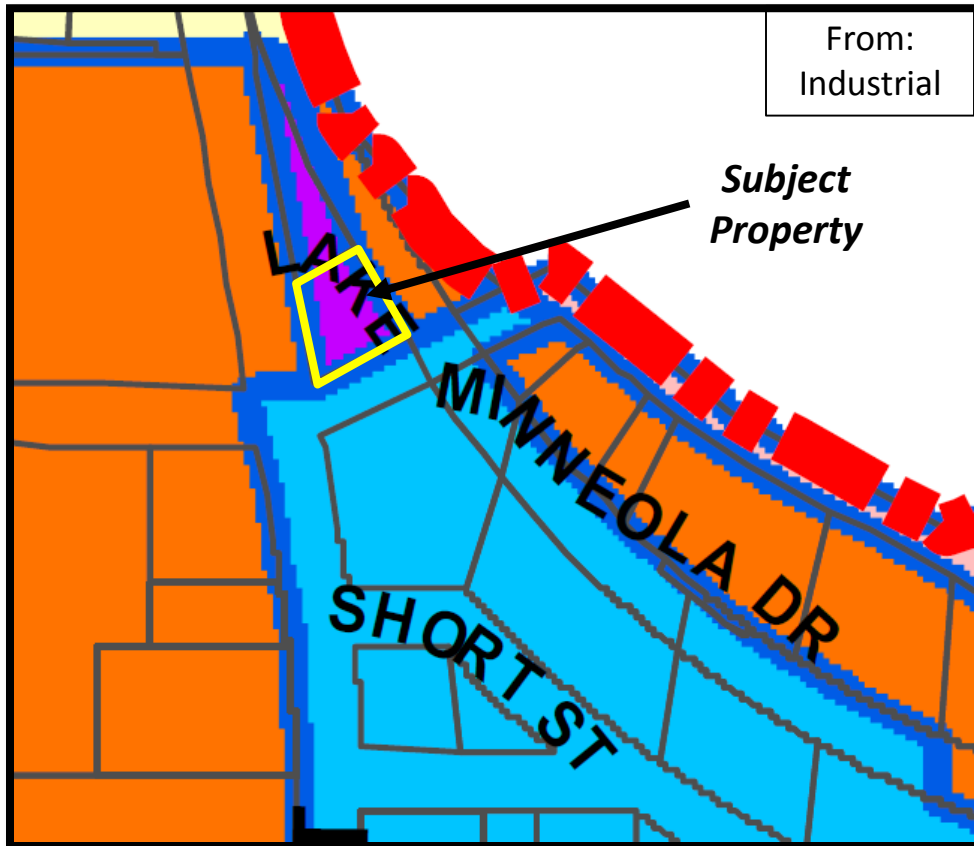


Exhibit - Zoning Map
333 North 12th Street – Darryl Bishop





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

REC
8-16-17

Process After 1.1.18

DATE: 8-15-17

FEE: STAFF

Project Name (if applicable): _____

Applicant: DARRYL & CHRISTINE BISHOP

Contact Person: Darryl Bishop

Address: 14743 GREEN VALLEY BLVD.

City: CLERMONT State: FLORIDA Zip: _____

Phone: 407-342-7989 Fax: _____

E-Mail: DBISHOP1541@GMAIL.COM

OWNER: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 333 NORTH 12TH STREET

Legal Description (include copy of survey): SEE ATTACHED #1
SECTIONS AK 1622573 & AK 1622603

Only for 1622573

Property size (in acres or square feet): ~ 9,000 sq

Flood hazard area (yes) _____ and approx. acreage .8 (no) X

Existing (Actual) Land Use: INDUSTRIAL PARKS

Existing Zoning: M-1

Existing Future Land Use: PARKS

Proposed Future Land Use: Downtown Mixed Use

Type of development proposed: _____



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: CENTRAL BUSINESS 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).

PROPERTY WAS IN PARKS FLU, WHICH
IS FOR PUBLIC USE. HOWEVER, PRIVATE PERSON
OWNS THE LOT FOR THEIR USE.

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

DARRYL R. BISHOP & CHRISTINE ELLEN BISHOP, 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 PARKS to Downtown Mixed Use 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.

DARRYL R. BISHOP
Affiant - Applicant Name (print)
CHRISTINE E. BISHOP

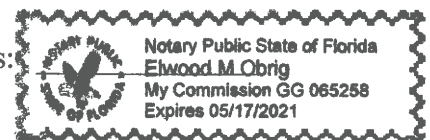
X Darryl R Bishop as trustee
Affiant - Applicant Name (signature)
Christine Bishop as trustee

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of AUGUST, 2017.

X Elwood M. O'Brig
Notary Public, State of Florida at Large

My Commission Expires:



PROPERTY RECORD CARD

General Information

Owner Name: BISHOP DARRYL R & CHRISTINE E TRUSTEES **Alternate Key:** 1622573

Mailing Address: 14743 GREEN VALLEY BLVD CLERMONT, FL 34711 **Parcel Number:** 23-22-25-0400000000003
[Update Mailing Address](#) **Millage Group and City:** 00C1 (CLERMONT)

Total Certified Millage Rate: 18.0915

Trash/Recycling/Water/Info: [My Public Services Map](#)

Property Location: LAKE MINNEOLA DR CLERMONT FL 34711 **Property Name:** --
[Update Property Location](#) [Submit Property Name](#)

School Locator: [School and Bus Map](#)

Property Description: CLERMONT, JOHNSON'S REPLAT BEG AT INTERSECTION OF E'LY R/W |
 LINE OF 12TH ST WITH THE N'LY R/W LINE OF LAKE SHORE DRIVE, |
 RUN N'LY ALONG E'LY R/W OF 12TH ST 100 FT, N 86DEG E 59.64 |
 FT TO W'LY LINE OF RR R/W, SE'LY ALONG SAID W'LY LINE OF RR |
 R/W 100 FT TO N'LY LINE OF LAKE SHORE DR, W'LY 94.5 FT TO |
 POB PB 8 PG 71 |
 ORB 1458 PG 1938 ORB 4085 PG 2016 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		8712	SF	\$0.00	\$8,712.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

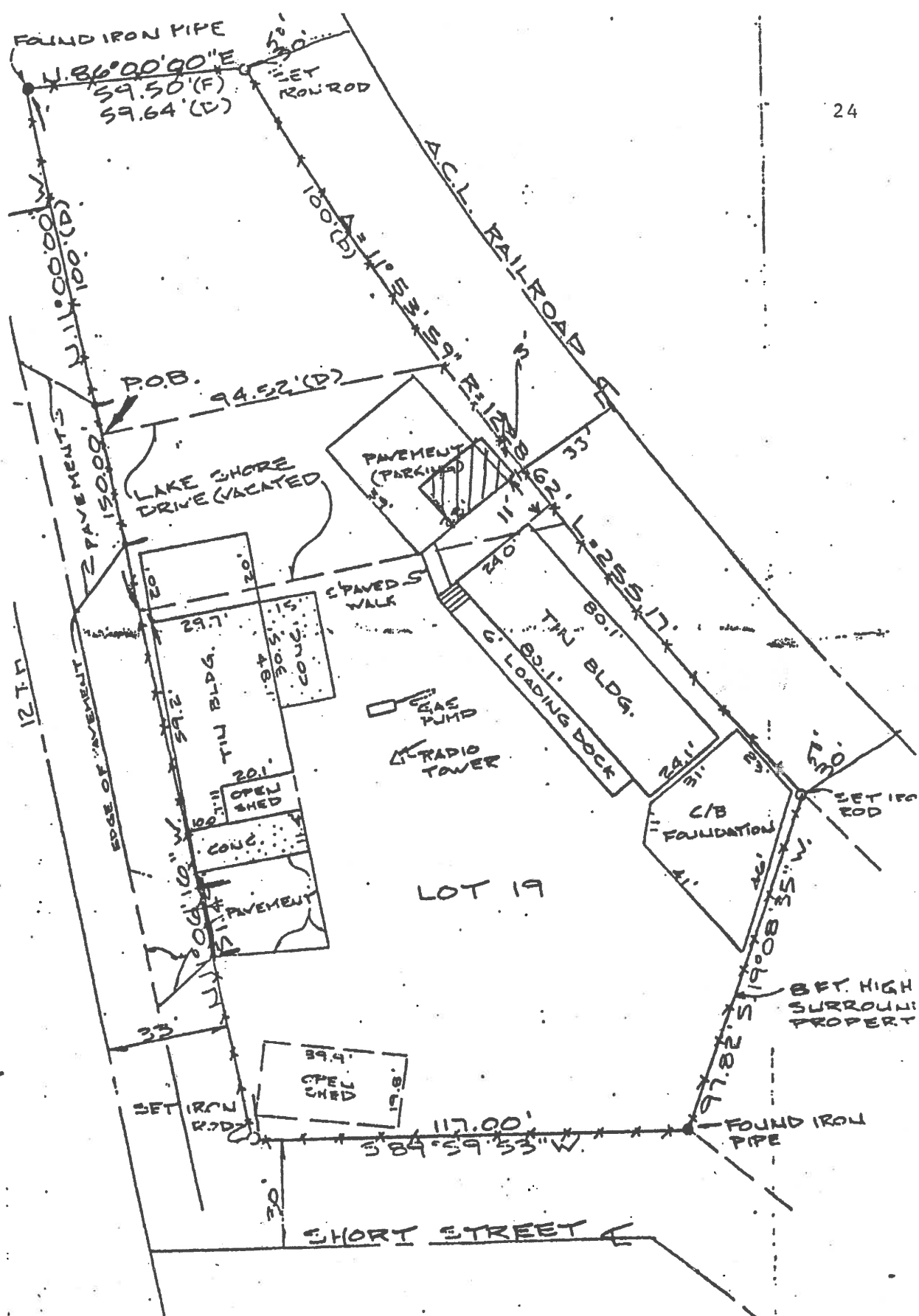
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>4085 / 2016</u>	9/13/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
<u>1458 / 1938</u>	7/1/1996	Warranty Deed	Multi-Parcel	Vacant	\$56,000.00
<u>1407 / 515</u>	12/1/1995	Warranty Deed	Multi-Parcel	Vacant	\$1.00
<u>1172 / 2084</u>	6/1/1992	Certificate of	Multi-Parcel	Vacant	\$1,000.00

EXHIBIT "A"

D.R. 1458 PAGE 1942
BOOK

[That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South $79^{\circ} 30'$ West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning.] ALSO: Lot 19, Block 115 in Johnson's Replat of Blocks 141, 142, 143, 144, 145, 146, 115, 117, 118, 119 and 120 in the City of Clermont, Florida, according to the plat thereof, recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida. ALSO: that part of Lake Shore Drive, now closed, lying between the Easterly line of the right of way of Twelfth Street and the Westerly line of the right of way of the Seaboard Coastline Railroad.

333 12th Street
Clermont, FL 34712



SURVEY OF SUBJECT PROPERTY

EXHIBIT "A"

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South $79^{\circ} 30'$ West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning. ALSO: Lot 19, Block 115 in Johnson's Replat of Blocks 141, 142, 143, 144, 145, 146, 115, 117, 118, 119 and 120 in the City of Clermont, Florida, according to the plat thereof, recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida. ALSO: that part of Lake Shore Drive, now closed, lying between the Easterly line of the right of way of Twelfth Street and the Westerly line of the right of way of the Seaboard Coastline Railroad.

LEONARD H. BAIRD, JR.

ATTORNEY AT LAW

POST OFFICE DRAWER 121066

CLERMONT, FLORIDA 34712-1066

E-MAIL ADDRESS: LEONARDHBAIRDJR@AOL.COM

635 WEST HIGHWAY 50

SUITE A

TELEPHONE (352) 394-2114

TELECOPIER (352) 394-0180

Darryl -

The part of the street that's in question
was ~~conveyed~~ conveyed to Dexter Watson by the
city in OK 724, p. 661 and OK 724, p. 662.

\$125.00

DARRYL BISHOP

407-342-7989

DBISHOP1541@GMAIL.COM

66 13367

U. S.
BOOK

324 PAGE 661

DREW'S FORM S.E. 33

Manufactured and for sale by The H. & W. B. Drew Company
Jacksonville, FloridaWARRANTY DEED
FROM CORPORATIONRec 2.25
\$1.30This Warranty Deed Made and executed the 22nd day of November A. D. 1966 byCITY OF CLERMONT, a Florida municipality,
a corporation existing under the laws of Florida, and having its principal place of
business at 702 Montrose Street, Clermont, Florida,
hereinafter called the grantor, toWATSON GROVE SERVICE, INC., a Florida corporation,
whose postoffice address is 333 12th Street, Clermont, Florida,

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Lake
County, Florida, viz:All that portion of Minneola Lake Shore Drive lying South
and East of the center line of said Minneola Lake Shore
Drive and lying between the Easterly right-of-way line of
12th Street and the Southerly right-of-way of the Atlantic
Coast Line Railroad, according to the Official Map of the
City of Clermont, recorded in Plat Book 8, pages 17-23,
inclusive, Public Records of Lake County, Florida**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.**To Have and to Hold,** the same in fee simple forever.**And** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrancesLAKE
COUNTY**In Witness Whereof**the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST

City Clerk

Signed, sealed and delivered in the presence of:

Joseph Y. Carroll
R. J. HughesCITY OF CLERMONT, a Florida
municipality,

By

Mayor

STATE OF FLORIDA,
COUNTY OF LAKE.I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

JOSEPH BON JORN and A. M. JOHNSON

well known to me to be the Mayor and City Clerk

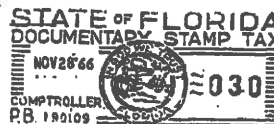
in the foregoing deed, and that they severally acknowledged execution of the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said Corporation and that the seal affixed thereto is the true corporate seal of said corporation.Witness my hand and official seal in the County and State last aforesaid this 22nd day of November A. D. 1966.NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES AUG. 19, 1969
BONDED THROUGH FRED W. DIEBELHORST

Florence Johnson

66 NOV 28 AM 9:55

Rec. 2.25
St. 30This Warranty Deed Made and executed the 22nd day of November A. D. 1966 byCITY OF CLERMONT, a Florida municipality,
a corporation existing under the laws of Florida and having its principal place of
business at 702 Montrose Street, Clermont, Florida
hereinafter called the grantor, toDEXTER M. WATSON and JOHNIE P. WATSON, his wife,
whose postoffice address is 1713 Virginia Drive, Clermont, Florida,

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Lake
County, Florida, viz:All that portion of Minneola Lake Shore Drive lying North
and West of the center line of said Minneola Lake Shore
Drive and lying between the Easterly right-of-way line of
12th Street and the Southerly right-of-way of the Atlantic
Coast Line Railroad, according to the Official Map of the
City of Clermont, recorded in Plat Book 8, pages 17-23
inclusive, Public Records of Lake County, Florida.**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.**To Have and to Hold,** the same in fee simple forever.**And** the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrancesLAKE
COUNTY**In Witness Whereof**the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST

City Clerk

Signed, sealed and delivered in the presence of:

STATE OF FLORIDA,
COUNTY OF LAKE.I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

JOSEPH BON JORN and A. M. JOHNSON

well known to me to be the Mayor and City Clerk

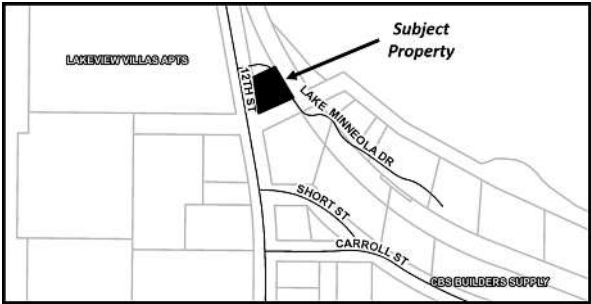
respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of November, A. D. 1966.NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 19, 1969
BONDED THROUGH FRED W. DIESTELHORST

Frederic Johnson

66 NOV 28 AM 9:55

CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2018-04

The City of Clermont will hold public hearings on Tuesday, February 6, 2018 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, February 13, 2018 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, February 27, 2018 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 0.20 +/-acre parcel below from Parks to Downtown Mixed Use. Alternate Key 1622573.



Location:
East of 12th Street and North of Short Street
Ordinance #2018-04:

An ordinance of the City Council 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 a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, Ext. 4 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-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

D038299 - January 27 & February 13, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D038299 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 1/25/2018 8:03:31 AM
NEXT RUN DATE: 01/27/18
PROOF DUE: 01/26/18 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date														
Tuesday, February 13, 2018														
Agenda Item Name														
Ordinance No. 2018-05 <i>Introduction</i> <i>Darryl Bishop Rezoning</i>														
Requested Action														
Recommend introduction of Ordinance 2018-05.														
Staff Report														
This request is an administrative request with the property owner's consent to seek a rezoning for a piece of property that is approximately 0.20 +/- acres in size. The property is wedged in between 12th Street and the South Lake Trail at West Beach, north of Short Street. This property, along with a vacated right-of-way and additional property to the south, is owned by Mr. Bishop and is currently operated under the premise of one business. The property currently has a mixture of zoning designations, which include Industrial and Central Business District. The majority of the property was rezoned to Central Business District when city staff in 2015 enlarged the Central Business District to coincide with the existing Downtown Mixed Use future land use. This was done to set the framework for the goals outlined in the Downtown and Waterfront Master Plan. Unfortunately, the 0.20 acre parcel was not included since the future land use had the designation of Parks. This parcel is undergoing a future land use change from Parks to Downtown Mixed Use. The zoning should also be changed to match the majority of the remaining property and conform with the Downtown Mixed Use category. The owner intends to redevelop the property with uses that are compatible within the Central Business District. Therefore, staff recommends approval of Ordinance 2018-05 to rezone the parcel from Industrial to Central Business District.														
Additional Analysis														
Fiscal Impact Summary														
Fiscal Impact	Fund Number and Description	Available Budget Amount												
Exhibits Attached (copies of original agreements)														
<table><tr><td>1.</td><td>Ordinance 2018-05</td><td>Formatted REZ 2018-05.doc</td></tr><tr><td>2.</td><td>Maps</td><td>Bishop Maps.pdf</td></tr><tr><td>3.</td><td>Application</td><td>REZ application Bishop.pdf</td></tr><tr><td>4.</td><td>Rez Legal Ad</td><td>REZ Ad Bishop.pdf</td></tr></table>			1.	Ordinance 2018-05	Formatted REZ 2018-05.doc	2.	Maps	Bishop Maps.pdf	3.	Application	REZ application Bishop.pdf	4.	Rez Legal Ad	REZ Ad Bishop.pdf
1.	Ordinance 2018-05	Formatted REZ 2018-05.doc												
2.	Maps	Bishop Maps.pdf												
3.	Application	REZ application Bishop.pdf												
4.	Rez Legal Ad	REZ Ad Bishop.pdf												



CITY OF CLERMONT
ORDINANCE NO. 2018-05

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 SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

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

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South 79° 30' West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning.

LOCATION

Alternate Key 1622573

From: Industrial
To: Central Business District

SECTION 2.

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

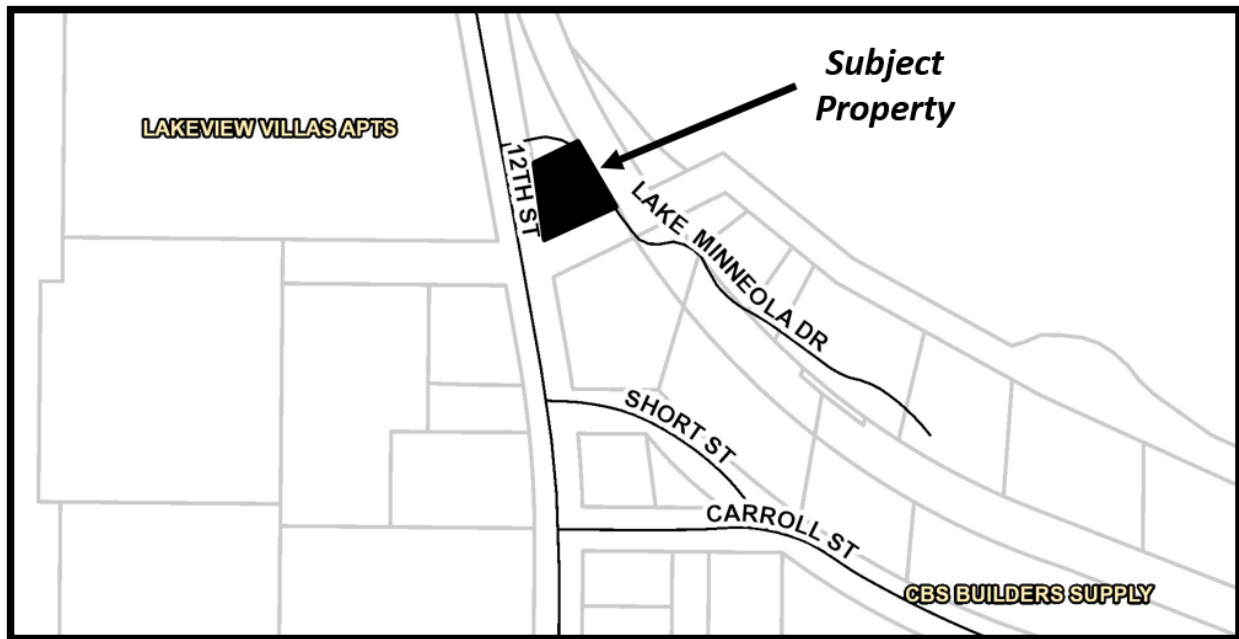
SECTION 3.

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.

The provisions of this Ordinance shall be effective as provided by law.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-05

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
333 North 12th Street – Darryl Bishop

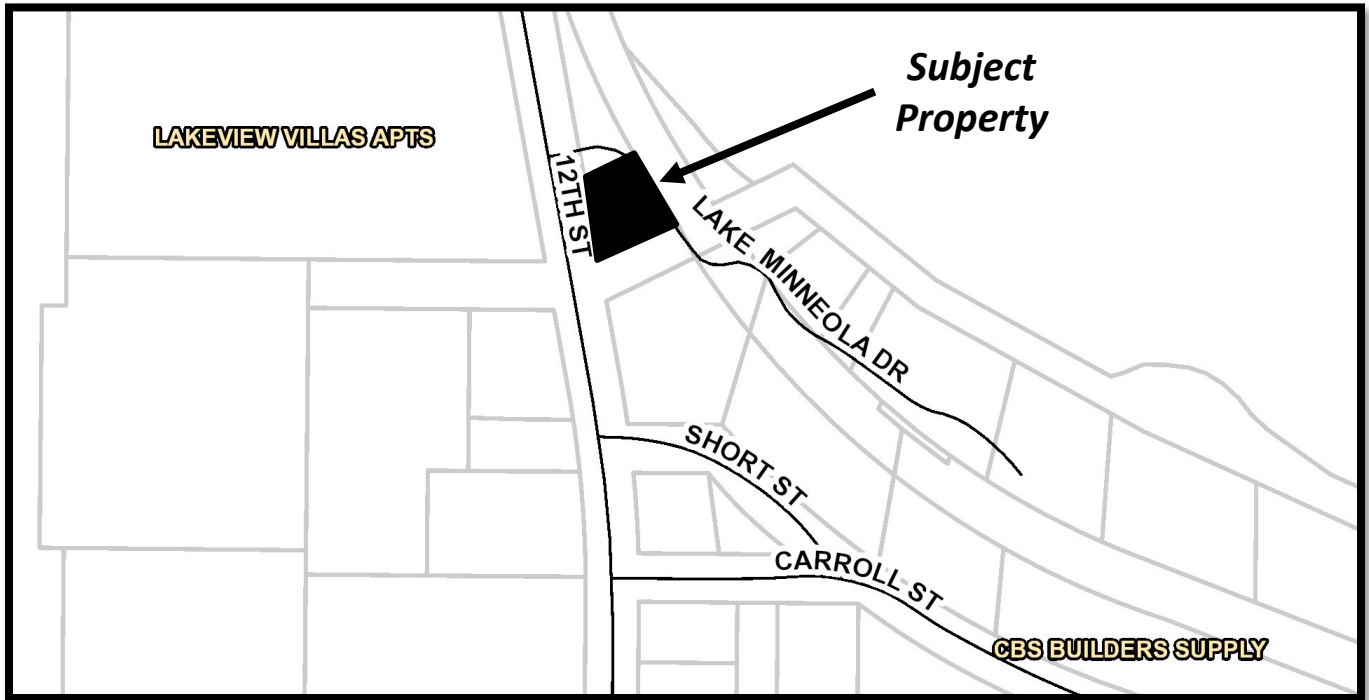


Exhibit – Future Land Use Map
333 North 12th Street – Darryl Bishop

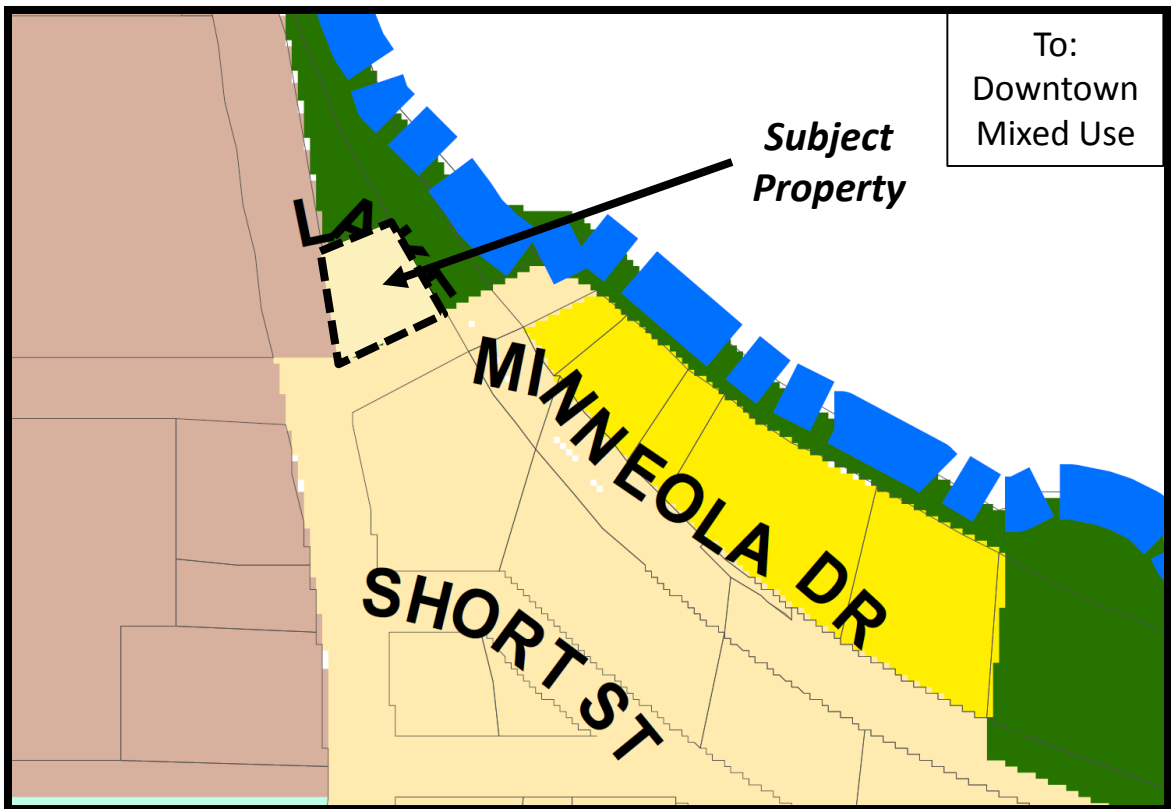
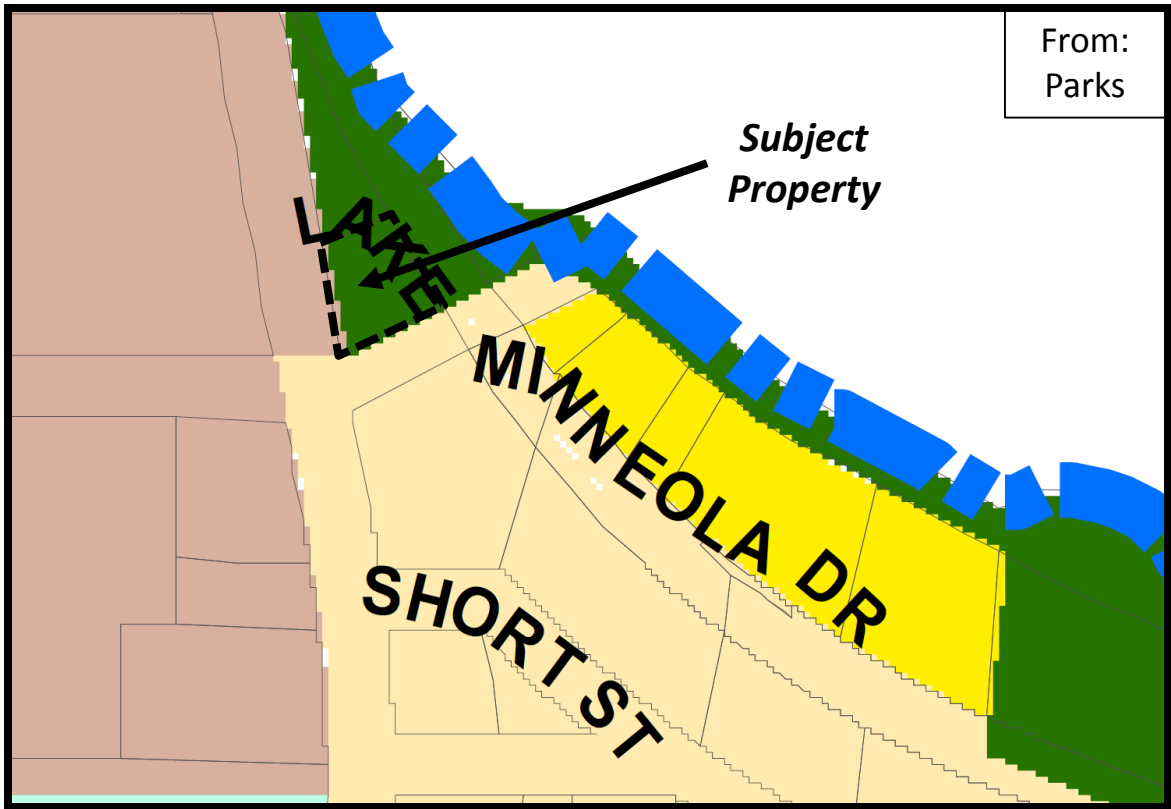
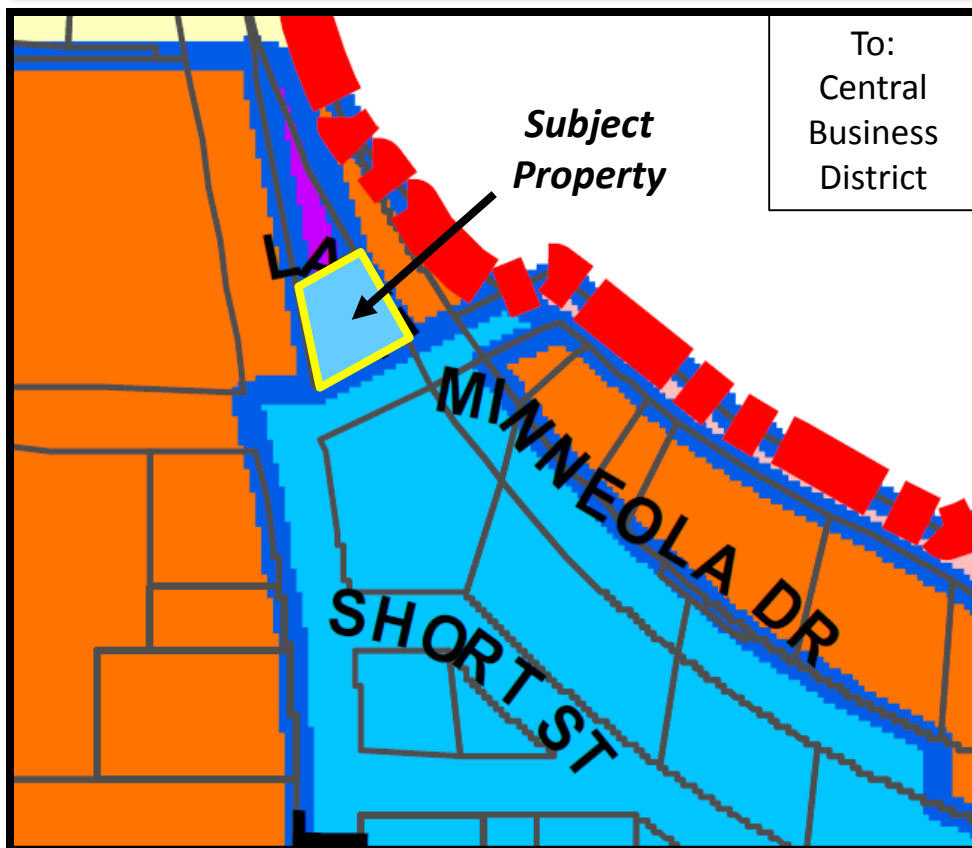
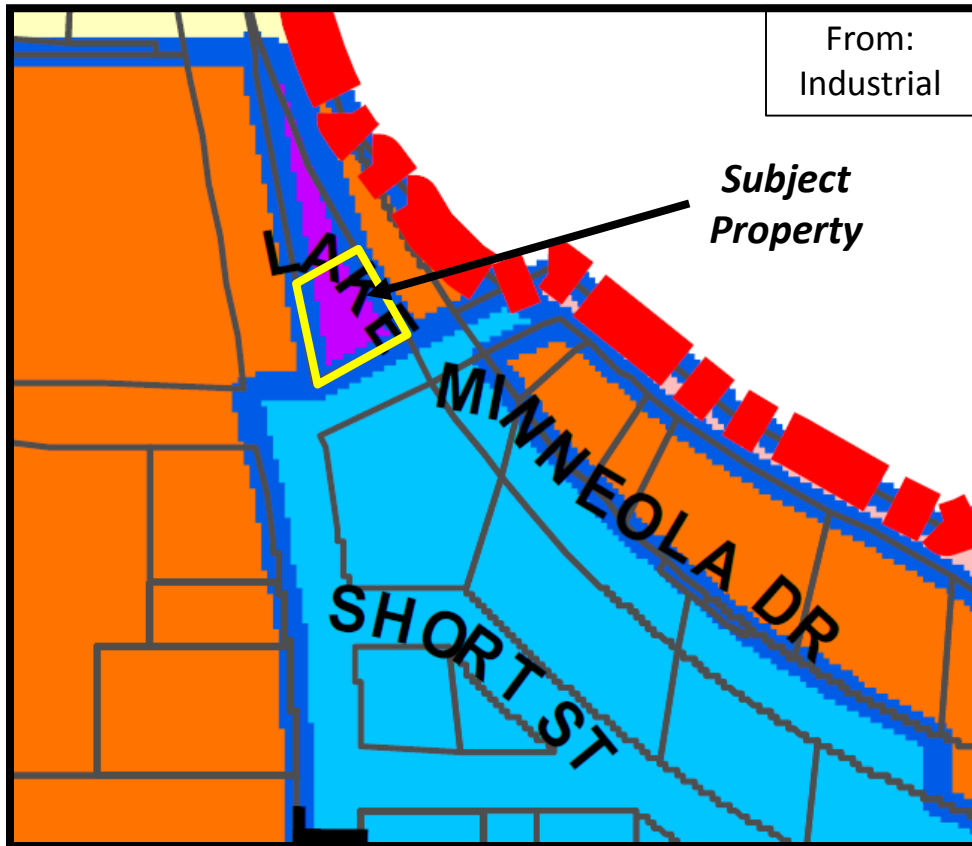


Exhibit - Zoning Map
333 North 12th Street – Darryl Bishop





CITY OF CLERMONT
REZONING
APPLICATION

REC. 8.16.17

PROCESS AFTER 1-1-18

DATE: 8-15-

FEE: \$542.⁰⁰ STAFF
+ cost of advertisement

PROJECT NAME (if applicable): _____

APPLICANT: DARRYL E CHRISTINE BISHOP

CONTACT PERSON: DARRYL BISHOP

Address: 14743 GREEN VALLEY BLVD

City: CLERMONT State: FLORIDA Zip: 34711

Phone: 407-342-7989 Fax: NA

E-Mail: DBISHOP1541@GMAIL.COM

OWNER: SAME AS APPLICANT

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 333 N, 12TH ST CLERMONT, FL 34711

Legal Description (include copy of survey): SEE ATTACHED

AK 1622573 & 1622603

Acres: 1.0 +/- ACRE Land Use: Downtown Mixed Use
(City verification required)

Present Zoning: M-1 Proposed Zoning: CBD
(City verification required)





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

DARRYL R BISHOP & CHRISTINE ELLEN BISHOP, 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 PARKS to DOWNTOWN MIXED USE for the property legally described on the attachment of this application.
3. That the owner of said property has appointed SELF 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.

Darryl R. Bishop
Affiant - Applicant Name (print)
Christine E. Bishop

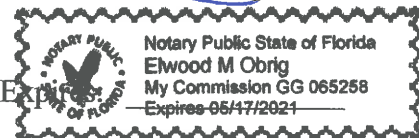
X Darryl R Bishop as TEE
Affiant - Applicant Name (signature)
Christine E. Bishop as trustee

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of AUGUST, 20 17.

X Elwood M. Obrig
Notary Public, State of Florida at Large

My Commission Expires





CITY OF CLERMONT
REZONING
APPLICATION
Page 2

Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

REZONE THIS PROPERTY AT 333 N 12TH ST
SECTION A1622573 & A1622603 FROM
M-1 INDUSTRIAL TO CENTRAL BUSINESS DISTRICT.

DARRYL R. BISHOP
Applicant Name (print)

X Darryl R Bishop
Applicant Name (signature)

DARRYL R. BISHOP

Darryl R. Bishop as TEE

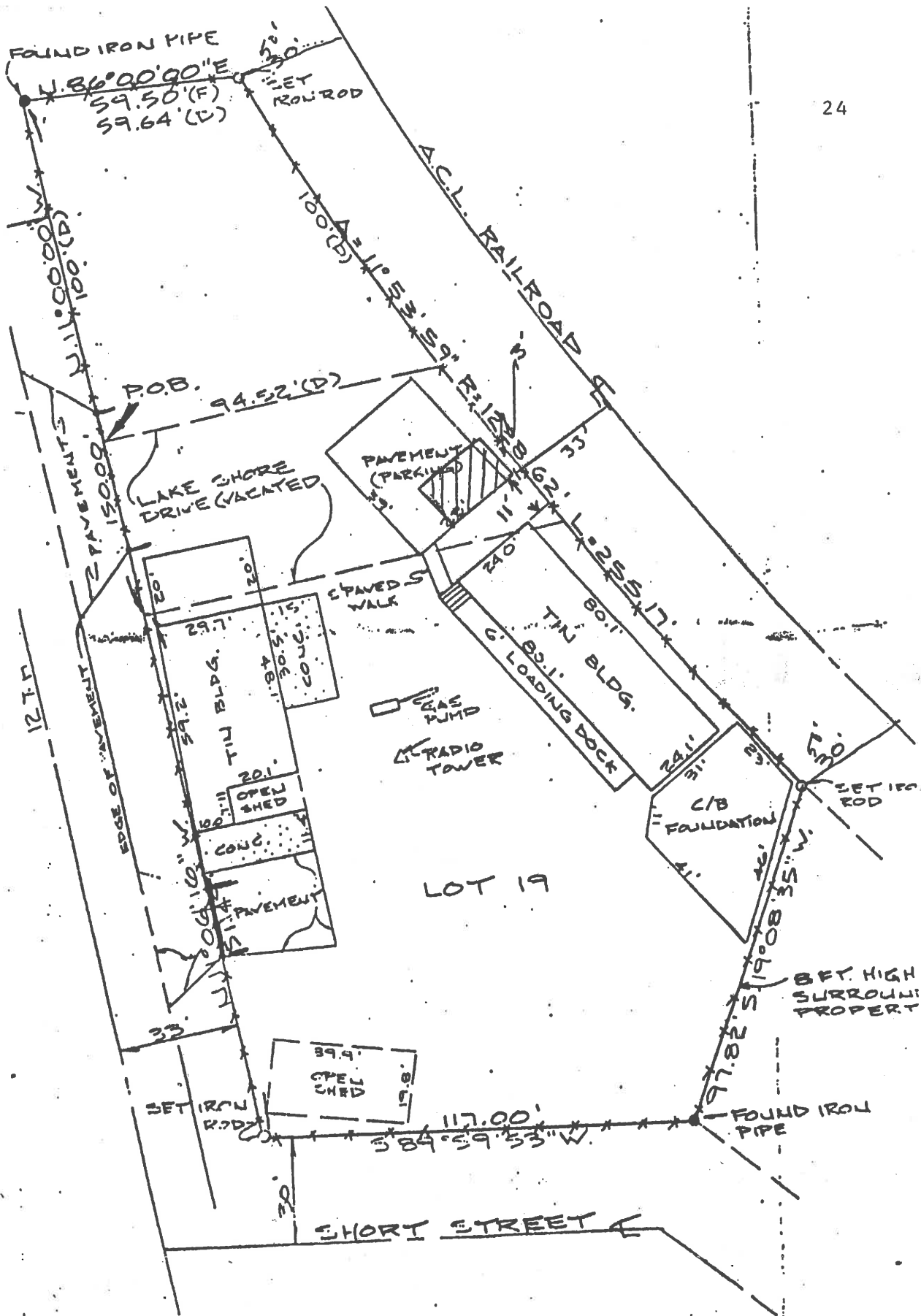
CHRISTINE E BISHOP
Owner Name (print)

X Christe Bishop as TEE
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

EXHIBIT "A"

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South $79^{\circ} 30'$ West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning. ALSO: Lot 19, Block 115 in Johnson's Replat of Blocks 141, 142, 143, 144, 145, 146, 115, 117, 118, 119 and 120 in the City of Clermont, Florida, according to the plat thereof, recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida. ALSO: that part of Lake Shore Drive, now closed, lying between the Easterly line of the right of way of Twelfth Street and the Westerly line of the right of way of the Seaboard Coastline Railroad.



SURVEY OF SUBJECT PROPERTY



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 scheduled 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:

- ▶ 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 submitted with the application.
- ▶ Proof of ownership — (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- ▶ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans is 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

Advertising Receipt

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10072759
Phone: (352) 241-7331
Date: 01/24/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	01/30/2018	02/13/2018	\$214.40

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning. Alternate Key 1622573

The above described tract of land contains 0.20 acres more or less.

ORDINANCE NO. 2018-05

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 severability, an effective date and publication.

From: Industrial
To: Central Business District

This request will be considered by the Planning & Zoning Commission on Tuesday, February 6, 2018 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, February 27, 2018 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10072759
January 30, 2018 &
February 13, 2018

LOCATION

East of 12th Street and North of
Short Street
Alternate Key 1622573

LEGAL DESCRIPTION

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11o West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86o East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South 79o 30' West

Payment Info	
Ad Price	\$214.40
Tax	\$0.00
Sub Total	\$214.40
Prepaid Amount	\$0.00
Balance Due	\$214.40



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Ordinance No. 2018-06 <i>Introduction Magnolia Center Annexation</i>		
Requested Action		
Recommend introduction of Ordinance 2018-06.		
Staff Report		
This administrative request is being heard concurrently with requests for a Large-Scale comprehensive plan amendment and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner and the Interlocal Service Boundary Agreement (ISBA). The utility agreement with the City was executed on April 19, 2005. Approximately one-half of the property is improved and is receiving water and sewer services from the City of Clermont. The remainder of the site is vacant and will be developed. The property, approximately 22.78 acres, is being developed as a shopping center and professional offices. The related request for a Comprehensive Plan Amendment would change the Future Land Use from Lake County's Regional Commercial to the City's Commercial designation. The rezoning request is to change the zoning from Urban Estate (currently Planned Unit Development District in Lake County) to the City's Planned Unit Development zoning classification with C-1 & C-2 uses. Staff recommends approval of the annexation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2018-06	Formatted 2018 Magnolia Center ANN ORD 2018-06.doc
2.	Maps	2018 Magnolia Center Maps.pdf
3.	Utility Agreement	2002-31 Utility Agreement.pdf
4.	Ad	O-2018-06 ANN Ad Magnolia Center.docx



CITY OF CLERMONT
ORDINANCE NO. 2018-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Florida approved a Utility Service Agreement for Water and Wastewater for the subject property, dated April 19, 2005; and

WHEREAS, in accordance with the Clermont Interlocal Service Boundary Agreement dated December 2, 2014, the subject property is eligible to be annexed into the City; and

WHEREAS, the City Council of the City of Clermont, 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 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, Florida, does hereby annex to and make part of its corporate boundaries; the following described property, to-wit:

LEGAL DESCRIPTION

A parcel of land lying in Section 25, Township 22 South, Range 26, Lake County, Florida, more particularly described as follows:

Beginning 448.6 feet West of Southeast corner of Northwest $\frac{1}{4}$, run North 01°00'01" East 1260.31 feet to South right-of-way of State Road 50, Westerly along said right-of-way to West line of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ South to Southwest corner of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$, Easterly along South line of Northwest $\frac{1}{4}$ to Point of Beginning – less West 100 feet, Official Records Book 2149, Page 0423

Containing 22.78 acres, more or less

LOCATION

Magnolia Center
Southeast corner of Highway 50 and Magnolia Pointe Boulevard

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.

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

SECTION 5.

This Ordinance shall be recorded in the public records of Lake County, Florida.

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-06

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of April, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map Magnolia Center

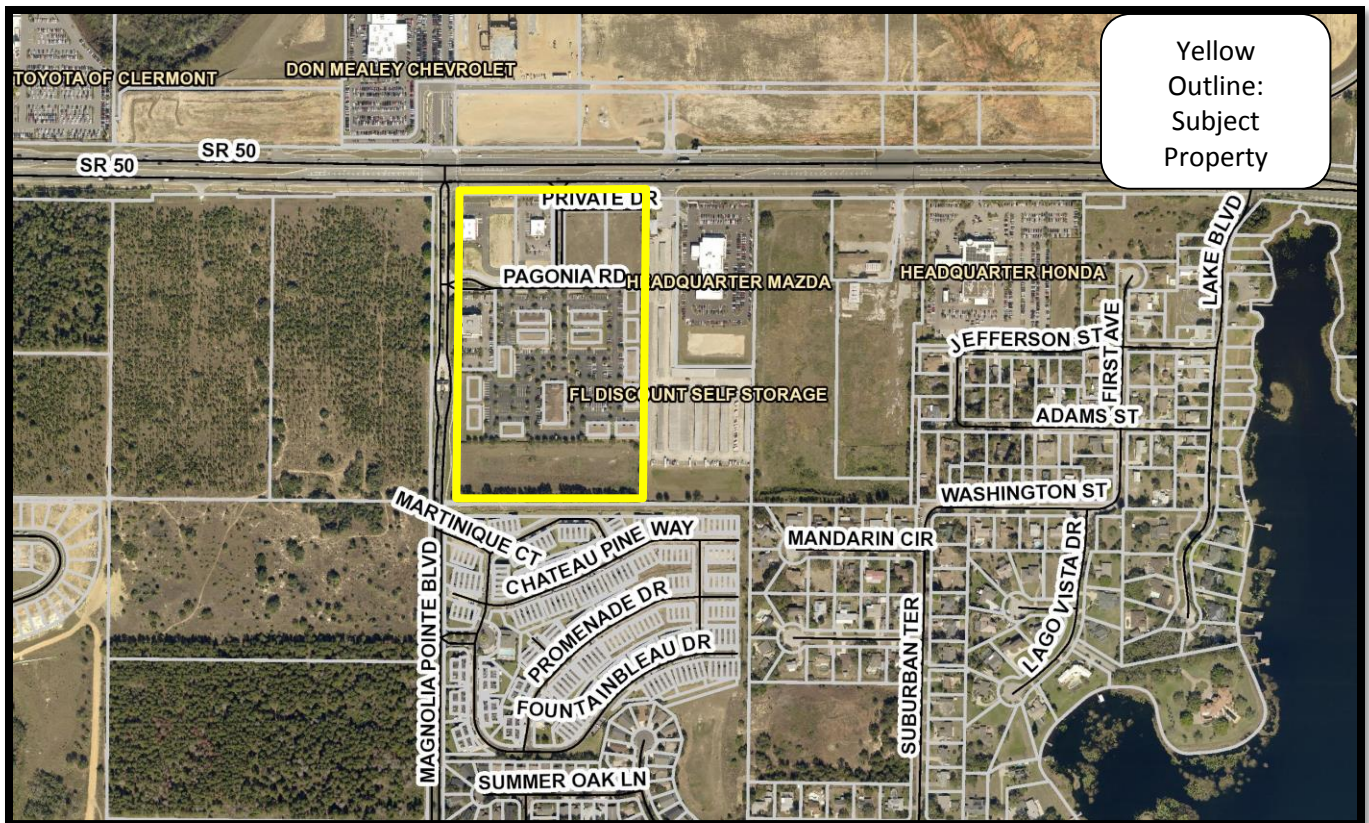
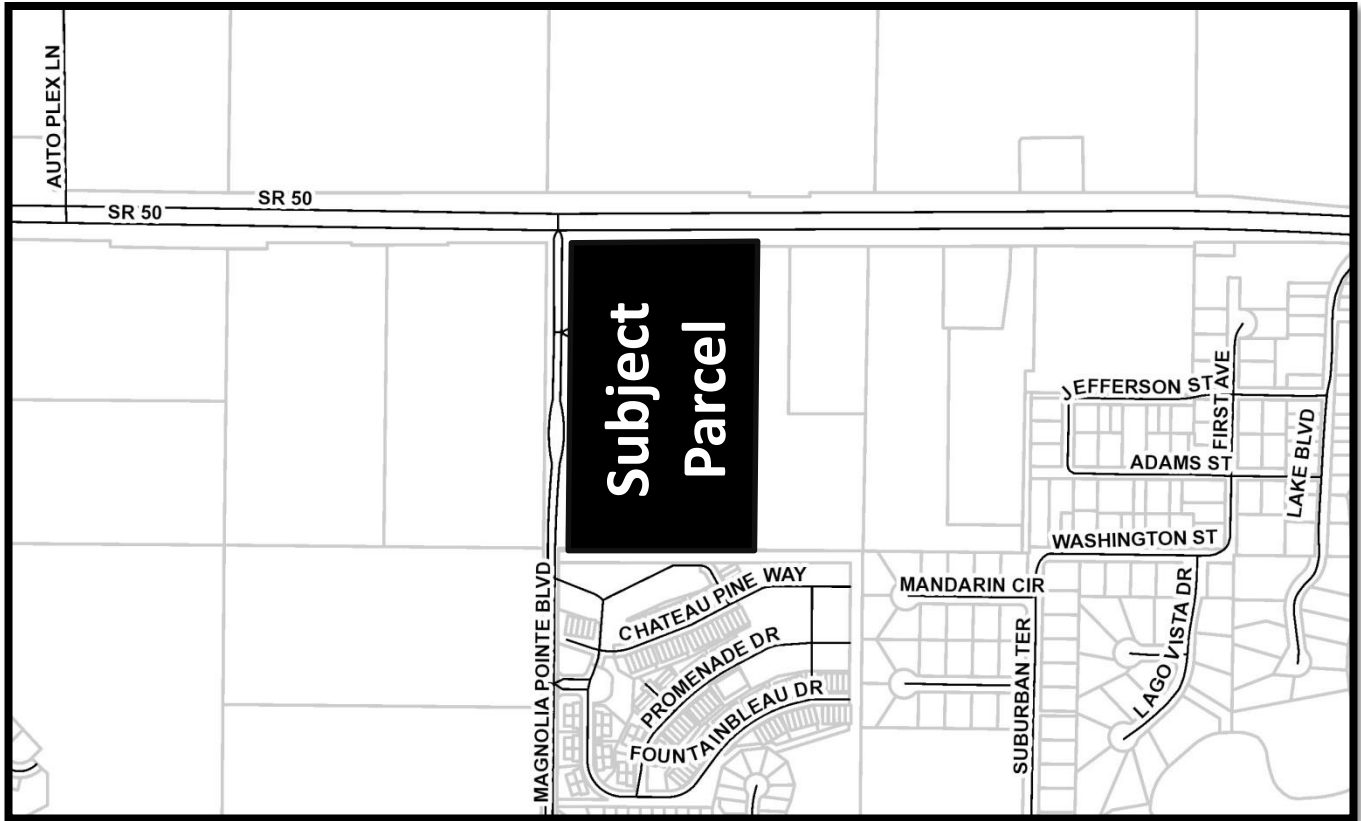


Exhibit – Future Land Use Magnolia Center

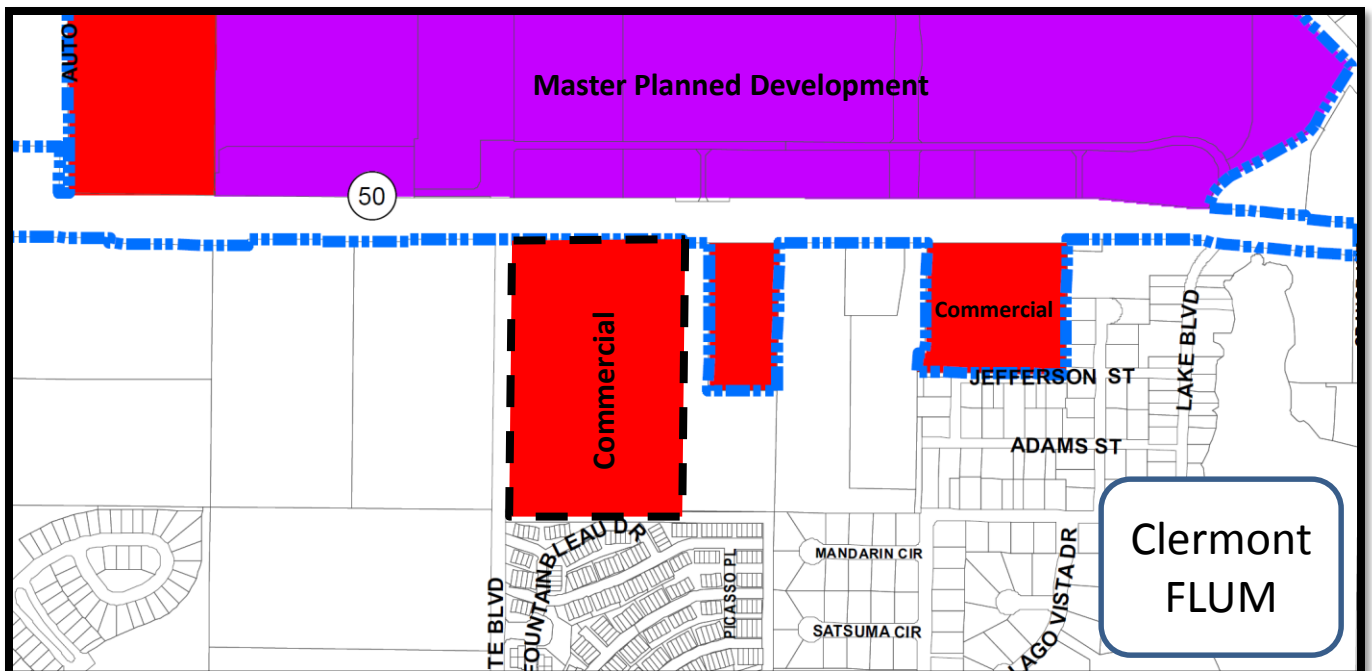
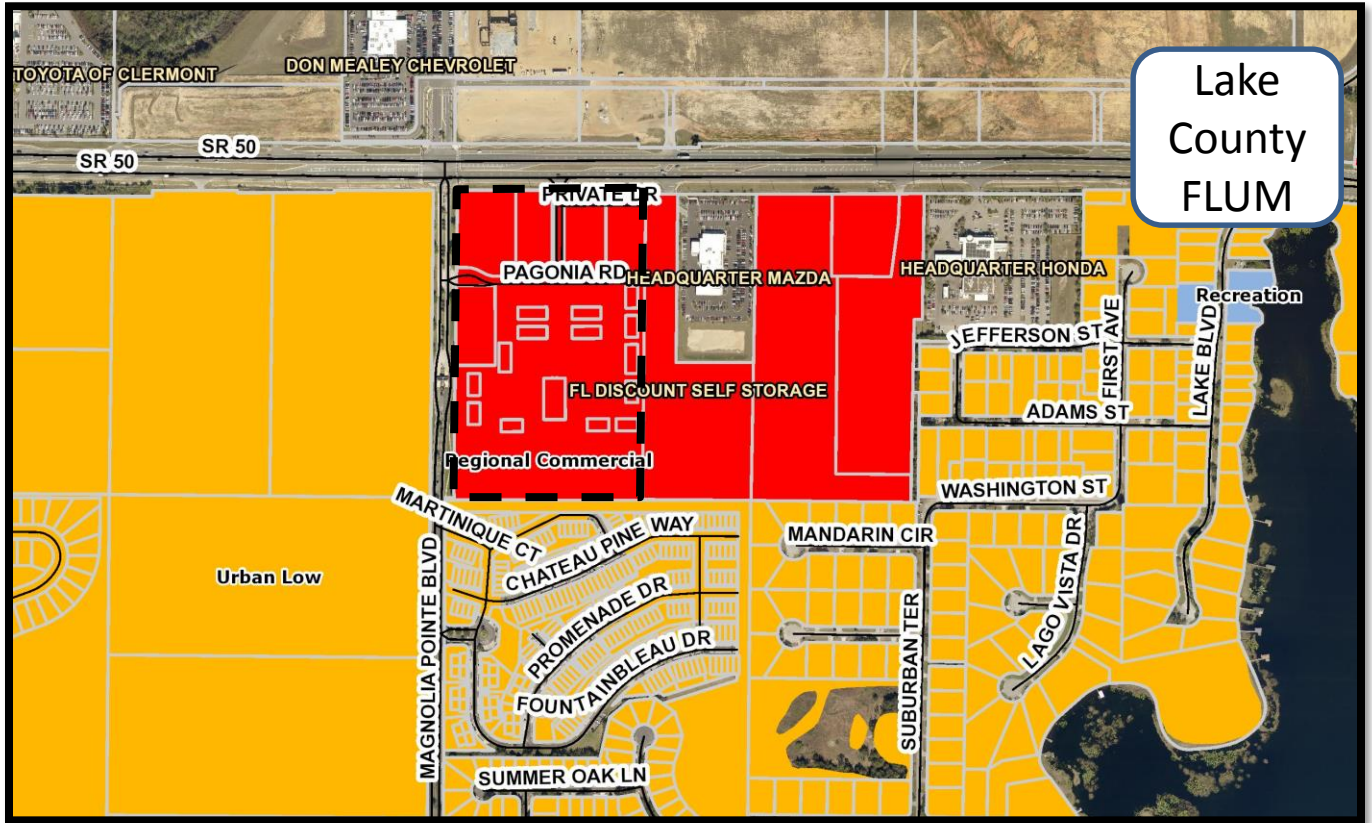
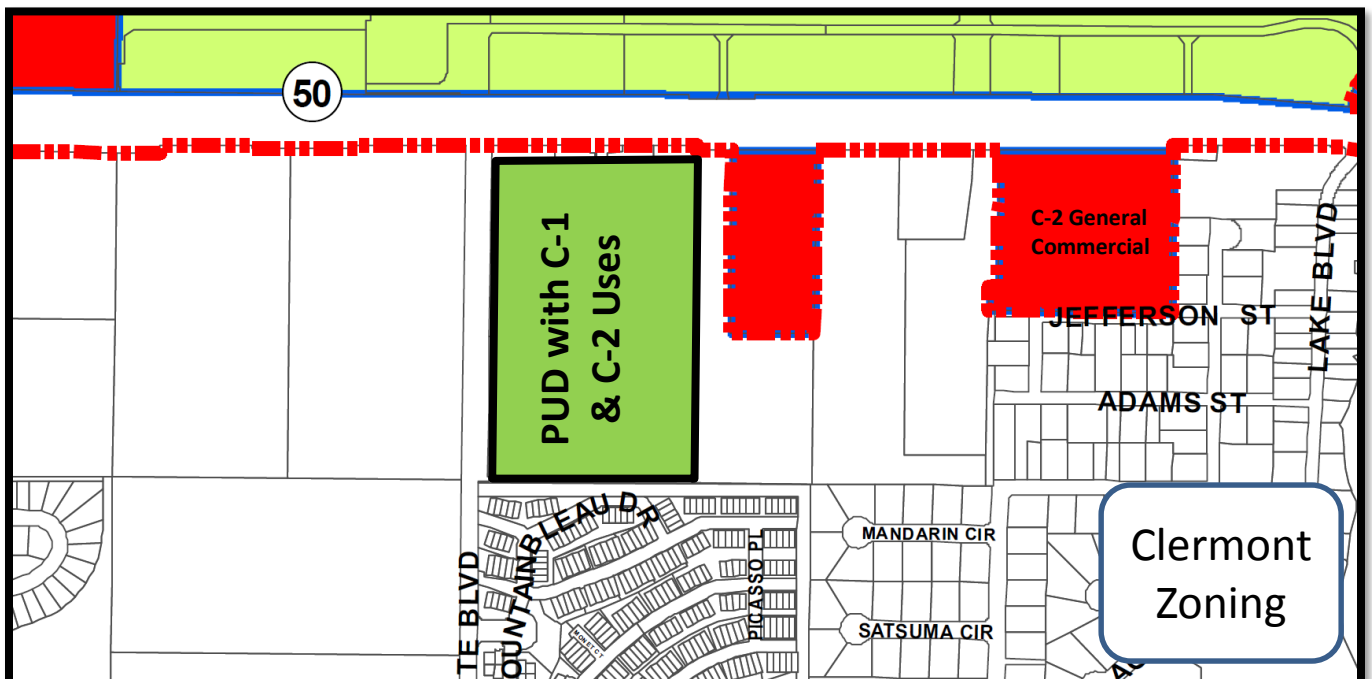
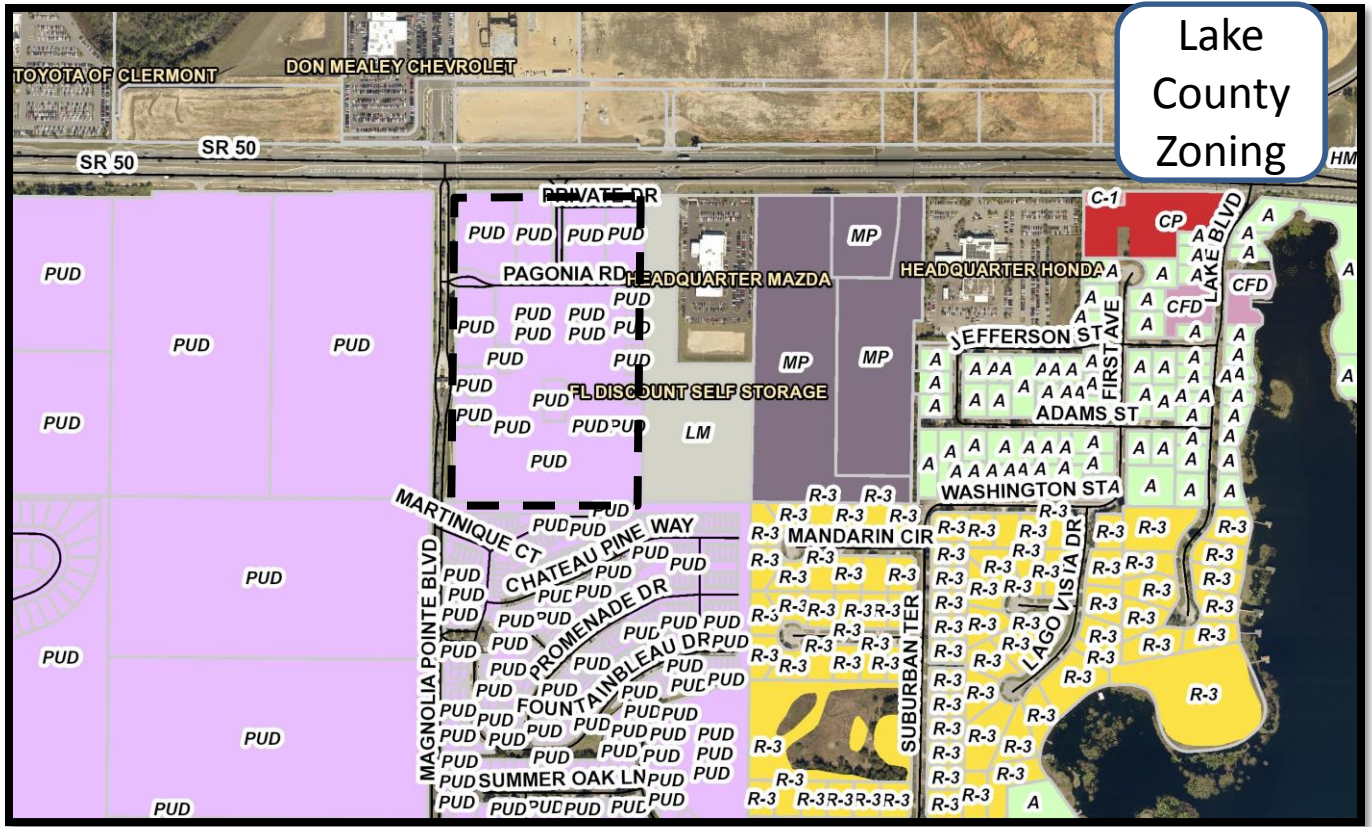


Exhibit – Zoning Magnolia Center



22000001 B
City of Clermont
TRAC / Ack Royal
P.O. Box 120019
Clermont, FL 34712-0219

WATER & WASTEWATER SERVICE AGREEMENT

RECEIVED
APR 19 2005

This document constitutes an agreement between the CITY of Clermont, hereby referred to as CITY, a municipality of the State of Florida, and Yolo Land Development, LLC, a Corporation (individual, corporation, partnership) and its successors or assigns, hereby referred to as OWNER.

WITNESSETH

Whereas, OWNER is proposing to develop Yolo Magnolia Center, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

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

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

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

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

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

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

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

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

CFN 2005062941
BR 02821 Pgs 0284 - 2891 (6pgs)
DATE: 04/29/2005 11:16:45 AM
JAMES C. MATKINS, CLERK OF COURT
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- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the CITY.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.9 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid. The CITY shall review and either approve or reject the costs.
- 1.10 The OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.
- 1.11 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property, with reimbursement for the difference in costs as determined in Section 1.9 from the CITY in the form of Impact Fee Credits.
- 1.12 The Impact Fee Credits shall be established subject to Sections 1.9 and 1.11, and at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
- 1.13 Impact Fee Credits may not be transferred outside of the Property described on Exhibit 'A' but should be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.

Section 2. DEVELOPMENT STANDARDS

The project shall be developed according to the CITY Land Development Regulations unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.

Section 3. ANNEXATION

- 3.1 Owner agrees that CITY may annex the Property into the City of Clermont if CITY chooses to do so. All land transfers will contain a deed restriction or covenant noting the existence of this requirement to annex, such restriction to be recorded as a covenant to run with the land.

- 3.2 This agreement shall be recorded in the Public Records of Lake County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of Clermont, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

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

Section 5. NOTICES

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

CITY

OWNER

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

Section 6. AMENDMENTS

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

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The effective date of this agreement shall be the day of execution of the agreement required hereunder.

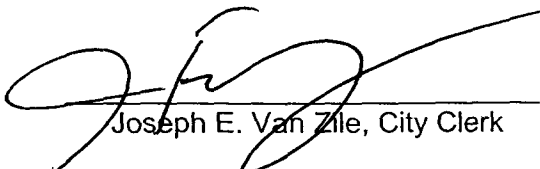
IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through Daniel Hessberg of V.O.L.O Land Development, LLC.

DATED this 22 day of October, 2002.

CITY OF CLERMONT

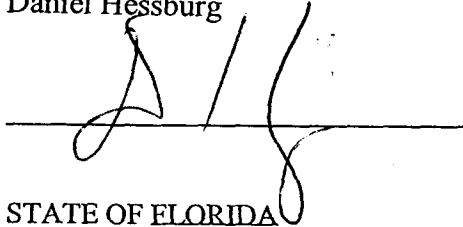
ATTEST:


Harold S. Turville Jr., Mayor


Joseph E. Van Zile, City Clerk

OWNER

Y.O.L.O Land Development, LLC
Daniel Hessburg



STATE OF FLORIDA
COUNTY OF LAKE

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

Witness my hand and official seal this 19th day of April, 2005.



Eileen S. Vieira
Commission #DD236080
Expires: Jul 29, 2007
Bonded Thru
Atlantic Bonding Co., Inc


Notary Public

Exhibit A

State Road 50

132.00

75.00

30.00

Magnolia Pointe
Boulevard

500'
INGRESS/
EGRESS
ESMT.

South Right-of Way

N89°58'59"W

778.25'

MAIN INGRE
DRIVE

694.74'

MAIN INGRE
DRIVE

1260.47'

N00°47'07"E

MINI-STORAGE (UNDER CONSTRUCTION)

S00°48'41"W

1253.56'

PARCEL 5
MAGNOLIA CENTER

MASTER STORMWATER
AREA
3.3 ACRES

S89°28'27"E

778.76'

247.00
272.00
PARCEL 1
1.54 ACRES

155.00
PARCEL 2
0.97 ACRES

195.00
PARCEL 3
1.22 ACRES

PARCEL 4
9.674 ACRES

12,000 SF
RETAIL

FUTURE EXPANSION
FOR FOOD STORE

50,000 SF
FOOD STORE

15,000 SF
RETAIL

24,000 SF
RETAIL

The quality of this image
is equivalent to the quality
of the original document.

Office of Ed Havill

Lake County Property Appraiser

April 27, 2005

Property Record Card

View Map of Property

General Information:			
Alternate Key:	1037450	Parcel:	25-22-26-000200001500
Name:	YOLO LAND DEVELOPMENT LLC	Millage Group:	0003
Address:	548 US HIGHWAY 27 STE C MINNEOLA, FL 34715-	Loc Notes:	17400 STATE ROAD 50 CLERMONT FL 34711
Legal Description:	BEG 448.6 FT W OF SE COR OF NW 1/4, RUN N 01DEG 00MIN 01SEC E 1260.31 FT TO S R/W OF SR 50, W'LY ALONG SAID R/W TO W LINE OF SE 1/4 OF NW 1/4, S TO SW COR OF SE 1/4 OF NW 1/4, E'LY ALONG S LINE OF NW 1/4 TO POB--LESS W 100 FT-- ORB 2149 PG 0423		

Land Data:								
Line	Use Code	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	1000	.0	.0		22.11	AC	0	1381875

Building Characteristics:					
Bldg No.	Section Type	Section No.	Ext Wall Type	No. of Stories	Floor Area

Residential:									
Fireplaces	Baths (2 Fix)	Baths (3 Fix)	Baths (4 Fix)	Baths (Ex Fix)	Bed	A/C	Built In Kitchen	Sq. Ft.	Year Built

Miscellaneous Improvements:					
No.	Type	No. Units	Type	Year	Depr Value

Sales History :						
O.R. Book	O.R. Page	Sale Date	Instrument	Q/U	Vac Impr	Sale Price
2149	0423	7/22/2002	WD	Q	V	\$1,600,000.00

Value:	
Total Just Value:	\$1,381,875.00
Total Exempt Value:	\$0.00
Total Taxable Value:	\$1,381,875.00 *May Reflect Save-Our-Homes Limitations

Draw Building

The quality of this image is equivalent to the quality of the original document.

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday April 24, 2018 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR AN EFFECTIVE DATE; SEVERABILITY; RECORDING, AND PUBLICATION.

LOCATION:

***Magnolia Center, 22.78 +/- acres
Property located at the southeast corner of Highway 50
and Magnolia Pointe Blvd.***

LEGAL DESCRIPTION

A parcel of land lying in Section 25, Township 22 South, Range 26, Lake County, Florida, more particularly described as follows:

Beginning 448.6 feet west of southeast corner of northwest $\frac{1}{4}$, run north 01°00'01" east 1260.31 feet to south right-of-way of SR 50, westerly along said right-of-way to west line of southeast $\frac{1}{4}$ of northwest $\frac{1}{4}$ south to southwest corner of southeast $\frac{1}{4}$ of northwest $\frac{1}{4}$, easterly along south line of northwest $\frac{1}{4}$ to point of beginning – less west 100 feet, ORB 2149 PG 0423

Containing 22.78 acres, more or less

See Map Below

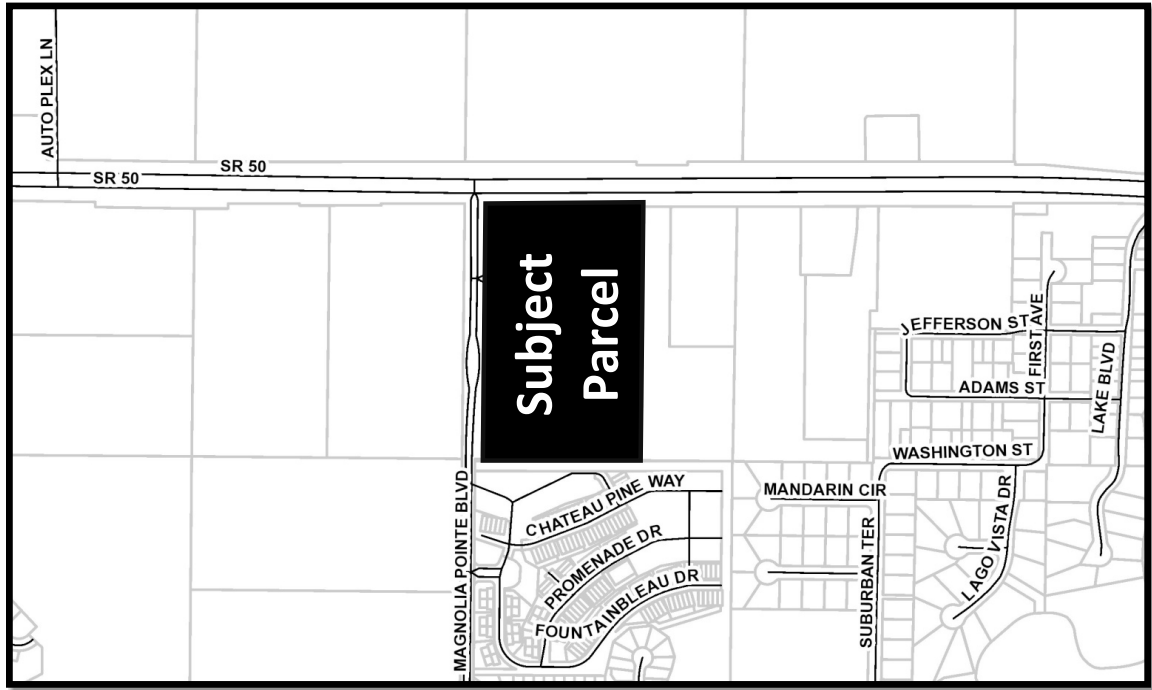
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
April 10 and April 17, 2018

Location Map:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 13, 2018		
Agenda Item Name		
Ordinance No. 2018-07 <i>Transmittal</i> <i>Magnolia Center Large Scale Comprehensive Plan Amendment</i>		
Requested Action		
Recommend transmittal of Ordinance 2018-07.		
Staff Report		
This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The agreement with the City was executed on April 19, 2005. Approximately one-half of the property is improved and is receiving water and sewer services from the City of Clermont. The remainder of the site is vacant and will be developed. The property, approximately 22.78 acres, is being developed as a shopping center and professional offices. The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate (currently Planned Unit Development District in Lake County) to the City's Planned Unit Development zoning classification with C-1 & C-2 uses. Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in April. Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2018-07	Formatted 2018 Magnolia Center CPA Ord. 2018-07.doc
2.	Maps	2018 Magnolia Center Maps.pdf
3.	Utility Agreement	2002-31 Utility Agreement.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-07

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; PROVIDING FOR THE ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

A parcel of land lying in Section 25, Township 22 South, Range 26, Lake County, Florida, more particularly described as follows:

Beginning 448.6 feet West of Southeast corner of Northwest $\frac{1}{4}$, run North 01°00'01" East 1260.31 feet to South right-of-way of State Road 50, Westerly along said right-of-way to West line of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ South to Southwest corner of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$, Easterly along South line of Northwest $\frac{1}{4}$ to Point of Beginning – less West 100 feet, Official Records Book 2149, Page 0423

Containing 22.78 acres, more or less

LOCATION

Magnolia Center
Southeast corner of Highway 50 and Magnolia Pointe Boulevard

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY – REGIONAL COMMERCIAL
TO: CITY OF CLERMONT COMMERCIAL

SECTION 2.

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 3.

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

SECTION 4.

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-07

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of April, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map Magnolia Center

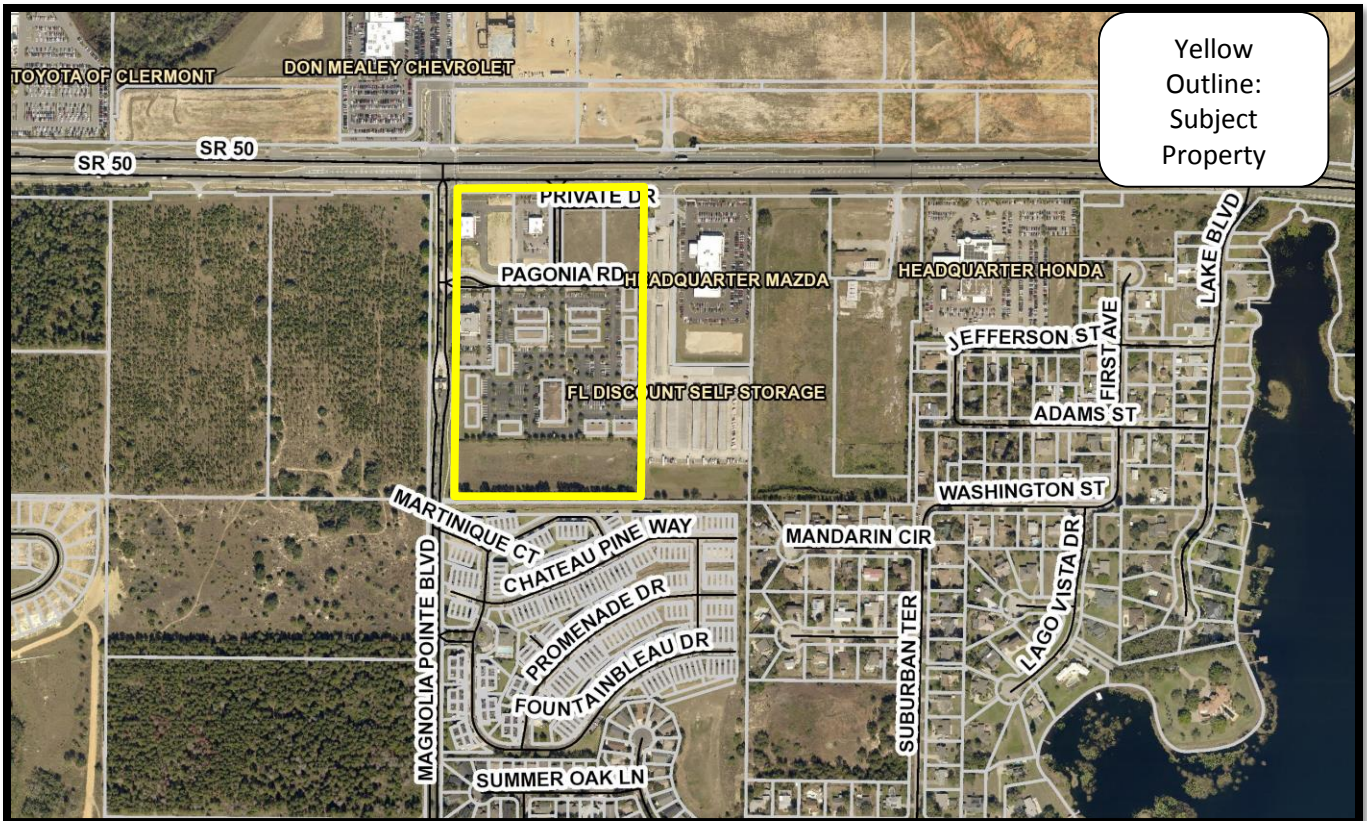
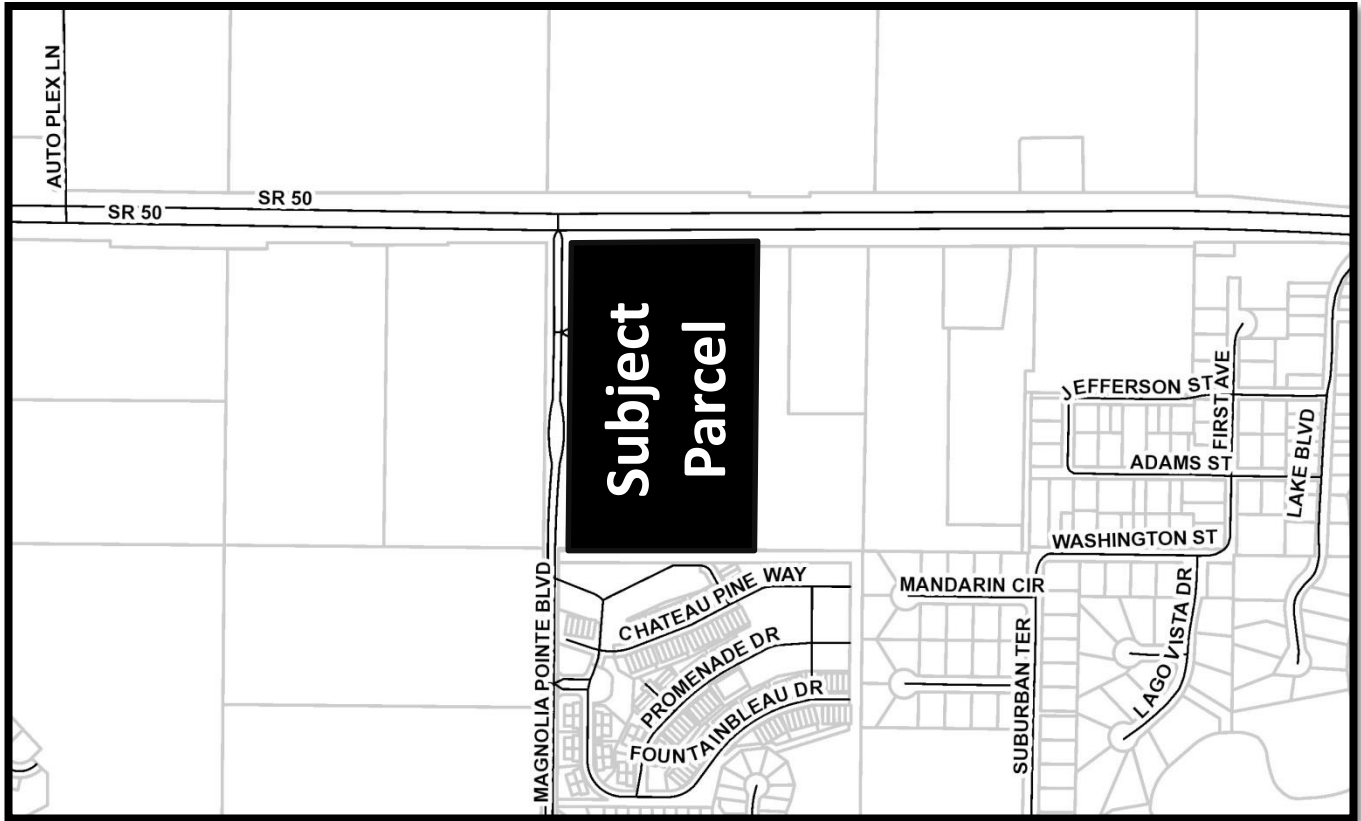


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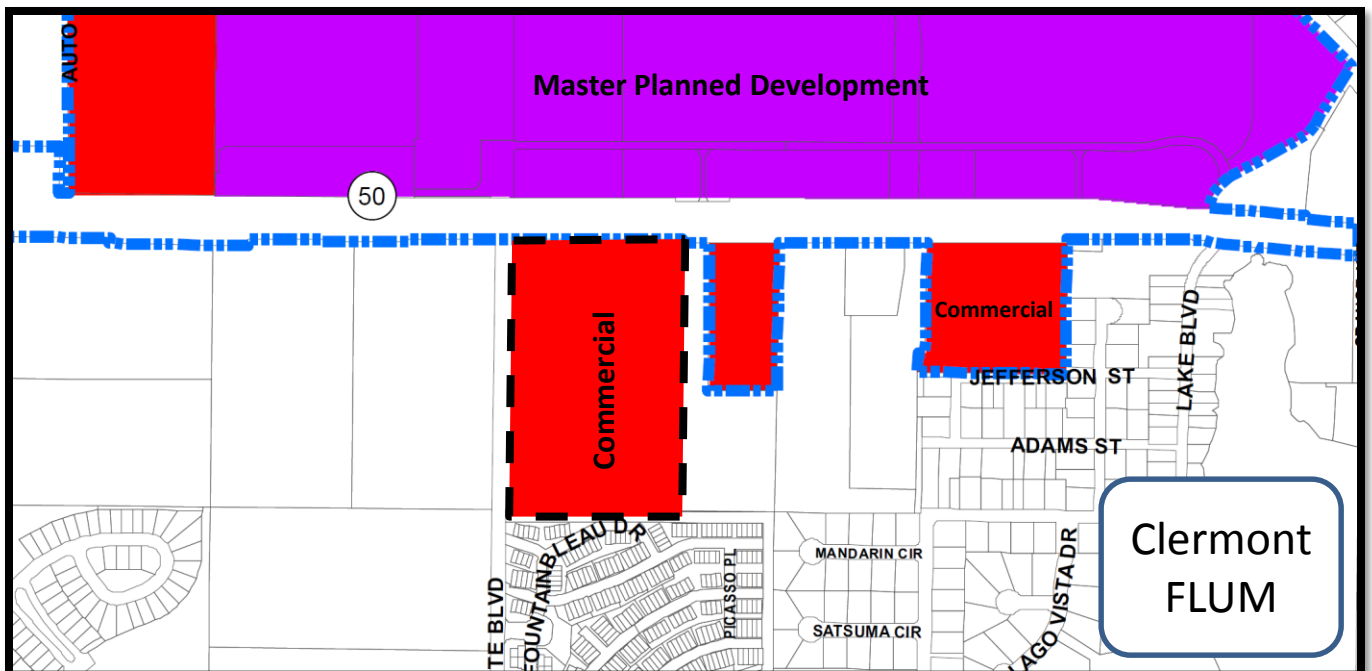
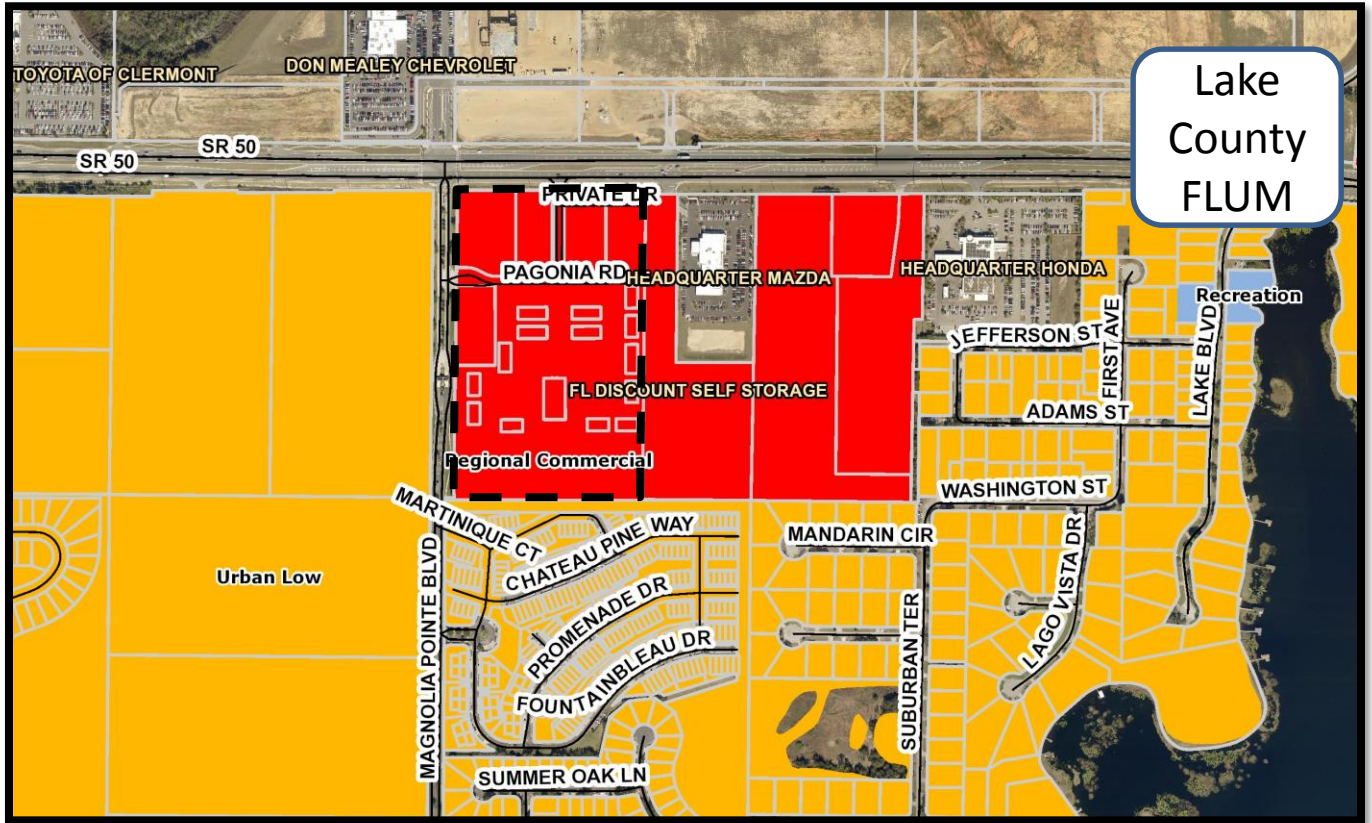
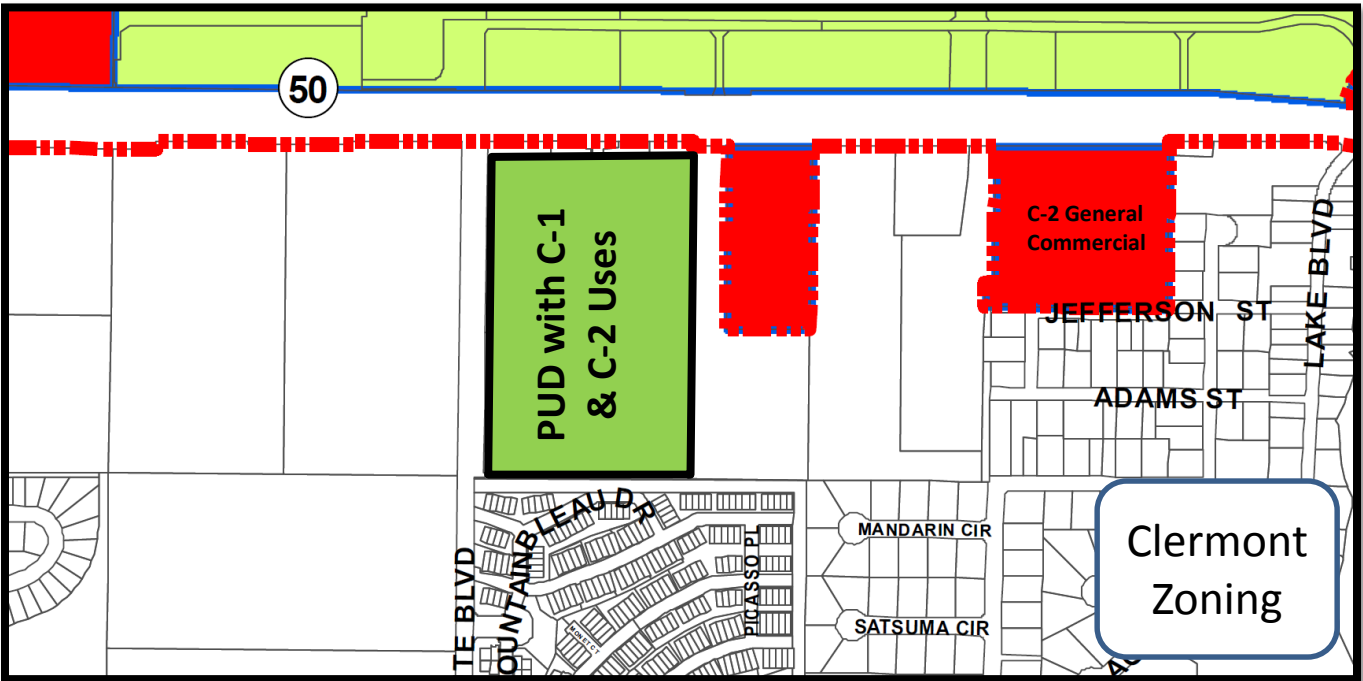
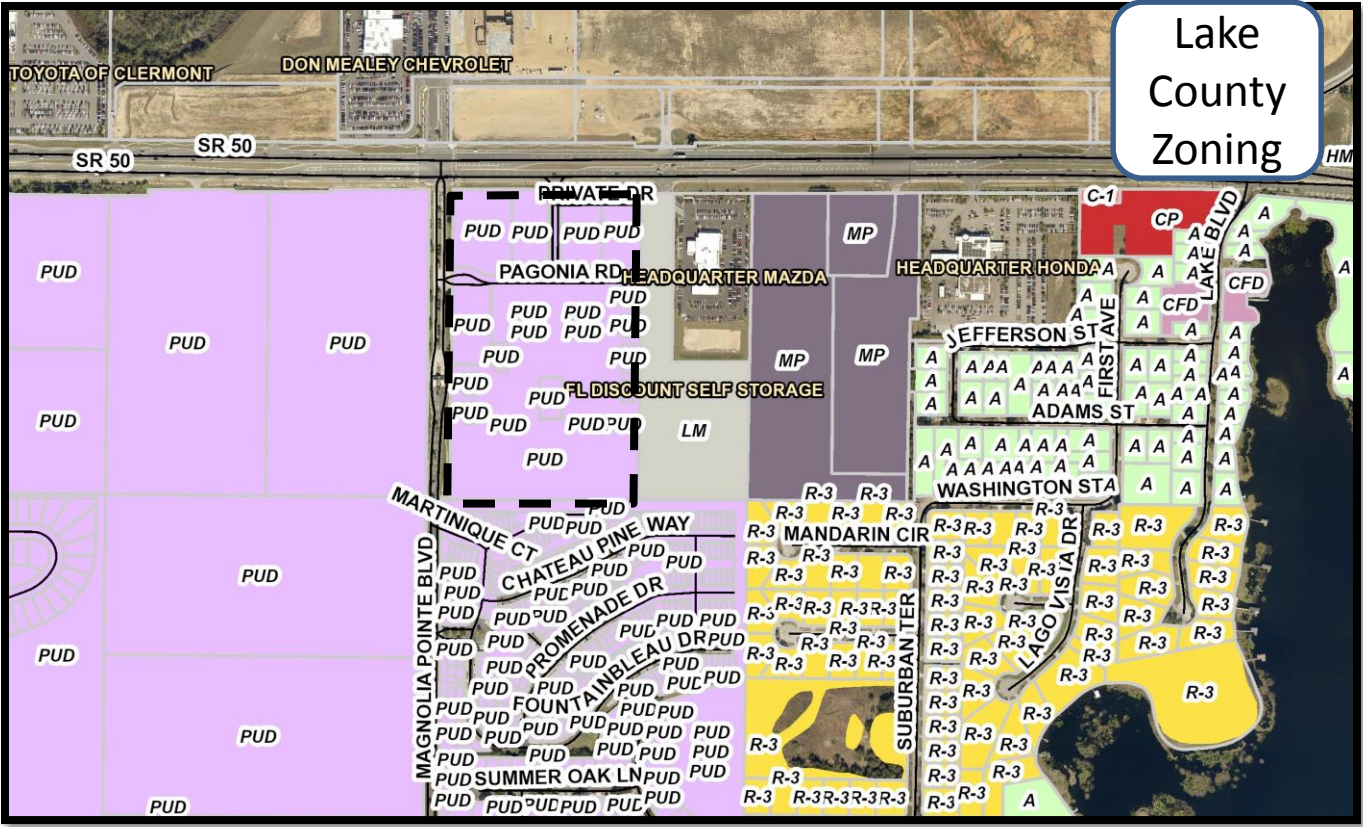


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Whereas, as a condition of CITY providing said water and sewer service to the Property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized to meet the minimum requirements of CITY Land Development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

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

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- 3.2 This agreement shall be recorded in the Public Records of Lake County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of Clermont, which right to annex the City may exercise at any time in the future.

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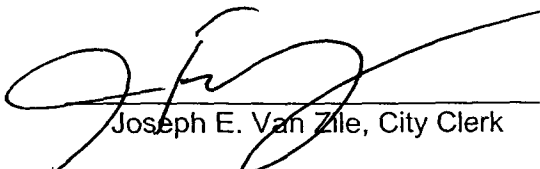
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DATED this 22 day of October, 2002.

CITY OF CLERMONT

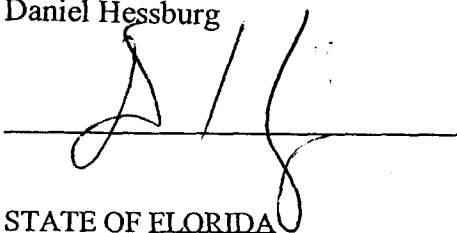
ATTEST:


Harold S. Turville Jr., Mayor


Joseph E. Van Zile, City Clerk

OWNER

Y.O.L.O Land Development, LLC
Daniel Hessburg


STATE OF FLORIDA
COUNTY OF LAKE

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

Witness my hand and official seal this 19th day of April, 2005.



Eileen S. Vieira
Commission #DD236080
Expires: Jul 29, 2007
Bonded Thru
Atlantic Bonding Co., Inc


Notary Public

Exhibit A

State Road 50

132.00

75.00

30.00

Magnolia Pointe
Boulevard

500'
INGRESS/
EGRESS
ESMT.

South Right-of Way

N89°58'59"W

778.25'

MAIN INGRE
DRIVE

694.74'

MAIN INGRE
DRIVE

N00°47'07"E

MINI-STORAGE (UNDER CONSTRUCTION)

S00°48'41"W

1253.56'

1260.47'

12,000 SF
RETAIL

FUTURE EXPANSION
FOR FOOD STORE

50,000 SF
FOOD STORE

15,000 SF
RETAIL

24,000 SF
RETAIL

PARCEL 5
MAGNOLIA CENTER

MASTER STORMWATER
AREA
3.3 ACRES

S89°28'27"E

778.76'

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is equivalent to the quality
of the original document.

247.00
272.00
PARCEL 1
1.54 ACRES

155.00
PARCEL 2
0.97 ACRES

195.00
PARCEL 3
1.22 ACRES

PARCEL 4
9.674 ACRES

Office of Ed Havill

Lake County Property Appraiser

April 27, 2005

Property Record Card

View Map of Property

General Information:			
Alternate Key:	1037450	Parcel:	25-22-26-000200001500
Name:	YOLO LAND DEVELOPMENT LLC	Millage Group:	0003
Address:	548 US HIGHWAY 27 STE C MINNEOLA, FL 34715-	Loc Notes:	17400 STATE ROAD 50 CLERMONT FL 34711
Legal Description:	BEG 448.6 FT W OF SE COR OF NW 1/4, RUN N 01DEG 00MIN 01SEC E 1260.31 FT TO S R/W OF SR 50, W'LY ALONG SAID R/W TO W LINE OF SE 1/4 OF NW 1/4, S TO SW COR OF SE 1/4 OF NW 1/4, E'LY ALONG S LINE OF NW 1/4 TO POB--LESS W 100 FT-- ORB 2149 PG 0423		

Land Data:								
Line	Use Code	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	1000	.0	.0		22.11	AC	0	1381875

Building Characteristics:					
Bldg No.	Section Type	Section No.	Ext Wall Type	No. of Stories	Floor Area

Residential:									
Fireplaces	Baths (2 Fix)	Baths (3 Fix)	Baths (4 Fix)	Baths (Ex Fix)	Bed	A/C	Built In Kitchen	Sq. Ft.	Year Built

Miscellaneous Improvements:					
No.	Type	No. Units	Type	Year	Depr Value

Sales History :						
O.R. Book	O.R. Page	Sale Date	Instrument	Q/U	Vac Impr	Sale Price
2149	0423	7/22/2002	WD	Q	V	\$1,600,000.00

Value:	
Total Just Value:	\$1,381,875.00
Total Exempt Value:	\$0.00
Total Taxable Value:	\$1,381,875.00 *May Reflect Save-Our-Homes Limitations

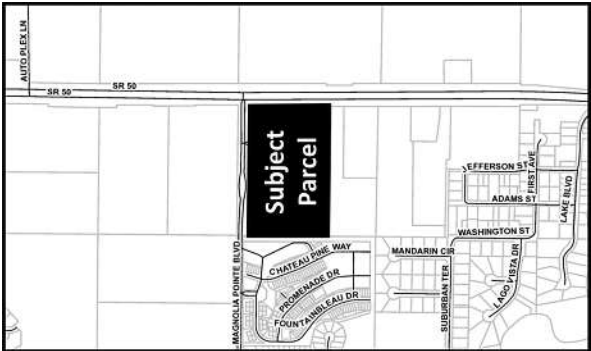
Draw Building

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CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2018-07

The City of Clermont will hold public hearings Tuesday, February 6, 2018 at 6:30 p.m. before the Planning and Zoning Commission and Tuesday, February 13, 2018 at 6:30 p.m. before the City Council to consider transmittal of a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Commercial to Commercial.

The City of Clermont will hold public hearings on Tuesday, April 24, 2018 (final reading of the ordinance) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location: Magnolia Center, 22.78 +/- acres
Property located at the southeast corner of Highway 50
And Magnolia Pointe Blvd.

Ordinance # 2018-07:

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; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, Ext. 4 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-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

D038583 - January 27 & April 10, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D038583 (100%)

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