CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, July 9, 2019

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

PROCLAMATION

Parks and Recreation Month

PRESENTATIONS

Youth Council Recognition

2019 FSA Excellence Award

'A Walking Miracle:' First responders save man after 45 minutes of CPR

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 June 25, 2019 Council Meeting minutes.
Item No. 2 - Surplus Request	Consider declaring end of life inventory as surplus from the departments of: Police, Environmental Services, Public Works, Fire and Parks & Recreation and dispose of in accordance with the Purchasing Policy.
Item No. 3 - Event Open Container Allowance	Consider allowing Lake County Rowing to have an open container allowance for their "Clermont Cardboard Classic" event on August 3, 2019 at Victory Pointe.
Item No. 4 - Utility Agreement *Fuccillo Kia of Clermont*	Consider Utility Services Agreement for Water and Sewer Services to construct a new automotive dealership on SR 50.

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Item No. 5 - Resolution No. 2019-20R	Consider support of the State Road 50 Realignment Project in Downtown Groveland.

UNFINISHED BUSINESS

Item No. 6 - Ordinance No. 2019-14 *Final Wise* *Table to August 13, 2019*	Consider annexation of 13 acres located west of the CR 455 and Good Hearth Blvd. intersection.
Item No. 7 - Ordinance No. 2019-15 *Final Wise Large-Scale Comprehensive Plan Amendment* *Table to August 13, 2019*	Consider ordinance to change the future land use on approximately 13 acres located west of the CR 455 and Good Hearth Boulevard from Lake County Urban Low Density to City's Commercial future land use.
Item No. 8 - Ordinance No. 2019-16 *Final Wise PUD Rezoning* *Table to August 13, 2019*	Consider ordinance to rezone 13+/- acres to Planned Unit Development for mixed-use consisting of 96 multi-family units and 96,000 square feet of commercial/office use on a parcel west of the CR 455/Hartle Road and Good Hearth Boulevard intersection.
Item No. 9 - Resolution No. 2019-14R *Take 5 Quick Lube*	Consider Conditional Use Permit to allow for an automotive service center with three service bays for property located at 1900 South US Highway 27.
Item No. 10 - Minnehaha Traffic Concerns	Consider approval for the installation of additional stop signs at the intersection of Minnehaha Avenue and Bloxam Avenue.

NEW BUSINESS

Item No. 11 - Resolution No. 2019-17R *Blessed Sacrament Catholic Church*	Consider a request to amend a Conditional Use Permit to allow an overflow parking lot for property located at 901 12th Street.
Item No. 12 - Parking License and Easement Agreement	Consider agreement for additional inventory of public downtown parking with the First United Methodist Church.
Item No. 13 - Ordinance No. 2019-02 *Introduction Clonts Groves*	The applicant is requesting voluntary annexation of 55 +/- acres located 2 miles south of Hartwood Marsh Road and east of US Hwy 27.

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Item No. 14 - Ordinance No. 2019-03 *Transmittal Clonts Groves*	The applicant is requesting a large-scale comprehensive change on 55 +/- acres located 2 miles south of Hartwood Marsh Road and East of US Hwy 27. The proposed change will be from Lake County Wellness Way 1 to City of Clermont Master Planned Development.
Item No. 15 - Ordinance No. 2019-04 *Introduction South Lake Crossing*	The applicant is requesting voluntary annexation of 743 +/- acres located east of the intersection of US Hwy 27 and Schofield Road.
Item No. 16 - Ordinance No. 2019-05 *Transmittal South Lake Crossing*	The applicant is requesting a large-scale comprehensive change on 743 +/- acres located 1.75 miles south of Hartwood Marsh Road and East of US Hwy 27. The proposed change will be from Lake County Wellness Way 1 to City of Clermont Master Planned Development.
Item No. 17 - Ordinance No. 2019-34 *Introduction Vacation Request*	The applicant is requesting a 2 ft. by 12 ft. portion of Desoto Street to be vacated and abandoned due to a building step that encroaches into the right-of-way.

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.

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.

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including Clermont; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Clermont recognizes the benefits derived from parks and recreation resources;

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont, Lake County, Florida, do hereby proclaim the month of July as

PARKS AND RECREATION MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 9th day of July, two thousand and nineteen.

_____
Gail L. Ash, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

From: Kathryn Deen
Sent: Monday, June 24, 2019 3:59 PM
To: Kathryn Deen <kdeen@clermontfl.org>
Subject: News Release (Video) - First Responders Save Man After 45 Minutes of CPR

NEWS RELEASE

Lake County Board of County Commissioners
315 W. Main St., Tavares, FL 32778 • www.lakecountyfl.gov

Media Contact: Tiffany Henderson, Lead Public Information Officer
Office: 352-343-9603 • Cell: 352-455-0445
Email: thenderson@lakecountyfl.gov

City of Clermont
685 W. Montrose St., Clermont, FL 34711 • www.ClermontFL.gov

Media Contact: Kathryn Deen, Communications Director
Office: 352-241-7345 • Cell: 352-348-1578
Email: kdeen@clermontfl.org

For immediate release — June 24, 2019

‘A Walking Miracle:’ First responders save man after 45 minutes of CPR

CLERMONT – Together, six Lake County first responders from the Lake County Office of EMS and Clermont Fire Department, are being credited for saving a man’s life after tirelessly performing CPR for more than 40 minutes.

Shabiah Gordon's near-death experience began in the early morning hours of Feb. 24, when his wife Rosa Gordon noticed that her 39-year-old husband's breathing was not normal. Rosa tried unsuccessfully to wake up her husband, who had not had any health issues previously.

She called 911, and first responders arrived and sprang into action to help the father of four, who was in cardiac and respiratory arrest. Relying on their training and experience, the crews administered resuscitative efforts to Gordon. But each crew member was determined to continue until they could get a pulse on the patient and transport him to Orlando Health South Lake Hospital.

After two weeks in the intensive care unit, Gordon was able to walk out of the hospital and resume life with wife and children, regaining full neurological function thanks to the unwavering dedication of the professionals on duty that day.

He calls himself, “a walking miracle.”

Gordon considers the Office of EMS and Clermont Fire Department staff as a part of his extended family and thanks them for being persistent in getting his heart to beat again.

"From my family, from my church members, everybody, we thank them so much for everything… for not giving up," Gordon said.

The teamwork demonstrated by the men made for a positive outcome. Without their efforts, Gordon might not have survived.

"I could not be more proud of our staff for not only embodying the Office of EMS values but for handling this rare incident and showing that when passion and proper training come together, miracles can happen," said Office of EMS Director Jerry Smith. "I believe that this call had the positive outcome that it did due to our team members being adequately prepared to handle this type of situation. The Office of EMS is happy that Mr. Gordon can continue making memories with his family."

Clermont Fire Chief Carle Bishop said, "These guys go at it every day and work hard and hone their skills to be some of the best in the nation. Not a week goes by that we don't get recognition for a life saved. But this case was not typical. It's probably the longest they've worked on someone and had a positive outcome. We're very proud of them."

First responders from both teams include Office of EMS EMT Nicholas Gammello and Paramedic Jacob Gault; Clermont Fire Department Engine 101 team Firefighter/EMT Bruce Mace, Firefighter/EMT Jordan Bennett, Engineer/Paramedic Blake McCorkle, Lieutenant/EMT Jason Ness.

Watch Gordon's story in his own words here: https://bitly.com/EMSWalkingMiracle.

###

PHOTOS ATTACHED
1 – Lifesaving crew: L to R: FF/EMT Jordan Bennett, Engineer/Paramedic Blake McCorkle, Lt./EMT Jason Ness, FF/EMT Bruce Mace, EMT Nicholas Gammello and Paramedic Jacob Gault.
2 – Survivor with family: L to R: FF/EMT Jordan Bennett, Engineer/Paramedic Blake McCorkle, Lt./EMT Jason Ness, FF/EMT Bruce Mace, EMT Nicholas Gammello and Paramedic Jacob Gault.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 25, 2019

The City Council met in a regular meeting on Tuesday, June 25, 2019 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, Bates and Travis. Other City officials present were City Manager Gray, City Attorney Mantzaris, and Deputy City Clerk Zinker.

Council Member Goodgame was absent.

INVOCATION AND PLEDGE OF ALLEGIANCE

Brian Broadway with the Living Message gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Drew Evans

Police Officer Evans thanked Council for their support this year with the passing of his fiancé, Kalynn Curl, who passed away in March of 2019. The City and community stepped up and offered all available resources to him and his family during this time. During the incident, the Police Officers with the City of Clermont Police Department never left his side. On behalf of the families, Police Officer Evans thanked the Council for their support and prayers.

Mayor Ash stated the City is a family no matter which department an employee works for.

Fiscal Year 2018 Annual Financial Report

Assistant Finance Director Brosonski introduced Tammy Campbell to present the report from the City's auditing firm.

Tammy Campbell, McDirmit Davis, presented highlights of the annual financial report and reviewed the management letter and compliance reports and financial condition of the City.

City Manager Gray stated the Comprehensive Annual Financial Report (CAFR) was given to the Council tonight for their review.

Quarterly Budget Update

Assistant Finance Director Brosonski provided highlights of the City of Clermont Quarterly Budget Report. She reviewed the top 10 revenues, major fund revenues, major fund expenditures, department expenditures, and master plan expenditures.

PUBLIC COMMENTS

Tim Johnson expressed concern for a lack of recreation facility for people coming to the city specifically with water activities like paddle boats and bike rentals. Mr. Johnson also expressed concern with a lack of a Clermont souvenir shop and a place to purchase items such as water and sunscreen along the trail.

Wes Booker expressed concern for the current use of the train depot.

City Manager Gray stated he has spoken to the Historical Society to amend the current agreement for the Historic Village per Council's direction. The City currently owns the land and the buildings but the Historical Society owns everything inside the buildings. The Historical Society wants to keep the depot as their office and meeting space. The suggested amended agreement will be brought before Council at the

July 9, 2019 Council Meeting. The City cannot do anything with the buildings until the Council amends the current agreement.

REPORTS

City Manager Gray reported election qualifying ended last week on Friday at noon and there will be no primary election for the City this year. Jim Purvis and Joe Gustafson qualified for Seat Two and Heidi Brishke and Ebo Entsuah qualified for Seat Four. Charter amendments will also be on the upcoming ballot in November. Next week is Fourth of July and the City will be hosting their Red White and Boom event at Waterfront Park. City government offices will be closed on Thursday, July 4, 2019 for the holiday. City Manager Gray requested for the Council to appoint Assistant Finance Director Brosonski to the Fire Union Negotiating Team to replace Finance Director Van Zile due to his upcoming absence.

> Council Member Bates moved to appoint Assistant Finance Director Pam Brosonski to the Fire Union Negotiating Team; seconded by Council Member Brishke. The motion passed with all members present voting aye.

City Manager Gray requested item 11 be tabled to September 24, 2019 by Council.

Item No. 11 – Ordinance No. 2019-27, *Final*

Deputy City Clerk Zinker read Ordinance No. 2019-27 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 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability effective date, recording, and publication.
>
> Council Member Bates moved to table Ordinance No. 2019-27 to September 24, 2019; seconded by Council Member Brishke. The motion passed with all members present voting aye.

City Manager Gray requested item 13 be tabled to July 23, 2019 by Council.

Item No. 13 – Variance Request, *Clermont Brewing Company*

> Council Member Brishke moved to table the variance request to July 23, 2019; seconded by Council Member Travis. The motion passed with all members present voting aye.

City Manager Gray requested item 14 be tabled to July 9, 2019 by Council.

Item No. 14 – Resolution No. 2019-14R, *Take 5 Quick Lube*

Deputy City Clerk Zinker read Resolution No. 2019-14R 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 automotive and oil change service center with three service bays in the C-2 General Commercial zoning district.
>
> Council Member Bates moved to table Resolution No. 2019-14R to July 9, 2019; seconded by Council Member Brishke. The motion passed with all members present voting aye.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Brishke – No report.

Council Member Travis reported she will be attending the Metropolitan Planning Organization meeting tomorrow and will provide an update at the following Council Meeting.

City Manager Gray stated Commissioner Campione informed him the Metropolitan Planning Organization meetings will move throughout Lake County and she requested to utilize the City's Arts and Recreation Center once or twice for those meetings.

Mayor Ash reported on June 13, she attended the opening of the Florida Greenways and Trails Foundation Conference at the City Community Center. City Manager Gray and Communications Director Deen were also present. On Saturday, June 15, she gathered at the new Mountaineer Coffee Shop for the monthly Coffee with the Mayor. On June 20, she attended a public meeting at the Arts and Recreation Center on transportation in this part of Lake County. On June 21, she was at the headquarters for the Lake Apopka Natural Gas District in Winter Garden for the celebration of the 60th anniversary of the approval of the gas district. On Monday, June 24, she was at the Lake Apopka Gas District for its monthly board meeting.

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 June 11, 2019 Council Meeting minutes.
Item No. 2 – Plat Approval	Lakeview Preserve Phase 1.
Item No. 3 – Canvassing Board Appointments	Appointment of Canvassing Board members for the 2019 elections.
Item No. 4 – Funding Program Agreement	Consider approval of Lake County Tourist Development Tax Capital Projects Funding Program Agreement in the amount of $750,000 for the Clermont Boat Ramp Project.
Item No. 5 – Parking License and Easement Agreement	Consider agreement for additional inventory of public downtown parking with the First United Methodist Church.
Item No. 6 – Resolution No. 2019-15R	Consider FY 2019 Budget amendment.

City Attorney Mantzaris requested Consent Agenda Item No. 1 be pulled for discussion.

Council Member Travis requested Consent Agenda Item No. 5 be pulled for discussion.

> Council Member Bates moved to approve the Consent Agenda Items 2, 3, 4, and 6; seconded by Council Member Brishke. The motion passed with all members present voting aye.

City Attorney Mantzaris clarified the minutes from the June 11, 2019 Council Meeting indicates Ordinance No. 2019-25 was denied by a 2-2 vote. As a result, when Council approves the minutes, then the Council is approving that the item was denied by a 2-2 vote.

Council Member Bates moved to approve Consent Agenda Item 1; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Council Member Travis expressed concern for the City entering into a parking agreement due to available parking spaces in other areas of the City.

City Manager Gray stated three areas in the downtown are entering into a parking agreement with the individual companies and the City of Clermont in order to assess the location for the future Master Plan parking garage by seeing where the parking demand is in the City. Building the parking garage now would be premature. As a result, the idea was to lease a couple of locations to see where there is a parking issue. The agreements are three year leases however the City can get out of the agreements with a six-month notice. The monthly rental fees for the lots are being paid from the Community Redevelopment Agency budget.

Council Member Travis expressed concern for the location of the parking lot not affecting the entire downtown.

Mayor Ash inquired about a six-month lease. City Manager Gray stated the length of time was to allow the City to see the different parking demands throughout each season and suggested the matter could return to Council in March for their review.

City Manager Gray stated improvements would have to be made by the City to the Church's property in order to use it for parking should Council approve the agreement. Assistant City Manager Kinzler clarified the cost for the improvements would be an estimated $11,000.

Council Member Travis moved to deny Consent Agenda Item 5; seconded by Council Member Brishke. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

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

Item No. 7 – Ordinance No. 2019-18, *Final, Senninger Annexation*

Deputy City Clerk Zinker read Ordinance No. 2019-18 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. 8 – Ordinance No. 2019-19, *Final, Senninger Large-Scale Comprehensive Plan Amendment*

Deputy City Clerk Zinker read Ordinance No. 2019-19 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.

Item No. 9 – Ordinance No. 2019-20, *Final, Senninger Rezoning*

Deputy City Clerk Zinker read Ordinance No. 2019-20 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 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, recording, and publication.

Planning Manager Kruse presented applicant's request for voluntary annexation, Comprehensive Plan Amendment and rezoning. The property is approximately 12 acres and located south of State Road 50 and north of County Road 455. The property has been historically used for industrial uses in the production of equipment in the irrigation industry. The property is located within the Interlocal Service Boundary Agreement and the Joint Planning Area. The applicant is requesting City services for the property which the City can fully serve. Staff recommended approval for annexation. The proposed map amendment will change the future land use from Lake County's Regional Office to the City's Industrial. The City Council approved the transmittal in April and the State Agencies had no comment. Staff recommended approval of the large-scale comprehensive plan amendment. The applicant is also requesting a rezoning to the M-1 Industrial district. The applicant is not requesting any variances at this time. Staff recommended approval for rezoning.

Major Stacy, 2221 Lee Road, Suite 27, applicant, stated he was available for questions and expressed agreement with staff's recommendation.

Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

Council Member Travis moved for approval of Ordinance No. 2019-18; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

Council Member Travis moved for approval of Ordinance No. 2019-19; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

Council Member Travis moved for approval of Ordinance No. 2019-20; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

Item No. 10 – Ordinance No. 2019-24, *Final, Hungerford Right-of-Way Vacation Request*

Deputy City Clerk Zinker read Ordinance No. 2019-24 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, closing and permanently abandoning a portion of Eleventh Street as shown in the Official Map of the City of Clermont according to the plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida and described herein as shown below; providing for severability, publication and for an effective date.

Planning Manager Kruse presented applicant's request for vacation of the right-of-way of 11th Street. The length of the right-of-way is approximately 110 lineal feet. This portion of 11th Street has not been constructed and the City will not construct this portion of 11th Street. City Council approved a variance to allow for a residential lot without road frontage. Staff recommends approval of Ordinance No. 2019-24.

Thomas Hungerford, 1061 W. Minnehaha Avenue, expressed desire to make one continuous parcel of all three connecting properties.

Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

Council Member Travis inquired about development on property. Mr. Hungerford stated there are no plans to build on the property.

> Council Member Bates moved to approve Ordinance No. 2019-24; seconded by Council Member Brishke. The motion passed 4 to 0 on a roll call vote.

NEW BUSINESS

Item No. 12 – Variance Request, *Target*

Development Services Director Henschel presented applicant's request for two variances to allow for a wall sign greater than the maximum allowable copy area and to allow the number of wall signs to exceed the maximum number allowed by the Land Development Code. The applicant is requesting five (5) wall signs with up to a maximum of 525 square feet of copy area. The current sign plan was approved in 2003, which permitted five (5) wall signs with a total sign area of 749 square feet. The Target store is requesting to remodel the existing store and update the signage. Although the proposed wall signs will remain the same at five total signs, the new signs will allow for less wall cover square footage. Staff recommends approval of the variance request.

Landon Sheer, Kimley Horn, representative of applicant, stated he was available for questions and the request will be decreasing the current square footage for the signs.

Mayor Ash opened the Public Hearing.

Jim Purvis, 4206 Hammersmith Drive, expressed concern for approval of signage to violate City code.

Mayor Ash closed the Public Hearing.

City Manager Gray stated the variance request is the second application for a sign variance which has recently come before the Council. The original plans were done in 2003 where the City approved the wall signage. The applicant is requesting to clean up the signs on the front of the store. However, the City will not see any more of these types of requests due to the process being changed in 2010.

Council Member Bates asked if the current signs were still in place. Mr. Sheer stated only one of the wall signs has been taken down.

Council Member Bates expressed support for minimizing the square footage of wall signs for Target.

Council Member Brishke expressed agreement with Council Member Bates.

> Council Member Bates moved to approve the variance request; seconded by Council Member Travis. The motion passed with all member present voting aye.

ADJOURN: With no further comments, this meeting adjourned at 7:35pm.

APPROVED:

_____
Gail L. Ash, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Surplus Request
Requested Action
Request to approve and declare end of life inventory as surplus from Police Department, Environmental Services Department, Public Works Department, Fire Department and the Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.
Staff Report

The Purchasing Department, on behalf of the Police Department, Environmental Services Department, Public Works Department, Fire Department and the Parks and Recreation Department recommends approval of the above action.

Police Department

Qty:	Property Description
(7)	Zebra RW420 Mobile Printer
(7)	Zebra RW420 Mobile Cradle
(1)	Prima Facie Body Camera
(1)	VIEVU Body Camera
(1)	Sprint Cable Cell Tower
(1)	Brother Label Maker
(1)	Canon VIXIA HF R600 Camcorder 57X
(2)	Motorcycle Muffler V-Twin Performance

Environmental Services Department

Qty:	Property Description
(1)	2002 Sterling/ Rear Loader Garbage Truck Vehicle #4228 174,607 miles

Public Works Department

Qty:	Property Description
(6)	Stihl Straight Shaft Trimmer
(3)	Stihl SG20 Sprayer
(2)	Stihl Straight Shaft Edger
(1)	Stihl BR430 Blower
(1)	Stihl 16" Chain Saw
(1)	Stihl 100K Hedge Trimmer (stolen property)

Fire Department

Qty:	Property Description
(26)	Office Chairs

Parks and Recreation Department

Qty:	Property Description
(1)	Metal Halide Lighting at Hancock Park for Field 5, Soccer Field 1 and the Tennis Courts

Additional Analysis	

Fiscal Impact Summary	
Surplus Property is anticipated to be sold for approximately $35,000.	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. Police Department Property Disposal Forms	Police Department Disposal.pdf
2. Environmental Services Property Disposal Form	Environmental Services Property Disposal Form.pdf
3. Public Works- Grounds Property Disposal Forms	Public Works- Grounds Disposal Forms.pdf
4. Public Works Stolen Property Police Report	Public Works Stolen Property Police Report.pdf
5. Fire Department Disposal Form	Fire Department Disposal Form.pdf
6. Parks and Recreation Disposal Form	Parks and Recreation Disposal Form.pdf

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRC08-33-5210

Description of Property MOBILE PRINTER

☐ *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:**

Director Signature:

Date: 6-19-19

<u>***This form must be sent to the Purchasing Department to dispose of property*****</u>**

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRC08-33-5192

Description of Property MOBILE PRINTER

☐ *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:**

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRC08-33-5203

Description of Property MOBILE PRINTER

☐ *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:**

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00947

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: ZEBRA RW420 MOBILE PRINTER

Vehicle No.

Miles / Hours:

Serial / VIN: XXRC08-33-5215

Description of Property MOBILE PRINTER

☐ *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:** DOES NOT WORK INOPERABLE

Director Signature: [signature]

Date: 6-19-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00941

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: ZEBRA RW420 MOBILE PRINTER

Vehicle No.

Miles / Hours:

Serial / VIN: XXRC08-33-5200

Description of Property MOBILE PRINTER

☐ *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:** DOES NOT WORK INOPERABLE

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00946

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: ZEBRA RW420 MOBILE PRINTER

Vehicle No.

Miles / Hours:

Serial / VIN: XXRC08-33-5198

Description of Property MOBILE PRINTER

☐ *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:** DOES NOT WORK INOPERABLE

Director Signature:

Date: 6/19/19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00945

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: ZEBRA RW420 MOBILE PRINTER

Vehicle No.

Miles / Hours:

Serial / VIN: XXRC08-33-5214

Description of Property MOBILE PRINTER

☐ *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:** DOES NOT WORK INOPERABLE

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRV07-51-5081

Description of Property MOBILE CRADLE

☐ *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).

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☐ **OTHER:**

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRV08-29-5068

Description of Property MOBILE CRADLE

☐ *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.

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☒ **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:**

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRV08-29-5091

Description of Property MOBILE CRADLE

☐ *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.

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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:**

Director Signature:

Date: 6.19.19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRV08-29-5084

Description of Property MOBILE CRADLE

☐ *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.

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☐ **OTHER:**

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRV08-29-5057

Description of Property MOBILE CRADLE

☐ *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.

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☐ **OTHER:**

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRV07-51-5062

Description of Property MOBILE CRADLE

☐ *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.

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☐ **OTHER:**

Director Signature:

Date: 6-19-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: CPD00965

Contact Person: DEBBIE ARROYO

Phone: 352-536-8420

Year / Make / Model: ZEBRA RW420

Vehicle No.

Miles / Hours:

Serial / VIN: XXRVJ110801612

Description of Property MOBILE CRADLE

☐ *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.

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☐ **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:**

Director Signature:

Date: 6/19/19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #:

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: PRIMA FACIE

Vehicle No.

Miles / Hours:

Serial / VIN: BD14410100380

Description of Property BODY CAMERA

☐ *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:** CAN POSSIBLY BE SOLD. WE HAVE NO USE FOR IT AT THE POLICE DEPARTMENT.
NOT SURE IF IT WORKS NOT SURE IF LEFT ABANDONED

Director Signature:

Date: 6-21-19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #:

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: VIEVU

Vehicle No.

Miles / Hours:

Serial / VIN: PRO08-000145

Description of Property WEARABLE VIDEO CAMERA

☐ *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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☐ **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:** CAN POSSIBLY BE SOLD. WE HAVE NO USE FOR IT AT THE POLICE DEPARTMENT.
NOT SURE IF IT WORKS

Director Signature:

Date: 6-21-19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #:

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: SPRINT

Vehicle No.

Miles / Hours:

Serial / VIN: 12027001923

Description of Property CABLE CELL TOWER

☐ *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.

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☒ **OTHER:** CAN POSSIBLY BE SOLD. WE HAVE NO USE FOR IT AT THE POLICE DEPARTMENT.
NOT SURE IF IT WORKS

Director Signature:

Date: 6-21-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #:

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: BROTHER

Vehicle No.

Miles / Hours:

Serial / VIN: E5Z565355

Description of Property LABEL MAKER

☐ *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.

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☐ **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:** CAN POSSIBLY BE SOLD. WE HAVE NO USE FOR IT AT THE POLICE DEPARTMENT. NOT SURE IF IT WORKS

Director Signature:

Date: 6 21-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions®

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #:

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model: CANON

Vehicle No.

Miles / Hours:

Serial / VIN: 932084103894

Description of Property VIXIA HF R600 CAMCORDER 57X

☐ *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:** CAN POSSIBLY BE SOLD. WE HAVE NO USE FOR IT AT THE POLICE DEPARTMENT. NOT SURE IF IT WORKS

Director Signature:

Date: 6-21-19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #:

Contact Person: DEBBIE ARROYO

Phone: 352-536-8424

Year / Make / Model:

Vehicle No.

Miles / Hours:

Serial / VIN:

Description of Property MOTORCYCLE MUFFLER (2) V-TWIN PERFORMANCE

☐ *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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☐ **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:** CAN POSSIBLY BE SOLD. WE HAVE NO USE FOR IT AT THE POLICE DEPARTMENT.

Director Signature:

Date: 6-21-19

*******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:

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./SANITATION Property Tag #: 10275

Contact Person: Brian Camp Phone: 352-241-0178

Year / Make / Model: ~~05/2001~~ 2002 Sterling/Rear Loader Vehicle No. 4228

Miles / Hours: 174607/unknown Serial / VIN: 2FZAAMAK52AK01685

Description of Property Body Type New Way Model 20 RLV S/N 3118-4-01

☐ *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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☐ **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:** Age and Mileage not cost effective to repair and use.

Director Signature: [signature] Date: 6-24-19

*******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: 5644

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1045

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL PRO Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: N/A

Description of Property STIHL PRO STRAIGHT SHAFT TRIMMER

☐ *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:** _____

Director Signature: Lee Van Heuven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1138

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL PRO Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: N/A

Description of Property STIHL PRO TRIMMER STRAIGHT SHAFT

☐ *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:** _____

Director Signature: Shee VanDeven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1049

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: N/A

Description of Property STIHL STRAIGHT SHAFT TRIMMER

☐ *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:** _____

Director Signature: Steve Van Deven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: N/A

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL FC110 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 284-15547

Description of Property STIHL FC110 STRAIGHT SHAFT TRIMMER

☐ *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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☐ **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:** _____

Director Signature: Lee VanDeven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: N/A

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: 2014 STIHL FC90 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 93957281

Description of Property STIHL FC90 STRAIGHT SHAFT TRIMMER

☐ *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.

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☐ **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:** _____

Director Signature: Lee VanDeven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: N/A

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL PRO Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: N/A

Description of Property STIHL PRO STRAIGHT SHAFT STRING TRIMMER (4390 ON CASING)

☐ *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.

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☐ **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:** _____

Director Signature: Lee VanDeven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1266

Contact Person: Dusty Pacheco Phone: 352-516-2399

Year / Make / Model: Stihl SG20 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 500515865

Description of Property STIHL SG20 SPRAYER

☐ *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:** _____

Director Signature: Lee VanDeven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1286

Contact Person: Dusty Pacheco Phone: 352-516-2399

Year / Make / Model: Stihl SG20 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 500515865

Description of Property STIHL SG20 SPRAYER

☐ *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.

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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:** _____

Director Signature: Lee Van Reen Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1282

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL SG20 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 979797543

Description of Property STIHL SG20 SPRAYER

☐ *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).

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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:** _____

Director Signature: Steve VanDeven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS

Property Tag #: 1014

Contact Person: DUSTY PACHECO

Phone: 352-516-2399

Year / Make / Model: STIHL FS80R

Vehicle No. N/A

Miles / Hours: N/A

Serial / VIN: N/A

Description of Property STIHL FS80R STRAIGHT SHAFT EDGER

☐ *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).

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☐ **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:**

Director Signature: Elie VanDerveer

Date: 6-25-19

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1227

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: N/A

Description of Property STIHL STRAIGHT SHAFT EDGER

☐ *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.

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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:** _____

Director Signature: Glee VanDeven Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1307

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL BR430 Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 502020647

Description of Property STIHL BR430 BLOWER

☐ *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:** _____

Director Signature: Lee VanDraen Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 818

Contact Person: DUSTY PACHECO Phone: 352-516-2399

Year / Make / Model: STIHL 609L Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: N/A

Description of Property STIHL 16" CHAIN SAW

☐ *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:** _____

Director Signature: Lee Van Reen Date: 6-25-19

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: PW /GROUNDS Property Tag #: 1302

Contact Person: DUSTYPACHECO Phone: 352-516-2399

Year / Make / Model: STIHL 100K Vehicle No. N/A

Miles / Hours: N/A Serial / VIN: 500359896

Description of Property STIHL 100K ARTICULATED HEDGE TRIMMER

☐ *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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☐ **OTHER:** _____

Director Signature: Steve Van Deven Date: 6-25-19

*******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: _____

Revised 4/12/2017

Clermont Police Department

Case Report for Incident 19C16803

Nature: S43

Address: 620 W MONTROSE ST ; CITY CENTER
CLERMONT FL 34711

Location: CLE1

Offense Codes: THGR
Received By: ROSENBERGER2265
Agency: CLE
Responding Officers: DEMASTUS 156, DAVIS 167
Responsible Officer: DEMASTUS 156
Disposition: ACT 05/14/19
When Reported: 10:10:54 05/14/19
Occurred Between: 07:58:00 05/14/19 and 09:00:00 05/14/19

Assigned To: LANE 118
Detail:
Date Assigned: 05/15/19
Status: ASN
Status Date: 05/15/19
Due Date: 06/05/19

Complainant: 150342
Last: RAGAR
First: CHRISTAIN
Mid: RHONE
DOB: 01/25/90
Dr Lic: R260116900250
Address: 1940 Sunset Lane
Race: W
Sex: M
Phone: ( ) -
City: CLERMONT, FL 34711

Offense Codes

Reported:
Observed:
Additional Offense: THGR THEFT GRAND

Circumstances

LT18 Parking Lot or Garage

Responding Officers: **Unit :**

DEMASTUS 156	CA1
DAVIS 167	CA2

Responsible Officer: DEMASTUS 156
Agency: CLE
Received By: ROSENBERGER2265
Last Radio Log: 11:32:26 05/14/19 CMPLT
:
Clearance: R REPORT
When Reported: 10:10:54 05/14/19
Disposition: ACT **Date:** 05/14/19
Judicial Status:
Occurred between: 07:58:00 05/14/19
Misc Entry:
and: 09:00:00 05/14/19

Modus Operandi: Objective
Description : Criminal Objective
Method : Theft

Involvements

Date	Type	Description	
05/14/19	Name	CITY OF CLERMONT,	Victim
05/14/19	Name	RAGAR, CHRISTAIN RHONE	Complainant
05/14/19	Name	SOLIS-NIEVES, SHIRLEY	Other
05/14/19	Cad Call	10:10:54 05/14/19 S43	Initiating Call
05/14/19	Property	ONG TRIMMER Stihl 101 500	Stolen

Narrative

19C16803
Grand Theft
Ofc. Demastus #156

On 5/14/2019, at approximately 1015hrs, I responded to a theft that occurred at the Clermont City Center, located at 620 West Montrose Street. I was informed by City of Clermont Public Works worker Christian Ragar that he parked the city landscape trailer in the back parking lot in order to attend a safety meeting at 0758hrs. All equipment was accounted for before entering the location for the meeting but after exiting the meeting at 0900hrs, he noticed that a hedge trimmer valued at $500.00 was missing from the trailer. He further stated that the hedge trimmer was not locked on the the trailer.

I then responded to Clermont City Hall to make contact with IT employee Shirley Solis-Nieves in order to view the surveillance video of the parking lot. The video was motion activated, was viewed and confirmed the following: I viewed the complainants vehicle enter the parking lot at approximately 0758hrs and park. There were several City of Clermont vehicles in the parking lot for the safety meeting. The only suspicious event was noted after the City personnel entered the location. A white mini van that did not contain a City of Clermont logo did enter the parking lot and drive slowly toward the area of the complainant vehicle. The video cut out at this point and I could not ascertain what happened after this event. Therefore, viewing of the video was not beneficial in identifying the perpetrator(s). The camera was also located very far away from the victims vehicle and the video was not very clear.

I obtained a sworn written statement from Christian and intent to prosecute on behalf of the City of Clermont. Christian signed a waiver affidavit.

Christian provided me with the serial number for the hedge trimmer and it was entered into NCIC/FCIC as stolen.

Supplement

Added By: FENDER 2086

Added On: 11:32:26 05/14/19

CAD Call info/comments

==========

ADV THAT A PIECE OF EQUIPMENT WAS TAKING WAS A HEDGE TRIMMER
10:11:55 05/14/2019 - ROSENBERGER2265
OCCURED AROUND 9AM ..THEY CAME OUT AND IT WAS MISSING
10:37:13 05/14/2019 - BLACKMAN 1756 - From: DEMASTUS 156
OUT AT CITY HALL REF TO 1017 ON THIS CALL
10:48:02 05/14/2019 - WOLAN 2440
COMPL CALLED BACK IN & REQ FOR DEMASTUS TO CALL HIM REGUARDING ADDIT S14. ADV TO CALL THE PX HE LEFT ON THE STATEMENT
11:32:22 05/14/2019 - FENDER 2086 - From: DEMASTUS 156
98 R

Supplement

Added By: LANE 118

Added On: 11:49:56 05/16/19

19C16803
Supplement
Det. Eric Lane

On May 15, 2019 I received this case for further investigation.
On May 16, 2019 I made contact with local pawn shops but they had not seen the trimmers.
On May 22, 2019 using a web-site called FINDER i ran the serial number for the stolen item but received negative results.

Property

Property Number: 161829
Item: TRIMMER
Owner Applied Nmbr:

Brand: Stihl
Model: 101
Year: 0
Quantity: 1
Meas:
Serial Nmbr: 500359896
Total Value: $500.00
Color: ONG
Owner: CITY OF CLERMONT 47922
Agency: CLE CLERMONT POLICE DEPARTMENT
Tag Number:
Accum Amt Recov: $0.00
Officer: DEMASTUS 156
UCR: OTH Other
UCR Status: SNR
Local Status:
Storage Location:
Crime Lab Number:
Status Date: 05/14/19
Date Released: **/**/**
Date Recov/Rcvd: **/**/**
Released By:
Amt Recovered: $0.00
Released To:
Custody: **:**:** **/**/**
Reason:
Comments: Hedge Trimmer

Name Involvements:

Other : 356260

Last:	SOLIS-NIEVES	**First:**	SHIRLEY	**Mid:**	
DOB:	10/19/62	**Dr Lic:**	S425780628790	**Address:**	876 PRINCETON DR
Race: L	**Sex:** F	**Phone:**		**City:**	CLERMONT, FL 34711

Complainant : 150342

Last:	RAGAR	**First:**	CHRISTAIN	**Mid:**	RHONE
DOB:	01/25/90	**Dr Lic:**	R260116900250	**Address:**	1940 Sunset Lane
Race: W	**Sex:** M	**Phone:**	( ) -	**City:**	CLERMONT, FL 34711

Victim : 47922

Last:	CITY OF CLERMONT	**First:**		**Mid:**	
DOB:	**/**/**	**Dr Lic:**		**Address:**	685 WEST MONTROSE STREET
Race:	**Sex:**	**Phone:**	(352)394-5588	**City:**	CLERMONT, FL 34711

PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE

Property Tag #: n/a

Contact Person: Sean Sacco

Phone: 352-394-7662

Year / Make / Model: various models

Vehicle No. n/a

Miles / Hours: n/a

Serial / VIN: n/a

Description of Property office chairs (26 total)

☐ *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:**

Director Signature: [signature]

Date: 6/26/19

*******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:

Revised 4/12/2017

DISPOSITION SUMMARY

1. The Department Director makes the determination that the equipment, item or material requires disposal. If the property being disposed of is capital (value of $1,000 or greater), remove the asset tag sticker and submit it with completed Property Disposal Form to the Purchasing Department.
2. The Purchasing Department will process an agenda item for City Council approval.
3. When conducting a trade-in, the full cost of the new purchase must budgeted by the Department (do not include the trade in value).
4. When disposal or trade-in is complete, the Purchasing Director will forward the completed form to the Finance Department.

DEFINITIONS

Surplus Property - All City property that is obsolete, excess, or no longer needed by the owning Department. All vehicles, equipment, desk, chairs, tables, office equipment, etc. shall be reported to the Purchasing Department for disposition coordination.

PROPERTY DISPOSAL FORM

Dept. / Division: P&R/P&R Property Tag #: NA

Contact Person: Joe McMahon Phone: 352-394-7177

Year / Make / Model: 2001 Vehicle No. NA

Miles / Hours: 15 years Serial / VIN: NA

Description of Property Metal Halide Field Lighting Field 5, Soccer Field, Tennis Court

☐ *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.

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☐ **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:** _____

Director Signature: [signature] Date: 7-01-2019

*****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: _____

Revised 4/12/2017

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019

Agenda Item Name
Event Open Container Allowance

Requested Action
Request to approve Lake County Rowing to have an open container allowance for their "Clermont Cardboard Classic" event on August 3, 2019 at Victory Pointe.

Staff Report
Lake County Rowing is requesting to have an open container allowance for their "Clermont Cardboard Race" at Victory Pointe. The organization is requesting to allow Premier Event Services to serve beer and wine in a designated "beer garden" on August 3, 2019 from 10:00 AM to 3:30 PM (see attached site map which shows the designated area). The organization has agreed to comply with City staff for appropriate number of police and medical staff for the event.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Alcohol Request Form-v.3.2017 (3)	Alcohol Request Form-v.3.2017 (3).pdf
2. 13ct 2019	13ct 2019.pdf
3. For Information Purposes FL	For Information Purposes FL.pdf
4. Event Space Map	Event Space Map.pdf
5. Special Events Application v1.18.19 Fillable (3)	Special Events Application v1.18.19 Fillable (3).pdf

CITY OF CLERMONT
Alcohol Request Form

Today's Date: June 25, 2019

Name of Event: Clermont Cardboard Classic

Date(s) of Event: August 2-4, 2019 Location: Downtown Clermont

Event Start Time: August 2 @ 3:30pm Event End Time: August 4 @ noon

Name of Organization/Applicant: Lake County Rowing Association, Inc.

Email: President@RowLCRA.org

Day Phone: 352-988-8162 Cell Phone: 352-988-8162

Address: 1050 Victory Way City: Clermont ST: FL Zip: 34711

Briefly Describe Event: August 3 from 11:00am-3:00pm; alcohol will be served during that time.

August 3 from 11:00am-3:00pm; alcohol will be served during that time.

What do you plan on serving (check all that apply: ☒ Beer ☐ Wine/Champagne ☐ Other

What is your beverage containment area? Victory Pointe; two 10x10 tents and a blocked off "beer garden"

Outside event, attach diagram: TBD

Inside event, list rooms: N/A

Who is your licensed beverage caterer*? Premier Bartending Service

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.

Alison Strange, President — Applicant Signature

June 25, 2019 — 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

City of Clermont - Alcohol Policy

This policy is to outline the rules and guidelines for any group or individual who is requesting to serve and consume alcohol within any City of Clermont building, park, street, or premises for City approved functions.

Alcohol will only be allowed to be served by an approved licensed and insured organization holding an appropriate State of Florida Alcohol, Beverage and Tobacco License. Examples of those licenses include 13CT catering, or non-profit 1, 2, 3 day permit. Examples of licenses not permitted include 2COP and 4COP licenses. Those using City of Clermont facilities must comply with all City, County and State of Florida laws and ordinances.

An application with the request for permission to serve and consume alcohol must be submitted to the City of Clermont no later than 4 weeks in advance to the requested event. Proof of insurance must accompany this request. The request must include event name and date, name of facility/park/area requested, type of alcohol being served, hours it will be served and a plan for containment.

The City Manager will have the authority to approve or deny all applications requesting permission to serve alcohol in City Buildings or on City premises.

Alcohol Rules and Guidelines

1. Any alcoholic beverage, including beer, wine, or spirits, must be approved by City Council or City Manager prior to date of rental or event. Request requires a minimum of thirty days written notice with all supporting documents approved prior to submission.
2. Alcoholic beverage services must end at least 30 minutes prior to contract end time for all events or 1 hour before building, facility or area event curfew time, whichever comes earlier.
3. The alcoholic beverages must be dispensed in accordance with the General Statutes of the State of Florida. All outside events must have clear plastic cups for consumption.
4. The approved licensed and insured organization shall have general liability insurance with host liquor liability coverage endorsement or event liability insurance which shall provide coverage in the event of an incident resulting from the serving of alcohol beverages at the function. The City of Clermont shall be named as a co-insured in such policy. The minimum amount of coverage shall be $1,000,000 aggregate per occurrence. The insurance shall be issued by a company acceptable to the City of Clermont.
5. A Facility Use Agreement will be executed by and between the City of Clermont and the organization or private group which will be binding. Failure to comply with the terms and conditions of the agreement may result in cancellation of the event, closing down the event, or denial of future requests by the requesting party.
6. Host of the event shall be responsible for providing designated drivers or other means if deemed necessary.
7. It is the responsibility of the beverage servers and the event hosts to verify legal drinking ages of all guests and provide wristbands or other ways to determine those persons of legal age.
8. Excess cleaning or maintenance as a result of alcohol use or otherwise will be billed accordingly through withholding the appropriate deposit and/or filing a claim as covered by the purchased insurance policy.
9. Renter is responsible for managing the safety and conduct of their guests; minors under the influence and rowdy guests may result in Police involvement.
10. No storing of alcohol is allowed prior to the permitted event and all alcohol must be cleared off the premise and taken away from the building, facility, or event area at the conclusion of the event.
11. Additional staff such as police, medical or other staff may be required at renters cost.
12. No alcohol will be allowed during youth specific events such as youth birthday parties, sweet 16, quinceanera, etc.

Failure to comply with all aspects of the alcohol policy can result in Police action and the full loss of the rental deposit.

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

BEV5812348 ISSUED: 08/26/2018

CATERER
PREMIER SERVICES FOR EVENTS INC
PREMIER EVENT SERVICES
CONSUMPTION ON PREMISES ONLY

IS LICENSED under the provisions of Ch.565 FS.
Expiration date : SEP 30, 2019 L1808260002125

DETACH HERE

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES
BEV5812348	13CT

The CATERER
Named below IS LICENSED
Under the provisions of Chapter 565 FS.
Expiration date: SEP 30, 2019
CONSUMPTION ON PREMISES ONLY

PREMIER SERVICES FOR EVENTS INC
PREMIER EVENT SERVICES
354 STORY ROAD
OCOEE FL 34761

ISSUED: 08/26/2018 DISPLAY AS REQUIRED BY LAW SEQ # L1808260002125

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/12/2019

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	CONTACT NAME: Charlene Ohler	
LRA Insurance 498 S Lake Destiny Dr Orlando FL 32810	PHONE (A/C, No, Ext): (407)838-3445	FAX (A/C, No): (407)838-3460
	E-MAIL ADDRESS: cohler@lrainsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : United States Liability Insurance Compa	
INSURED	INSURER B : Mount Vernon Fire Insurance Company	
Premier Services For Events Inc, DBA: Premier Bartending 3506 Mediterra Dr Clermont FL 34711	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 19/20 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC OTHER:			CL1704508D	6/11/2019	6/11/2020	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	$ 2,000,000
								$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS HIRED 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? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Liquor Liability			CL2660751E	6/11/2019	6/11/2020	Each Common Cause	1,000,000
							Aggregate Limit	2,000,000

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

CERTIFICATE HOLDER

For Informational Purposes Only
****

CANCELLATION

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

B Williamson/COHLER

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Beer Garden

Boat Staging Area

Spectator Area

Vendor Area

The MC and DJ will be set up at the Victory Pointe amphitheater. Boats will be staged on the south side of the Coast-to-Coast Trail and Lake Minneola.

Spectators are welcome to set up tents and chairs in the Spectator Area and, where not roped off for boat launches, to view the races from Triathlon Beach. To enter the Beer Garden, individuals must be 21+.

For fan comfort, portable toilets will be staged on the Southeast side of the Spectator Area.

SPECIAL EVENT PERMIT APPLICATION

APPLICATION PROCESS

GENERAL EVENTS - COMMERCIAL AND/OR NON-PROFIT

All Special Events held on regulated property within the City of Clermont require a Special Events Permit in accordance to Ordinance No. 2015-74. The application process begins when you submit a completed Application for Special Events Permit, all required forms and maps and non-refundable application fee with deposit to the Parks and Recreation Department if the Special Event takes place on City property. If Special Event takes place on private property, the application process begins in the Development Services- Fire Prevention Division located at Fire Station 1. Upon receipt of your application, copies are reviewed by affected city departments to assess site availability, quality and goal of the event, compliance with city ordinances, permits required, and an estimated cost of all city fees that will be incurred.

- *The City cannot accept incomplete Special Event Permit Applications.*
- *Special Event Permit Applications may be submitted a **maximum** of 12-months in advance and a **minimum** of 30-calendar days in advance.*
- *Submitting a Special Event Permit Application does not guarantee the space requested is available.*
- *Applicant is not permitted to advertise for the event until a special event permit has been approved.*
- *The Applicant shall pay all estimated fees 14-days prior to the event.*

NON-PROFIT REQUIREMENTS

Those events requesting non-profit status must:

- *Show proof of a valid 501(c) 3, 501(c)6 or government agency certification.*
- *Provide a copy of sales tax exemption certificate to be exempt from payment of sales tax.*

CITY STAFFING REQUIREMENTS

Your event may require minimum city staffing from a variety of departments at certain hourly rates. Your City Representative will assist you in estimating these needs based on the specifics of your event. Required staffing may include:

- *Police*
- *Fire/EMT*
- *Public Works*
- *Parks and Recreation*

SPECIAL EVENT REQUIREMENTS IF HELD ON CITY PROPERTY

Deposits

Damage Deposits shall be required based on the fee schedule of each individual facility. Following each event, City staff will determine if the deposit is returned and/or if additional charges are incurred.

Insurance

A certificate of liability insurance naming the City of Clermont as additional insured is required of all events taking place on City property.

Applicants

- *Comprehensive General Liability Coverage with limits of liability of one million dollars ($1,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you are selling or consuming alcoholic beverages at the event, you must have a liquor license and your liability insurance must include liquor liability of two million dollars ($2,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you will be having a fireworks display or mechanical rides, you will need more than one million dollars ($1,000,000) liability coverage. It may be in the range of two million to four million dollars ($2,000,000 - $4,000,000) depending on the risk as determined by the City of Clermont Legal Department.*

Vendors

- *A separate certificate of liability insurance for one million dollars ($1,000,000) is required of all carnival, amusement, and bounce house companies.*
- Applicant must provide proof of insurance from all parties including vendors to the City no later than 14 days prior to your event. All liability requirements are set by the City of Clermont Legal Department and subject to change.
- Vendor tents must be anchored with weights (20lbs. per tent leg). If high winds occur, vendors must take necessary precautions with their tents.
- Only staff recommended removable chalk paint will be allowed to mark vendor locations on the ground. If used on anything other than grass, all markings must be cleaned at the conclusion of the event.

South Lake Trail

It is prohibited to drive on the trail at any time. Please make sure all vendors and participants are made aware of this especially when loading in and out.

FOOD SERVICE REQUIREMENTS

- *A separate certificate of liability insurance for one million dollars ($1,000,000) is required of all food vendors.*
- *No glass containers are allowed.*
- *Health and Safety: Vendors selling **any** food items are required to be in compliance with the established Florida Department of Business and Professional Regulation guidelines for Temporary Food Service Events. Inspectors from the State of Florida may be in attendance at any city event. Food vendors are required to meet the minimum standards of the State and be prepared to purchase a temporary food service license from the inspector. For more information, please visit http://www.myfloridalicense.com/dbpr/hr/faqs/hr-faq-temporaryevents.html.*
- *Cooking Outdoors: Proper preventative measures shall be taken to prevent grease from dropping on to the ground, streets, sidewalks, landscaping, etc. Food and liquid shall be disposed of properly and not left on streets, sidewalks, landscaping, etc. Proper arrangements, approved by the City, shall be made for the disposal of grease.*
- *Fire Safety: All food vendors shall have a portable fire extinguisher readily accessible (minimum 5 lb. 2A10BC).*

ALCOHOLIC BEVERAGE SERVICE REQUIREMENTS IF HELD ON CITY PROPERTY

In order to serve alcoholic beverages, the following is required:

- *Valid liquor license*
- *Valid liquor liability insurance*
- *Customer identification method for alcohol distribution*
- *City of Clermont alcohol application*
- *For Special Events on City property all requests must be approved by the City Manager and/or City Council and shall require additional processing time.*

SECURITY REQUIREMENTS

- For the safety of participants and volunteers, Police may be necessary for your event. A police officer shall be required at each location where alcoholic beverages are being served and at any location deemed necessary by the City to maintain order and protect persons and property.
- Any and all security requirements will be assessed by the City of Clermont Police Department based on the scope of the event. Private Security firms may be used if approved by the City of Clermont Police Department. The cost for providing off-duty police services is charged at a four (4) hour minimum shift per officer.
- The City will review Maintenance of Traffic plan, barricade installation and removal. There is a limited number of barricades and the size of your event may determine the need to rent additional barricades from a private, certified barricade company with a valid license to do business in Lake County. All barricaded areas and proposed traffic plans must be clearly marked on your site plan and be approved by the City.

ROAD CLOSURE NOTIFICATION

Any road closures requested must be approved by the City Council and shall require additional processing time. Road closure notification may be required by Applicants to the residents and businesses being affected by the event. All road closures must be clearly marked on your site plan.

TRASH AND DUMPSTERS

Arrangements for dumpsters and the number required will be determined by the review process by the City. Prearranged dumpsters may be required with specific location, drop off and pick up dates and size. This will be at the Applicants expense.

GREASE RECEPTACLES

Grease receptacles may be obtained from a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. This will be at the Applicants expense. Verification is required.

TOILET FACILITIES

Portable toilets may be required for an event at applicant's expense, depending on the estimated attendance and availability of public facilities. Portable toilets are provided by a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. If necessary, the number required will be determined by the City. Verification is required.

EVENT CLEANUP – IF HELD ON CITY PROPERTY

The City of Clermont Public Works Department will determine staffing requirements for event clean up. Applicant shall pay all charges.

FIRE SAFETY/EMS COVERAGE

If any event occurs within the City limits, the Fire Department must approve the site plan to assure adequate fire and emergency access as prescribed by the fire code. Applicant is responsible for all charges.

SITE PLANS

As with any event in the City of Clermont, all site plans must be reviewed and approved by affected City departments (i.e.: Public Works, Police Department, Fire Department, etc.) and may require communication with Lake County departments. Site plans **must** be submitted at time of application submission.

PERMITS AND LICENSES

A final Special Event Permit will be issued upon completion of the Special Event Application process. All permits and licenses relating to events in the City of Clermont will be applicable.

ELECTRICAL POWER

Existing electrical power shall be used where available. Access to electrical power for events may require permits and a licensed and insured electrical contractor which will be determined by the City and paid for by the Applicant.

TENTS

In order to avoid damage to irrigation or other buried systems, the number and placement of tents must be indicated on the site plan. The City of Clermont Public Works Department will mark out lines in the areas that must be avoided by placement of tents. Any damages caused by tent placement will be charged to the Applicant. All tents must be anchored with weights (20lbs per tent leg).

TENT PERMIT

A Tent Permit is required when any Tent exceeds 900 square feet. Applicant is required to secure tent permit at an additional cost.

SIGNS

The installation, location and other criteria is prohibited under sign ordinance 1028 of the City code. Any signage requests must be submitted, for approval, at time of application with site map, install dates, removal dates, size of signage, and visual proof of sign. Sign requests must be approved by City Council.

MEETING

A Special Event meeting shall be required with City Departments. A representative from the City will contact the organizer and instruct any required items for the meeting. All special event applications are subject to City Council review and may require City Council approval. Special event applicant or representative may be required to attend City Council Meeting(s).

CHANGES

Any changes made to the Special Event Application after the final approval process will result in additional fees for processing costs. Some change requests may not be honored due to time restraints.

CANCELLATION

Cancellation made 90 days or less prior to event day will result in relinquishing of deposit.

SPECIAL EVENT PERMIT APPLICATION GUIDELINES

- Following submittal of a Special Event Permit Application the application is sent to all departments for review and comments.
- A meeting may be scheduled with the Applicant within approximately 10 business days of application submittal.
- During the meeting all impacted departments will have an opportunity to ask questions and notify applicant of any additional services required.
- Applicant must then submit all required items.
- Once all requirements have been met, Parks and Recreation staff will be in contact with applicant to let them know if application has been approved.
- The length of time from submittal to approved permit will be determined by how quickly the applicant can supply required items.
- Items such as alcohol will require additional time for City Council approval.
- All special event applications are subject to City Council approval.

DOCUMENTS TO BE INCLUDED WITH SIGNED/COMPLETED APPLICATION

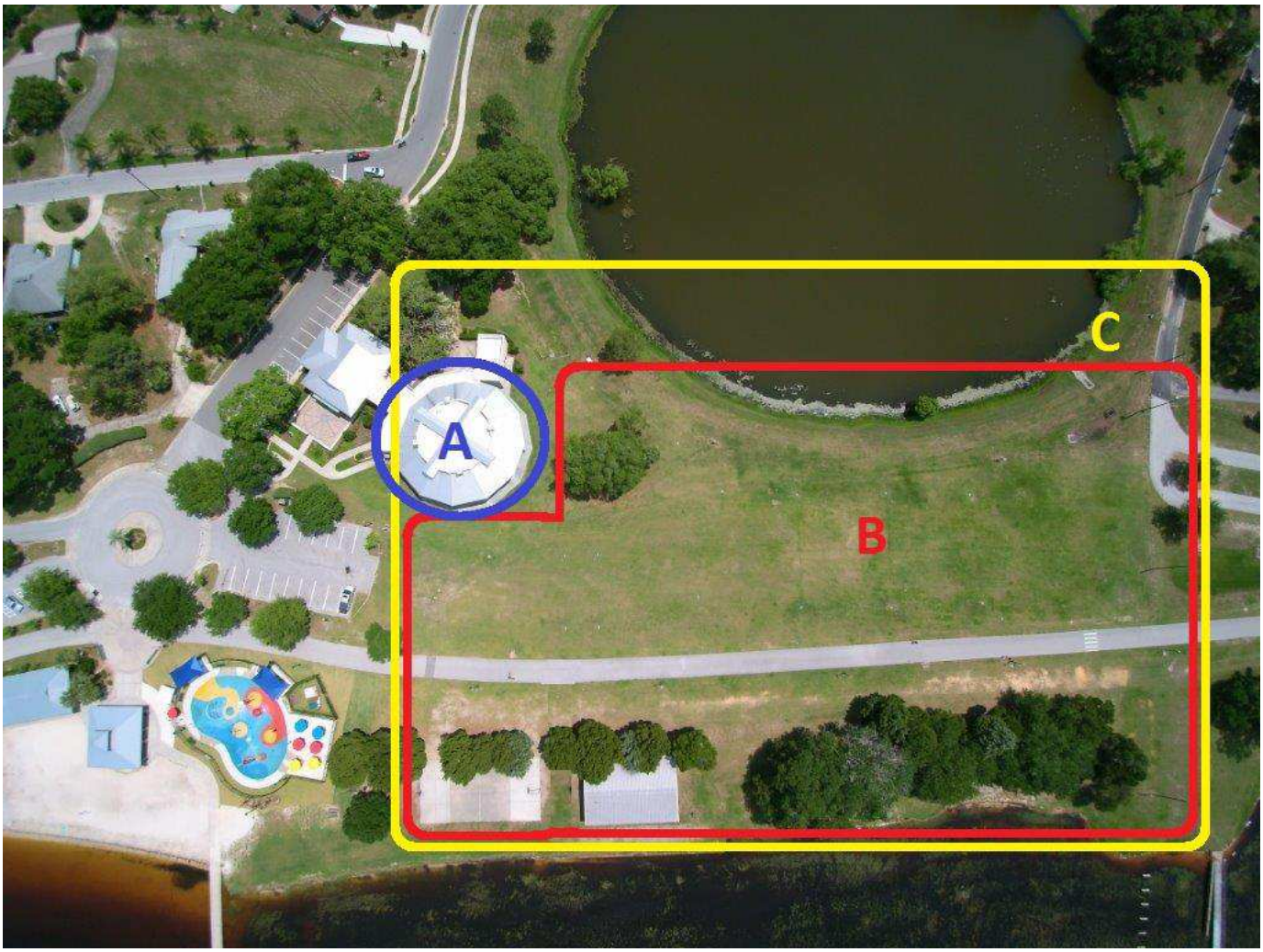
Please check appropriate boxes below and return with signed application, questionnaire and cost estimator.

- [ ] 1. **Completed Application**
- [x] 2. **Application Fee and Deposit**
- [ ] 3. **Cost Estimator**
- [ ] 4. **Insurance Liability** - Certificate of Insurance naming the City of Clermont as additional insured
- [ ] 5. **Alcohol Permit -** *(if applicable)*
- [ ] 6. **Sign Requirements -** *(if applicable)*
- [ ] 7. **Road Closure locations -** *(if applicable)*
- [ ] 8. **Race Course Map -** *(if applicable)* which includes water stations, turnaround points, turn by turn instructions
- [ ] 9. **Site Plan**

The Following Items Must be Noted on Your Site Plan

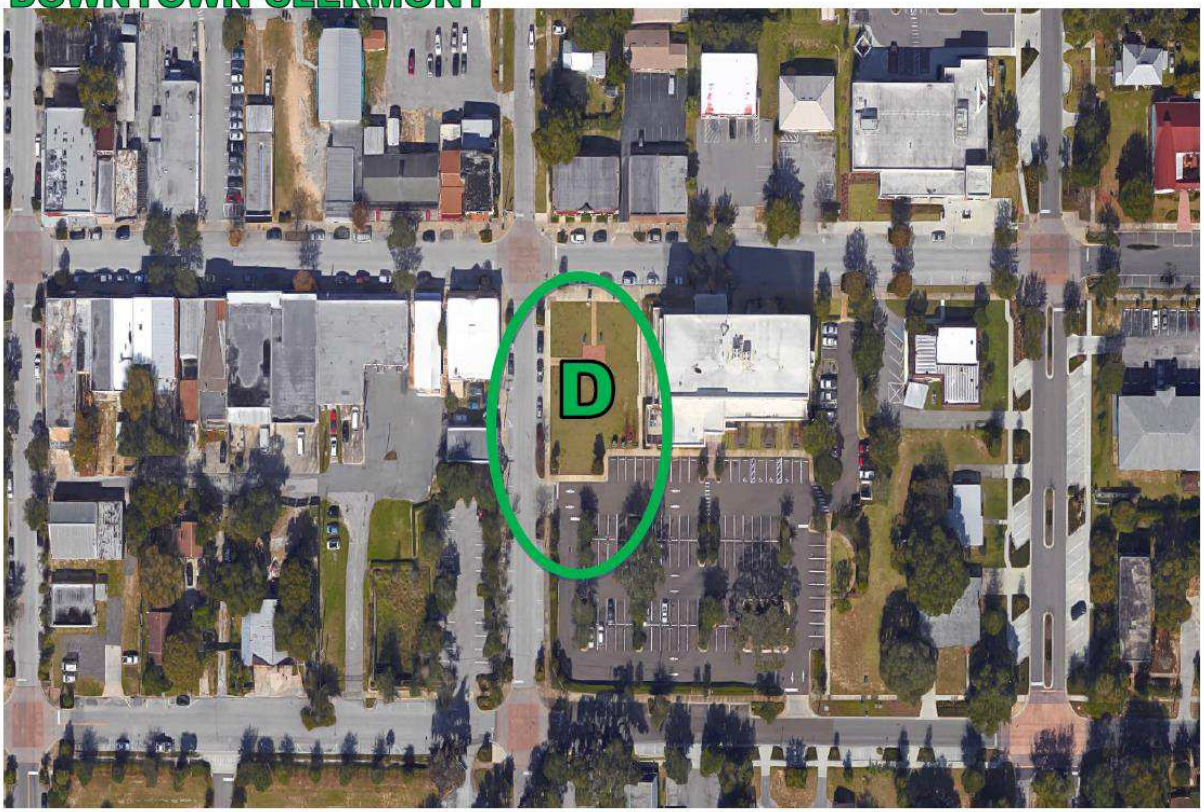
Maximum Size of 8 ½" X 11" including the following information:

✓	N/A	
☒	☒	Location of food vendor area(s)
☒	☐	Canopy/Tent Locations w/ sizes
☐	☒	Fuel storage/dispensing areas
☐	☒	Emergency Access Route for EMS & Fire
☒	☐	Location of vendor booths & games
☐	☒	Residential trailers for crews (carnivals)
☐	☒	Location of fire extinguishers and other safety equipment
☐	☒	Location of fire extinguishers & other required life safety equipment
☒	☐	Description of sound amplification facilities or equipment to be utilized
☐	☒	Location and description of Attention Getting Devices (Balloons, etc.)
☒	☐	Location of generators
☐	☒	Location of temporary power drop
☐	☒	Rides with descriptions
☒	☐	Identify any fences/gates around event
☒	☐	Stage locations
☒	☒	Table, chair, and equipment layout
☐	☒	Traffic routing, road closures, separation of parking area from event
☐	☒	City facilities or equipment to be utilized
☐	☒	Location and description of banners or signage (not permitted in ROW)
☒	☐	Location of portable restrooms



MAP 1

DOWNTOWN CLERMONT



MAP 2

APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date: June 25, 2019

Name of Event: Clermont Cardboard Classic

Date(s) of Event: August 2-4, 2019 Estimated Attendance: 3,000

Event Start Time: August 2 @ 3:30pm Event End Time: August 4 @ noon

Before Event Setup Time: August 3 @ 9:00am After Event Cleanup Time: August 3 @4:00pm

Name of Organization/Applicant: Lake County Rowing Association, 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 # 85-8016029166C-6

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

Federal ID # or Driver's License # 45-4307960

Event Contact: Alison Strange, President Email: President@RowLCRA.org

Day Phone: 352-988-8162 Cell Phone: 352-988-8162

Address: 1050 Victory Way City: Clermont State: FL Zip: 34711

Secondary Contact: Mike Furukawa, Vice President Phone #: 407-402-2745

Briefly Describe Event: Second annual Clermont Cardboard Classic. A one-of-a-kind experience where participants build and (attempt to) row boats made wholly out of cardboard in a race against man and nature. The morning of August 3 will be the family-friendly portion of the event where kids are encouraged to participate and the day will transition into an adult evening with music, beer, and fun! Victory Pointe will be used August 3 from 10:00am-3:30pm and 7:30pm-8:30pm.

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: Friday night: downtown Clermont (Montrose Street) in partnership with the Downtown Partnership's Friday Night Food Trucks. Saturday 9:00-3:00pm: Victory Pointe. Alcohol will be served from 10:00am-3:30pm on August 3. Sunday morning: downtown Clermont in partnership with the Farmer's Market.

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 only

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

Electrical Use: ☒ Yes ☐ No Describe the need: Music at Victory Pointe

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use: Food truck power as needed

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: Music at the Victory Pointe. Radio broadcast of the event. Live stream of the event. From 10:00am-3:30pm

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 Cardboard Classic

DATE OF EVENT: August 2-4, 2019

EVENT CONTACT: Alison Strange, President LCRA

REFUND MAILING ADDRESS: 1050 Victory Way
Street Address

Clermont (City) FL (ST) 34711 (Zip)

CELL PHONE: 352-988-8162

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	$43	$43	*4 hr. min, Per Officer*	
Fire/ EMS	$60	$60	*4 hr. min, 2 staff min*	
Fire Boat in the Water	$100	$100	*Per Hour*	
			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	President, Lake County Rowing Association, Inc. Title
Alison Strange Printed Name	June 25, 2019 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

AGENDA ITEM

Meeting Date

Tuesday, July 9, 2019

Agenda Item Name

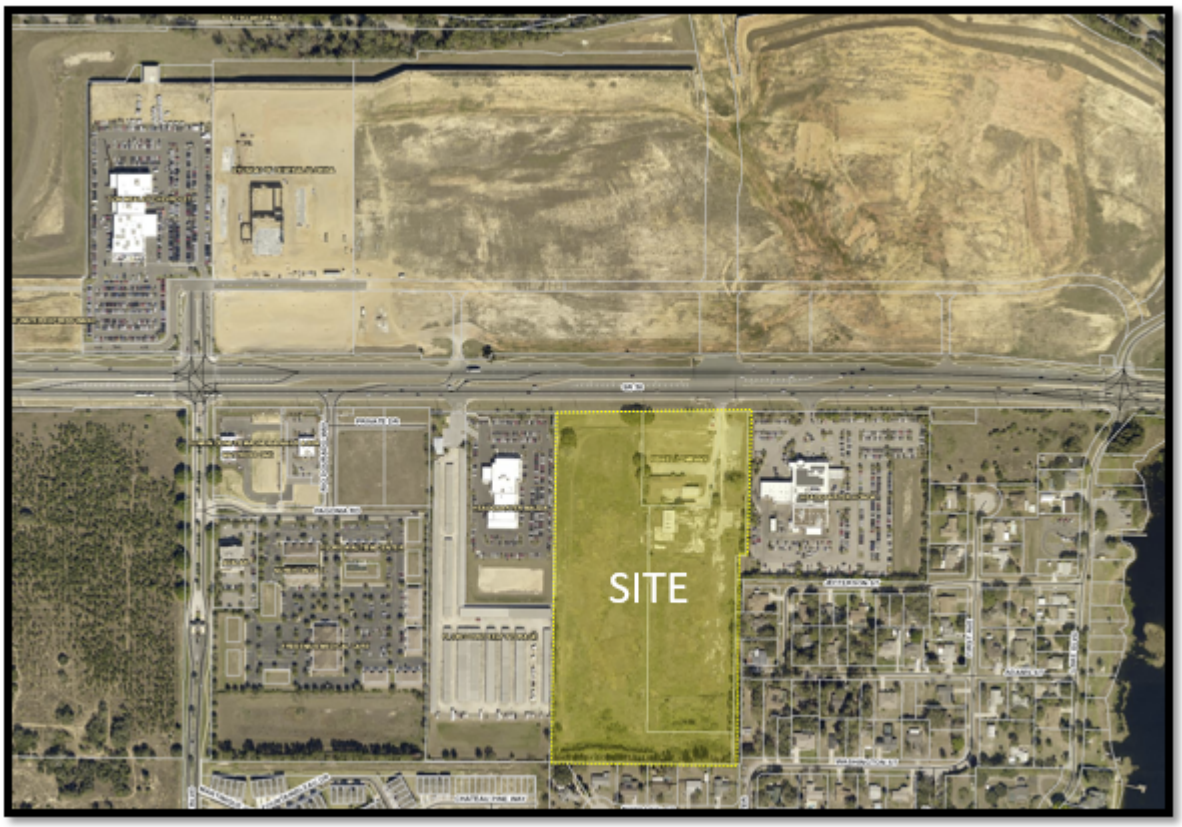
Utility Agreement
Fuccillo Kia of Clermont

Requested Action

Recommend approval of the utility agreement.

Staff Report

The applicant, WBF Florida Properties V. LLC is requesting water and sewer services for a new automotive dealership located on vacant property along SR 50 between the Honda and Mazda dealerships. The proposed dealership has received their site entitlements through Lake County and is requesting utility services to commence construction of the dealership. The agreement is for commercial utility flow/demand for water at 4,480 gpd and sewer is 4,480 gpd, based on an annual average.



Additional Analysis

Fiscal Impact Summary

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. Kia Utility Agreement Formatted	Kia Utility Agreement Formatted.docx

UTILITY SERVICE AGREEMENT
FOR WATER & WASTEWATER

This document constitutes an agreement between the CITY of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and WBF Florida Properties V. LLC and any successors or assigns, hereby referred to as **OWNER.**

WITNESSETH

Whereas, OWNER is requesting service for a commercial establishment Automobile Dealership for uses to include sales, display, service, repair, paint, body work, storage, etc. with up to 110,000 sq. ft., 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 and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the subdivision; and

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

Whereas, as a condition of the provision of 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 upon Owner receiving a Certificate of Occupancy from Lake County; 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.

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, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the CITY.

1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

1.8 The existing utilities along State Road 50 must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.

1.9 The utilities in the commercial property shall be privately owned and maintained, but shall be constructed to City standards.

1.10 Irrigation shall be provided by private well until such time that reuse water is available.

1.11 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.

1.12 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.

1.13 The OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.

1.14 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 1.12 and 1.13 from the CITY in the form of Impact Fee Credits.

1.15 The Impact Fee Credits shall be established subject to Sections 1.12 and 1.13 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.

1.17 Impact Fee Credits may not be transferred outside of the Property described on Exhibit

"A" but may be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.

1.18 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.

1.19 The City may require a looped system to provide reliability and redundancy to the property.

1.20 The point of sewer connection shall be coordinated with the existing utilities on the south side of State Road 50. The applicant will own and maintain of the off-site force main from the private lift station to the existing manhole located on the east side of Magnolia Pointe BLVD.

1.21 Any fencing within public view, (including retention ponds), must be ornamental metal with complementing structural columns, as approved by the City's Site Review Committee. No chain link shall be used in public view areas.

1.22 Parking of any vehicles outside the paved parking areas, or in any landscape buffers shall not be permitted.

1.23 The OWNER must coordinate with Lake County and the Metropolitan Planning Organization (MPO) for compliance with Transportation Concurrency, and the Transportation Concurrency Management System (TCMS).

1.24 The development shall be in substantial compliance with the Dimension Plan shown in Exhibit "C". Major changes as determined by the Clermont Site Review Committee may require an amendment to this Agreement.

1.25 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.

1.26 The Agreement shall be for commercial utility flow/demand for water at 4,480 gpd and sewer is 4,480 gpd, based on an annual average.

Section 2. DEVELOPMENT STANDARDS

(a) The project shall be developed according to the JPA Land Development Regulations (Lake County Ordinance No. 2005-64). Items not addressed in the JPA Land Development Regulations must be developed to City standards per the review comments from received from the City on June 20, 2019 unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.

(b) The project shall be developed in substantial accordance with the Master Site Plan as submitted with the Utility Service Agreement request, dated May 6, 2019 by Florida Engineering Group.

(c) The project shall be developed according to the City of Clermont Sign Code, Section 102.

Section 3. ANNEXATION

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

Section 4. SEVERABILITY

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

Section 5. NOTICES

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

CITY

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

OWNER

WBF Florida Properties V., LLC
2350 Nott Street E. #9027
Niskayuna, New York 12309

Section 6. AMENDMENTS

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

Section 7. EFFECTIVE DATE

The effective date of this agreement shall be the day of execution of the agreement required hereunder. This Agreement shall be valid for no longer than five (5) years.

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

DATED this _____ day of _____, 2019.

CITY OF CLERMONT

ATTEST:

_____ _____

Gail L. Ash, Mayor Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

_____

Daniel F. Mantzaris, City Attorney

<u>OWNER:</u> WBF Florida Properties V., LLC

_____ Title: _____
Signature

_____
Print Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2019, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Owner:

WBF Florida Properties V., LLC

Description:

OR BK 4989 PG 1375 PAGE 3

THAT PART OF THE WEST 660 FEET OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING SOUTH OF STATE ROAD 50, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 WITH THE SOUTH LINE OF STATE ROAD NO. 50 (AS PART OF RIGHT OF WAY SECTION 11070-2505) THENCE RUN S89°45'41"E ALONG SAID SOUTH LINE, A DISTANCE OF 590.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°45'41"E ALONG SAID SOUTH LINE, A DISTANCE OF 101.89 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF JOHNS LAKE PLAZA AS RECORDED IN PLAT BOOK 55, PAGES 51-52 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID JOHNS LAKE PLAZA THE FOLLOWING 3 COURSES: S00°55'33"W, A DISTANCE OF 519.10 FEET; THENCE N89°31'05"W, A DISTANCE OF 33.75 FEET TO A POINT OF INTERSECTION WITH EAST LINE OF SAID WEST 660 FEET OF GOVERNMENT LOT 1; THENCE S01°03'39"W ALONG SAID EAST LINE, A DISTANCE OF 89.00 FEET TO THE SOUTHWEST CORNER OF SAID JOHNS LAKE PLAZA; THENCE CONTINUING S01°03'39"W ALONG SAID EAST LINE, A DISTANCE OF 555.86 FEET; THENCE N89°36'02"W, A DISTANCE OF 310.67 FEET; THENCE N00°27'11"E, A DISTANCE OF 825.53 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF "PARCEL 1" AS DESCRIBED IN OFFICIAL RECORDS 2002, PAGE 2363 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH AND EASTERLY LINE OF SAID "PARCEL 1" THE FOLLOWING 3 COURSES: S89°27'37"E, A DISTANCE OF 221.07 FEET; THENCE N07°48'24"E, A DISTANCE OF 233.81 FEET THENCE N02°23'13"E, A DISTANCE OF 116.70 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE OF STATE ROAD NO. 50 AND THE POINT OF BEGINNING.

PARCEL 1:

THAT PART OF THE WEST 660 FEET OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING SOUTH OF STATE ROAD 50, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WEST LINE OF THE WEST 660 FEET OF GOVERNMENT LOT 1, AND THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE S88°45'41"E., ALONG SAID SOUTH RIGHT OF WAY LINE 312.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, S89°45'41"E., 278.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S02°21'18"W., 116.05 FEET; THENCE S07°40'26"W., 223.86 FEET; THENCE N89°35'28"W., 246.07 FEET, THENCE N00°24'32"E., 337.19 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 30 FEET THEREOF.

PARCEL 2

THAT PART OF THE WEST 660 FEET OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING SOUTH OF STATE ROAD 50, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WEST LINE OF THE WEST 660 FEET OF GOVERNMENT LOT 1, AND THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE S89°45'41"E., ALONG SAID SOUTH RIGHT OF WAY LINE 312.37 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S00°24'32"W. 621.53 FEET; THENCE N89°45'41"W., 318.79 FEET TO THE WEST LINE OF THE AFORESAID GOVERNMENT LOT 1; THENCE N01°01'00"W., 621.58 FEET TO THE POINT OF BEGINNING.

Lake County Alternate Key Numbers:

1592356, 3309324, 3798103

EXHIBIT "B"

Notice of Encumbrance
to Annex to City of Clermont

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

THIS INSTRUMENT, Made this **9th day of July 2019,** between **WBF Florida Properties V. LLC**, property owners in the County of Lake, State of Florida Grantor*, and the **CITY OF CLERMONT**, FLORIDA, A Municipal Corporation, Grantee*:

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

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

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

Exhibit "A"

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

WBF Florida Properties V. LLC

By:_____
Signature

_____
Type or print name

By:_____
Signature

_____
Type or print name

WITNESSES (Two required):

Witnesses

1. _____
Signature

_____
Type or print name

2. _____
Signature

_____
Type or print name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2019, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

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

EXHIBIT "C"

DIMENSION PLAN

WBF Florida Properties V. LLC (Fuccillo Kia of Clermont) - Master Site Plan:

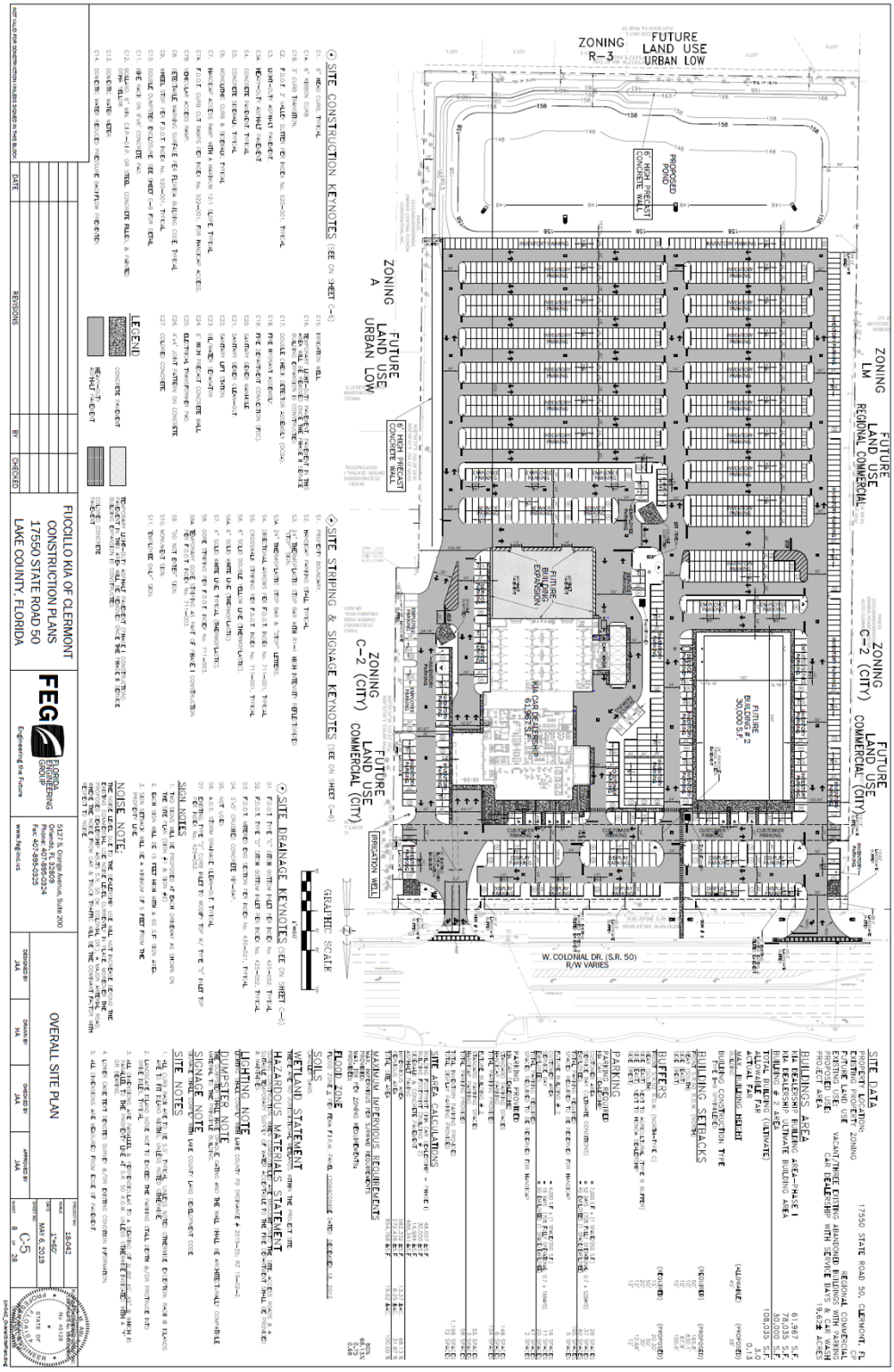


EXHIBIT "D"

LOCATION MAP

WBF Florida Properties V. LLC (Fuccillo Kia of Clermont)

Aerial view:

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, July 9, 2019	
Agenda Item Name	
Resolution No. 2019-20R	
Requested Action	
Staff Report	

Consider approval of a Resolution in support of the State Road 50 Realignment Project in Downtown Groveland. The project has been studied and designed by the Florida Department of Transportation (FDOT). The next step is for the FDOT to purchase the necessary right-of-way to construct the project. The project will allow for proper redevelopment of a historic downtown for a true walkable City Center and the project will include construction of a segment of the Central Florida Coast to Coast Trail.

In order for the FDOT to decide to fund the right-of-way acquisition phase, the Lake-Sumter Metropolitan Planning Organization must prioritize the project with a high ranking. As a result, the City of Groveland is requesting its municipal partners' support making the project Lake County's number 1 transportation priority.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. 2019-20R Groveland State Road 50 Project	2019-20R Groveland State Road 50 Project.pdf
2. Clermont Memo 5-28-19	Clermont Memo 5-28-19.docx

CITY OF CLERMONT
RESOLUTION NO. 2019-20R

A RESOLUTION OF THE CITY OF CLERMONT, LAKE COUNTY, STATE OF FLORIDA, SUPPORTING THE STATE ROAD 50 REALIGNMENT PROJECT IN DOWNTOWN GROVELAND AS THE NUMBER ONE LAKE COUNTY TRANSPORTATION PRIORITY FOR FUNDS THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION AS PRIORITIZED BY THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION.

WHEREAS, the City of Groveland has requested consideration from the local governments of Lake County for formal support of the State Road 50 Realignment Project, a project that will catalyze the redevelopment of Downtown Groveland; and

WHEREAS, the State Road 50 Realignment Project now qualifies for funding through the Florida Department of Transportation's Strategic Intermodal System program, a funding program for transportation facilities deemed as high priority by the Florida Department of Transportation; and

WHEREAS, the Lake-Sumter Metropolitan Planning Organization is the agency designated by federal and state law to prioritize transportation projects for federal and state funding; and

WHEREAS, the Lake-Sumter Metropolitan Planning Organization annually updates the List of Priority Projects to be utilized by the Florida Department of Transportation in making programming decisions for transportation funds; and

WHEREAS, the Lake-Sumter Metropolitan Planning Organization currently ranks the State Road 50 Realignment Project as the top priority on the Right of Way Project table of the List of Priority Projects; and

WHEREAS, the Lake-Sumter Metropolitan Planning Organization currently ranks the State Road 50 Realignment Project as the Number Five (#5) priority on the Top 15 Projects table of the List of Priority Projects; and

WHEREAS, the City of Groveland has requested a resolution of support from the City of Clermont to support the State Road 50 Realignment Project being ranked by the Lake-Sumter Metropolitan Planning Organization as the Number One (#1) Lake County transportation priority for funding from the Florida Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Clermont, Florida, as follows:

SECTION 1.

The City of Clermont supports the City of Groveland's request for the Lake-Sumter Metropolitan Planning Organization to prioritize the State Road 50 Realignment Project, planned for Downtown Groveland, as the Number One (#1) Lake County transportation priority.

SECTION 2.

The City Administrator is directed to transmit this resolution to the Executive Director of the Lake-Sumter Metropolitan Planning Organization.

SECTION 3.

This Resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2019-20R

PASSED AND ADOPTED by the City Council of the City of Clermont, Florida on the 9th day of July, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

T.J. Fish, AICP
Senior Planner

352-429-2141, Ext. 2012
TJ.Fish@Groveland-FL.gov

156 S. Lake Avenue • Groveland, FL 34736 • www.Groveland-FL.gov

MEMORANDUM

TO: **Darren Gray, Clermont City Manager**
CC: **Mike Hein, City Manager**
DATE: **May 28, 2019**
RE: **Groveland SR 50 Realignment Project - Resolution of Support**

On behalf of the City of Groveland, thank you and thanks to your City Council for consideration of a resolution of support of the State Road 50 Realignment Project in Downtown Groveland. The project has been studied and designed by the Florida Department of Transportation (FDOT). The next step is for the FDOT to purchase the necessary right of way to construct the project. This project will transform Groveland allowing the proper redevelopment of a historic downtown that will be absent of the tremendous number of tractor trailer trucks that currently prevent a true walkable city center. The project will also include construction of a segment of the Central Florida Coast to Coast Trail.

In order for the FDOT to decide to fund the right of way acquisition phase, the Lake~Sumter Metropolitan Planning Organization (MPO) must prioritize the project with a high ranking. The City of Groveland is requesting our municipal partners' support making the project Lake County's #1 transportation priority.

This is justified due to the FDOT and the Lake~Sumter MPO recently adding the facility to the Strategic Intermodal System (SIS), which includes the top-priority transportation facilities of the State of Florida. The City of Groveland and the MPO are requesting the FDOT fund the project with SIS funds. With this new SIS designation, the project qualifies for a much more robust funding source for which no other Lake County transportation priority currently competes.

Therefore, prioritizing the SR 50 Realignment Project as Lake County's #1 transportation priority would not compete with the Clermont priority projects such as the Wellness Way connectors to SR 429 or the extension of CR 455. The project will also not be competing directly with other MPO priority roadway projects like the widening of US 441 in Leesburg and in Mount Dora.

I hope this information is helpful. The City of Groveland is appreciative of the consideration and the City is always willing to consider any issues of importance to the City of Clermont.

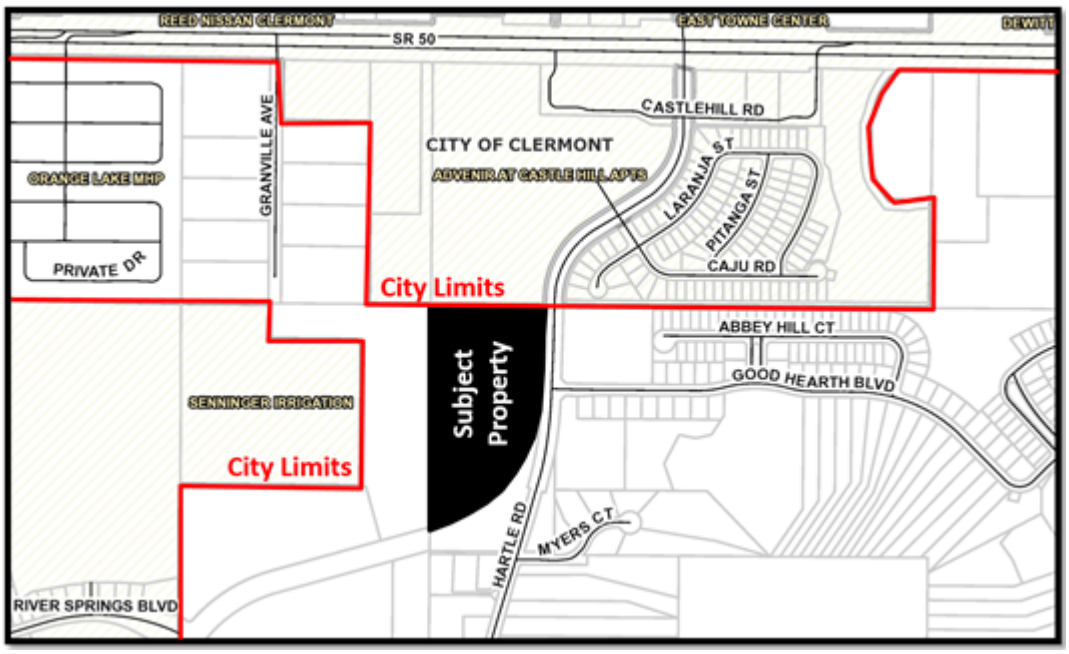
CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, July 9, 2019	
Agenda Item Name	
Ordinance No. 2019-14 *Final* *Wise* *Table to August 13, 2019*	
Requested Action	
Recommend approval of Ordinance 2019-14.	
Staff Report	

The applicant, LPG Urban & Regional Planners, LLC, is requesting voluntary annexation of the subject property. The property, approximately 13 acres, is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for a Large-Scale Comprehensive Plan Amendment and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses, formerly citrus and now planted pine.

The applicant desires to develop the property for commercial, office, and multi-family use. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the 13 +/- acre project, in which the City can fully serve. The property is contiguous with the City limits along the northern property line.



The related request for a comprehensive plan amendment would change the future land use from Lake County's Urban Low Density designation to the City's Commercial. The annexation would assign the default zoning in the City to Urban Estate Low Density Residential. The applicant is requesting a rezoning to a PUD for up to 96,000 square feet of commercial/office space and 96 multi-family units.

The request to annex is an orderly and efficient transition of uses, with densities and intensities, which currently exist within the City of Clermont. Since the subject property meets the requirements for voluntary annexation under Florida Statutes Chapter 171.044, the City is capable of serving the property, and is within the ISBA and the JPA; 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. 2019-14 Wise ANN	2019-14 Wise ANN.doc
2. Legal Ad	LF-D048519.pdf

CITY OF CLERMONT

ORDINANCE NO. 2019-14

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

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD

BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE NO1°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY. PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, · TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89"33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWLNG FOUR (4) COURSES: SOUTH 01'48'40' WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01'48'40' WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14'33'03" FOR 482.53 FEET; THENCE SOUTH 73'38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWJNG

FIVE (5) COURSES: SOUTH 11'58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14'56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15'49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16'43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17'05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89'34'35' WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00'20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74'35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72'46'33" FOR 939.93 FEET; THENCE SOUTH 88'11'20' EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73'38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73'38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73'38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0616'21" FOR 218.95 FEET; THENCE SOUTII 00'22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89"34'35" WEST ALONG SAID SOUTI-1 LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17'16'39" EAST FOR 178.58 FEET; THENCE NORTI-1 16'26'45" EAST FOR 80.85 FEET; THENCE NORTH 16'03'52" EAST FOR 20.50 FEET; THENCE NORTH 86'56'24" EAST FOR 1.36 FEET; THENCE NOR1H 16'09'13" EAST FOR 22.28 FEET; THENCE NORTH 14'42'51" EAST FOR 26.66 FEET; THENCE NORTH 18'18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

LOCATION

West of the County Road 455/Hartle Road and Good Health Boulevard Intersection
Alternate Key 1648157

SECTION 2.

That the aforedescribed 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 aforedescribed 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.

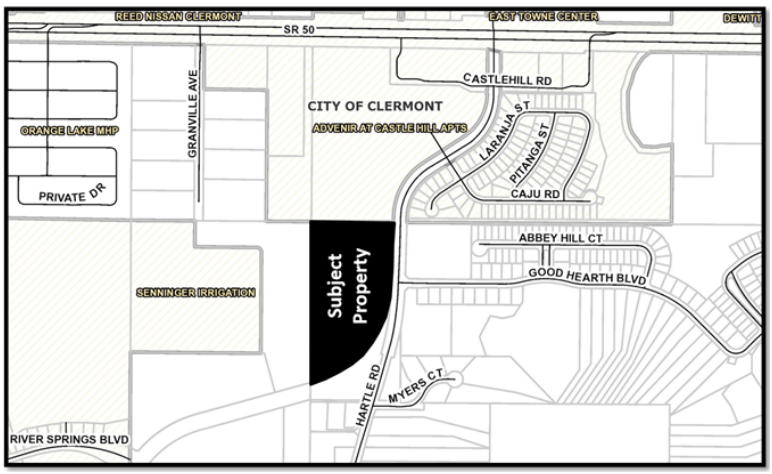
SECTION 5.

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. 2019-14

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of July, 2019.

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

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, May 28, 2019 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. 2019-14

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:
West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:
THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

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ALSO LESS AND EXCEPT ORB 4561, PG 1260

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Alternate Key 1648157

See Map Below

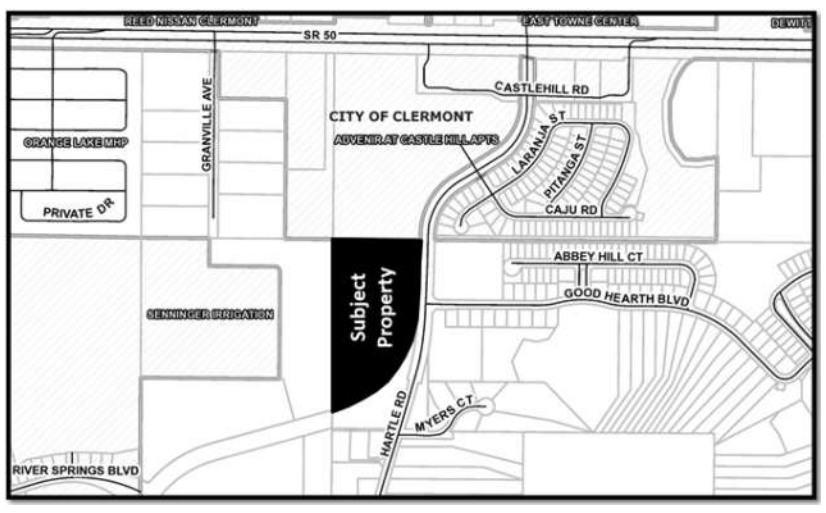
The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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



D048519 - May 14 & 21, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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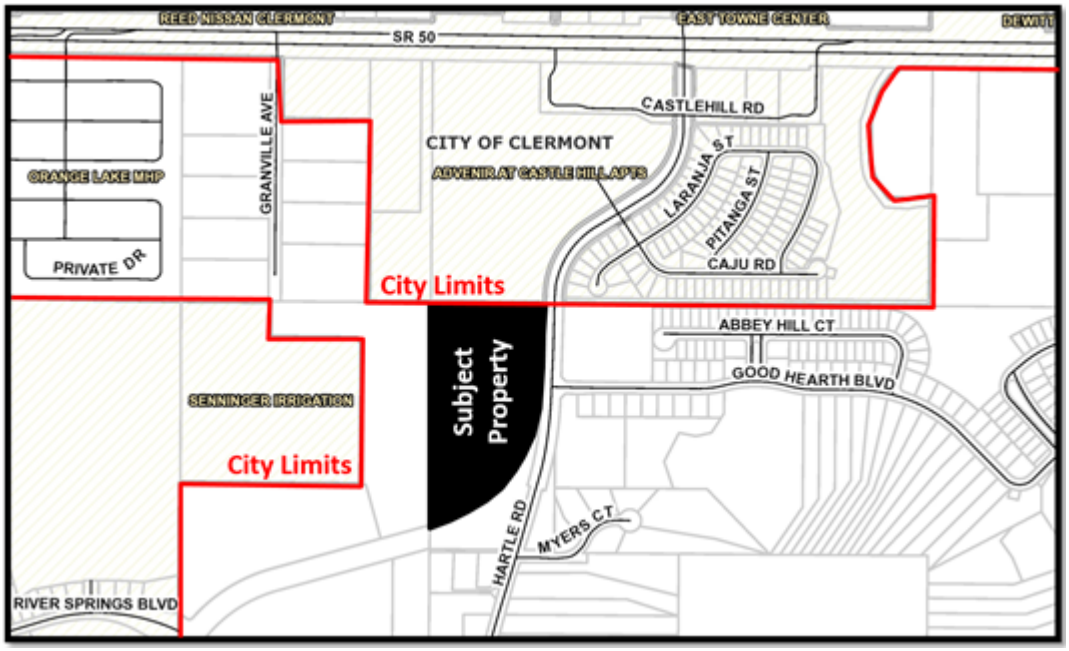
CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Ordinance No. 2019-15 *Final* *Wise Large-Scale Comprehensive Plan Amendment* *Table to August 13, 2019*
Requested Action
Recommend approval of Ordinance No. 2019-15.
Staff Report

The applicant, LPG Urban & Regional Planners, LLC, is requesting a large-scale comprehensive plan amendment on the subject property. The property, approximately 13 acres, is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for annexation and a rezoning to a Planned Unit Development (PUD). The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses, formerly citrus and now planted pine.



The proposed map amendment will change the future land use from Lake County's Urban Low Density to the City's Commercial. Under Lake County's Comprehensive Plan, FLU Policy 1-1.3.2, the property can be developed at a maximum density (4 units/net acre) of 53 residential units and 144,945 square feet of commercial. The City's Commercial Future Land Use allows up to 0.25 Floor Area Ratio (FAR) and up to 12 units per acre. The commercial square footage would be the same, 144.945 square feet, but an increase of 8 units per acre, or 104 additional residential units could be constructed. The applicant is requesting a rezoning to a PUD for up to 96,000 square feet of commercial/office space and 96 multi-family units that would cap the development totals.

Several policies in the City's Comprehensive Plan support the proposed map amendment. These policies include:
Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

The proposed amendment was transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review in March. Comments have been received back from three of the agencies. Two were "no comments" and FDOT advised further technical assistance to monitor impacts and coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities as development on the subject site progresses beyond the amendment phase.

Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, it is not in conflict with the City's Comprehensive Plan, and the property can be developed in a similar fashion under Lake County's Urban Low Density. Therefore; staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Urban Low Density to the City's Commercial. *The Planning & Zoning Commission recommend unanimous approval, 7-0 for transmittal.*

Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. 2019-15 Wise CPA	2019-15 Wise CPA.doc
2. Wise CPA Legal Ad	Wise CPA Legal Ad.pdf

CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:

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Alternate Key 1648157

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: URBAN LOW DENSITY
TO CITY OF CLERMONT: COMMERCIAL

SECTION 2.

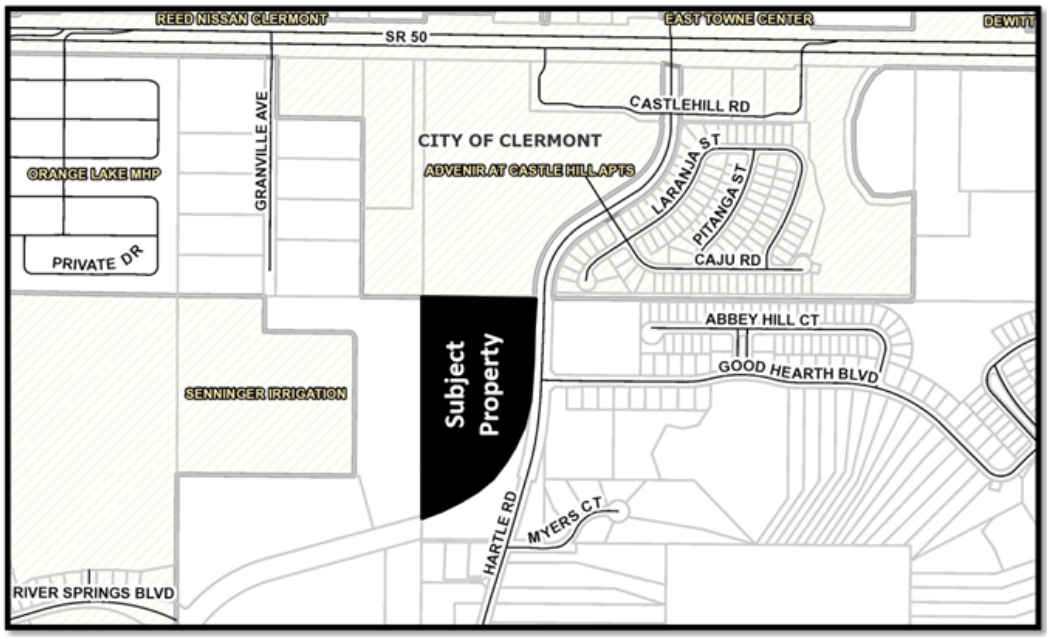
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of 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.


REED NISSAN CLERMONT
SR 50
EAST TOWNE CENTER
DEWITT
CASTLEHILL RD
GRANVILLE AVE
CITY OF CLERMONT
ADVENIR AT CASTLE HILL APTS
LARANJA ST
PITANGA ST
CAJU RD
ORANGE LAKE MHP
PRIVATE DR
ABBEY HILL CT
GOOD HEARTH BLVD
SENNINGER IRRIGATION
Subject Property
HARTLE RD
MYERS CT
RIVER SPRINGS BLVD

CITY OF CLERMONT
ORDINANCE NO. 2019-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of July, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

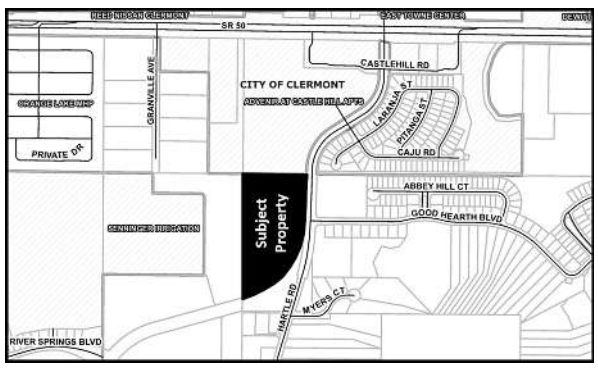
_____
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-15

The City of Clermont will hold public hearings on Tuesday, March 5, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, March 12, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban Low Density to Commercial.

The City of Clermont will hold a public hearing on Tuesday, May 28, 2019 (final hearing) 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:
West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

Ordinance No. 2019-15
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.

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Tracy Ackroyd Howe, MMC
City Clerk

D048493 - February 23 & May 14, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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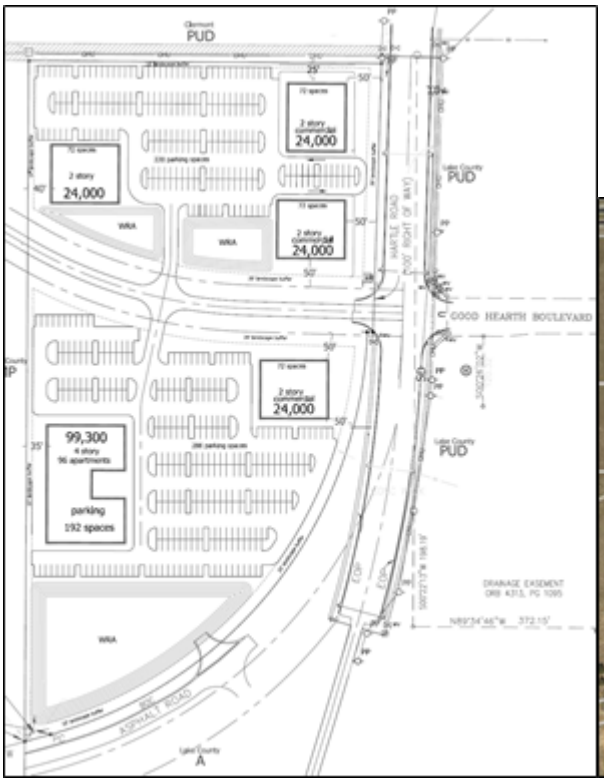
CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Ordinance No. 2019-16 *Final* *Wise PUD Rezoning* *Table to August 13, 2019*
Requested Action
Recommend approval of Ordinance No. 2019-16.
Staff Report

The applicant, LPG Urban & Regional Planners, LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 96,000 square feet of commercial/office space and 96 multi-family units on 13 +/- acres. The property is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property is currently in Lake County with a zoning designation of Urban Low. Once the property is annexed, it will become Urban Estate.

The applicant has provided a PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners, showing the proposed layout. The project will consist of up to 96 multi-family units in a four-story apartment building with elevators. The size of the units will range from 750 square feet to 1,200 square feet, as indicated on the plan. The development will be at a density of approximately 7.2 units per acre. In addition, the applicant is proposing up to 96,000 square feet of C-2 General Commercial uses, which include retail and/or office use. The Commercial Floor Area Ratio will be limited to 0.25. Under Lake County's Urban Low zoning designation, the applicant would be allowed a maximum density of 53 residential units and 144,945 square feet of commercial. The applicant has used the PUD application as a way to cap density and intensity on the site. The applicant has not requested any variances to the Land Development Code. In addition, the applicant has agreed to dedicate 100-foot wide right-of-way for the Hook Street corridor, as displayed on the conceptual plan.



Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area. There is a mixture of uses in the surrounding area, such as single-family homes and an assisted living facility to the east, multi-family use to the north and industrial uses to the west.

Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. The project is located within ¼ mile of an arterial and major collector intersection (SR 50 and CR 455) and will access CR 455 via a future signalized intersection. The project can be fully served by the City's services, the density and intensity is consistent with the City's Comprehensive Plan, and the dedication of the Right-of-Way for the Hook Street connection serves a public benefit. Therefore, staff recommends approval of Ordinance 2019-16 for a Planned Unit Development to be developed in substantial accordance with the PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners LLC, dated May 11, 2018. *The Planning & Zoning Commission voted 6-0 for approval.*

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. 2019-16 Draft PUD Wise	2019-16 Wise PUD (upd.).pdf
2. Wise PUD Legal Page 1	Wise PUD Legal Page 1.pdf
3. Wise PUD Legal Page 2	Wise PUD Legal Page 2.pdf

CITY OF CLERMONT
ORDINANCE NO. 2019-16

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, RECORDING, 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

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:
THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE NO1°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"
THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY. PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, · TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89"33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWLNG FOUR (4) COURSES: SOUTH 01'48'40' WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01'48'40' WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14'33'03" FOR 482.53 FEET; THENCE SOUTH 73'38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWJNG FIVE (5) COURSES: SOUTH 11'58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14'56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15'49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16'43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17'05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89'34'35' WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00'20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74'35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72'46'33" FOR 939.93 FEET; THENCE SOUTH 88'11'20' EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73'38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73'38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73'38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0616'21" FOR 218.95 FEET; THENCE SOUTII 00'22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89"34'35" WEST ALONG SAID SOUTI-1 LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17'16'39" EAST FOR 178.58 FEET; THENCE NORTI-1 16'26'45" EAST FOR 80.85 FEET; THENCE NORTH 16'03'52" EAST FOR 20.50 FEET; THENCE NORTH 86'56'24" EAST FOR 1.36 FEET; THENCE NOR1H 16'09'13" EAST FOR 22.28 FEET; THENCE NORTH 14'42'51" EAST FOR 26.66 FEET; THENCE NORTH 18'18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.3 ACRES, MORE OR LESS.

LOCATION
West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

FROM: Urban Estate (UE)
TO: Planned Unit Development (PUD)

<u>SECTION 2.</u>

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.

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

SECTION 5. General Conditions

This application for a Planned Unit Development to allow for a multi-tenant commercial development with C-2 General Commercial uses along with multi-family dwelling units, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.

2. The property shall be developed in substantial accordance with the Concept Development Plan prepared by LPG Urban & Regional Planners, Inc, dated May 11, 2018, EXHIBIT A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

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

5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.

6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

<u>SECTION 6.</u> Land Uses and Specific Conditions

1. A total of up to 96,000 square feet of C-2 General Commercial Uses shall be allowed within the project. The maximum commercial Floor Area Ratio (FAR) will be 0.25 with a maximum of 0.8 Impervious Surface Ratio (ISR).

2. A total of up to 96 multi-family dwelling units may be permitted on the site, with a minimum of 750 square feet of living space in each unit. Elevators shall be installed for buildings with a walkup of more than one story.

3. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.

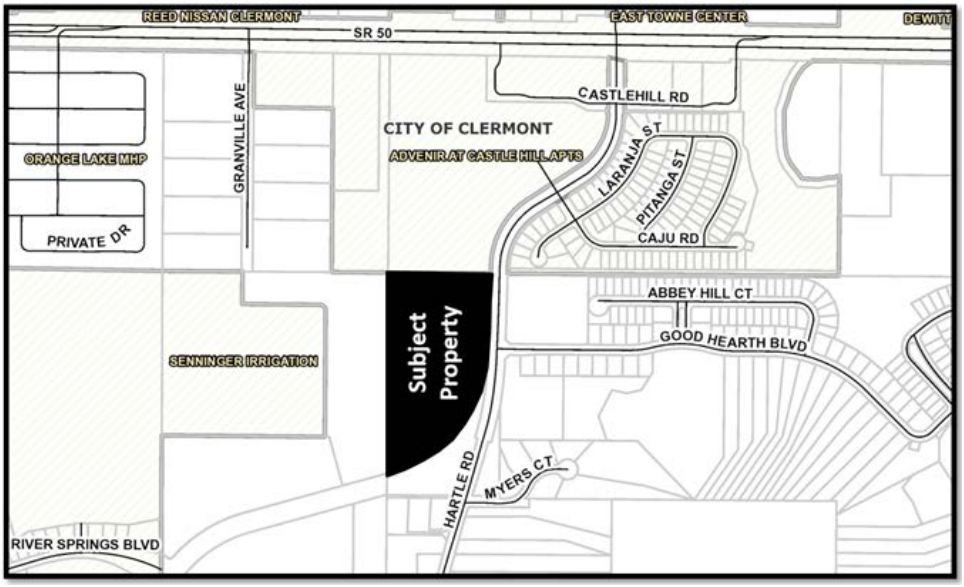
4. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.

5. A Tier 2 Traffic Impact Study shall be completed at the time of site plan review and will be coordinated and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.

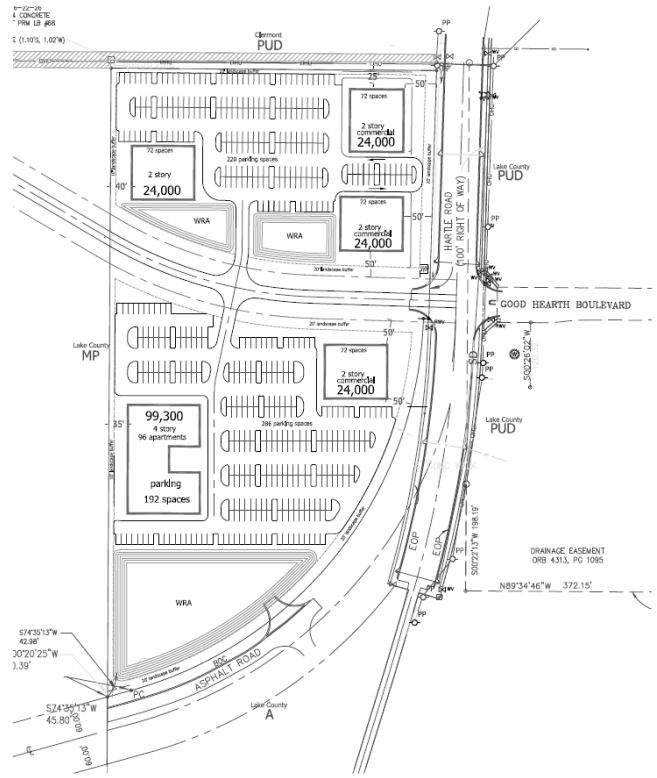
6. By virtue of the transportation system needs for the project, the developer shall dedicate on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as shown on the Conceptual Development Plan. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements; not to exceed 10 feet in width, may be provided. The slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City. This will be required prior to the first Certificate of Occupancy for the site.

7. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

Location map:



Close up of Conceptual Development Plan:



Owner:
Daniel Z. Wise, Trustee
1301 Raintree Place
Winter Park, Florida 32789

Applicant:
LPG Urban and Regional Planners, Inc.
c/o Greg Bellveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940 (phone)

Notes:

Total acreage:	13.31 acres (579,910 square feet)
Zoning of parcel	Lake County A
Proposed Land Use	City of Clermont Commercial
Adjacent Zoning:	
	North - City of Clermont PUD
	South - Lake County A
	East - Lake County PUD
	West - Lake County MP
Proposed Use:	Mixed Use Development
	96 multi-family
	96,000 sf commercial/office
100 year flood elevation:	where shown
Wetland acreage:	0 acres
Open Space:	2.66 - 20% minimum

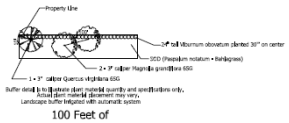
Notes:
* This plan is conceptual in nature and is subject to change due to engineering and other influences.
* Maximum commercial FAR - .25
* Proposed FAR - .17
* Maximum commercial ISR - .8
* Proposed ISR .8
* Maximum allowable building height 55'
* Commercial building setbacks:
  From Arterial Road - 50'
  Front - 25'
  Rear - 25'
  Side - 25'
* Apartment building setbacks:
  From Arterial Road - 50'
  Front - 25'
  Rear - 25'
  Side - 15'
* Buffers:
  North - 10'
  South - 20'
  East - 20'
  West - 10'
* Apartment units range from 750 sf to 1,200 sf.
* Utilities, water, sewer and fire protection will be provided by City of Clermont
* Stormwater mangement will be through a system of swales and retention ponds as required.
* Existing vegetation to be utilized in landscape buffers wherever possible.
* Parking requirement calculation:
  96 units, 192 parking spaces. 96,000 sf comm/office, 288 spaces
* Project to be constructed in a two phases. MF Phase 1, Commercial/Office Phase 2
* Internal road system 24' paved surface private street.
* Proposed commercial uses consistant with C-2 uses.
* Common areas to be maintained by POA

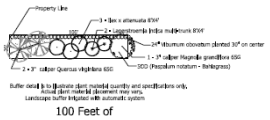
typical 2 story commercial/office building

typical 4 story apartment building

typical 2 story commercial/office building

typical 4 story apartment building


100 Feet of
Typical 10' Landscape Buffer


100 Feet of
Typical 20' Landscape Buffer

CITY OF CLERMONT
ORDINANCE NO. 2019-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of May, 2019.

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

Daily Commercial

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: 10086060
Phone: (352) 241-7331
Date: 03/18/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/26/2019	05/14/2019	**$813.00**

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. 2019-16

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, recording, and publication.

LOCATION:

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
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THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF

Payment Info	
Ad Price	**$813.00**
Tax	**$0.00**
Sub Total	**$813.00**
Prepaid Amount	**$0.00**
Balance Due	**$813.00**

TRIAL MODE − a valid license will remove this message. See the keywords property of this PDF for more information.

Daily Commercial

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: 10086060
Phone: (352) 241-7331
Date: 03/18/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/26/2019	05/14/2019	**$813.00**

LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73'38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73'38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73'38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0616'21" FOR 218.95 FEET; THENCE SOUTII 00'22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89"34'35" WEST ALONG SAID SOUTI-1 LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17'16'39" EAST FOR 178.58 FEET; THENCE NORTI-1 16'26'45" EAST FOR 80.85 FEET; THENCE NORTH 16'03'52" EAST FOR 20.50 FEET; THENCE NORTH 86'56'24" EAST FOR 1.36 FEET; THENCE NOR1H 16'09'13" EAST FOR 22.28 FEET; THENCE NORTH 14'42'51" EAST FOR 26.66 FEET; THENCE NORTH 18'18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

Alternate Key 1648157

From: UE Urban Estate
To: PUD Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, April 2, 2019 at 6:30 p.m.
A public meeting to consider the request will be held before the City Council on Tuesday, May 28, 2019 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: 10086060
March 26, 2019 &
May 14, 2019

Payment Info	
Ad Price	**$813.00**
Tax	**$0.00**
Sub Total	**$813.00**
Prepaid Amount	**$0.00**
Balance Due	**$813.00**

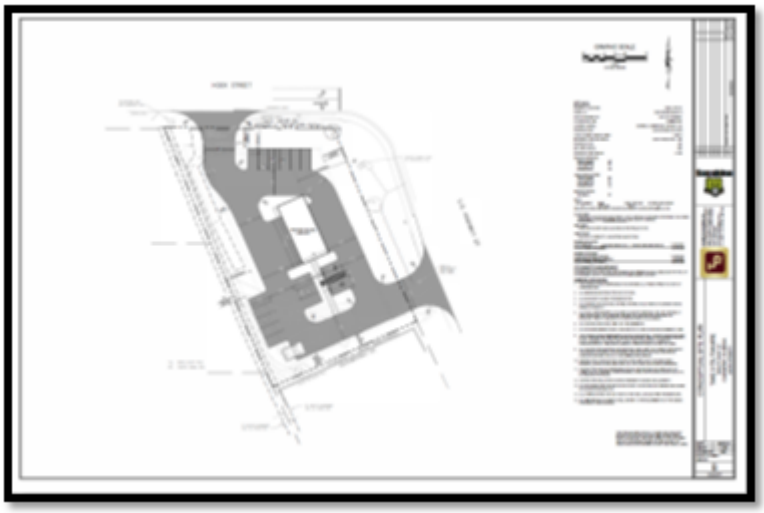
TRIAL MODE − a valid license will remove this message. See the keywords property of this PDF for more information.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Resolution No. 2019-14R *Take 5 Quick Lube*
Requested Action
Recommend denial of Resolution No. 2019-14R.
Staff Report

The applicant, Tannath Design, Inc., is requesting a Conditional Use Permit for an automotive oil change services facility in the C-2 General Commercial zoning district. Section 122-224 of the Land Development Code permits this type of use with a Conditional Use Permit. The property is located at the southwest corner of Hooks Street and US Highway 27. The property is approximately .80+/- acre and was previously used as convenience store with gas pumps. The existing building will be demolished, and the site will be redeveloped to allow a 1,620 square foot automotive oil change service center with three service bays.



The proposed project site layout is planning ingress and egress from Hooks Street and Highway 27. The applicant will be required to coordinate the permit process with Lake County and FDOT. The hours of operation will be 7 AM to 7 PM, seven days a week. The applicant has not identified any variances required and will redevelop the site to meet the City's Architectural Design Standards and Land Development Code.

Staff has reviewed the application in accordance with the Land Development Code and finds the proposed automotive service use is not compatible with the existing adjacent residential use located to the rear (west) of subject property. The proposed auto service center will be located at a very busy high traffic intersection within the City and may generate additional traffic impacts to the busy intersection.

When evaluating a request for a conditional use permit, Section 86-144 of the Land Development Code requires that specific development standards and provisions are met. Staff has reviewed the proposed automotive oil change facility with the required standards and finds the proposed use does not meet the general criteria for granting the

conditional use permit. The areas of concern from the proposed automotive facility are: 1) the intensity and character of the development is not compatible with the surrounding development and the proposed use is usually associated with excessive noise and having high traffic generations 2) the view and aesthetics does not appear to blend in and complement the existing development pattern in the area. The proposed use may be considered undesirable at the particular location. Therefore, staff recommends denial of the request for a conditional use permit for an automotive oil change services facility in the C-2 General Commercial zoning district.

The Planning and Zoning Commission at their meeting held on June 4, 2019, voted 4-2 to recommend approval of Resolution No. 2019-14R. with the following two conditions:

1) The automotive oil change service center would be closed for business on Sundays.

2) To add a CUP Condition that the applicant must construct a 6 feet high solid wall to provide a buffer for the residential property located in the rear of subject parcel.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	FINAL CUP RES 2019-14R	2019-14R Take 5 Quick Lube CUP.pdf
2.	Location Map	Location Map.pdf
3.	Zoning Map	Zoning Map.pdf
4.	New Site Plan	New Site Plan.pdf
5.	Building Elevation	Building Elevation.pdf
6.	application	application.pdf
7.	Legal AD	Legal AD.pdf

CITY OF CLERMONT
RESOLUTION NO. 2019-14R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTOMOTIVE AND OIL CHANGE SERVICE CENTER WITH THREE SERVICE BAYS IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on June 4, 2019 recommended denial of this Conditional Use Permit to allow for an automotive service center with three service bays, at the following location:

LOCATION:
1900 South US Highway 27
Alternate Key 1622956

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location;

WHEREAS, the applicant has applied for a Conditional Use Permit to allow an automotive and oil change service center with three service bays in the C-2 General Commercial Zoning District, 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 an automotive and oil change service center with three service bays in the C-2 General Commercial zoning district, be granted subject to the following conditions:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.

5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.

6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.

7. 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.

8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.

9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

10. 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.

11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

SECTION 2. Land Uses and Specific Conditions

1. This Conditional Use Permit is for a 1,620 square feet automotive and oil change service center with three (3) service bays located in the C-2 General Commercial zoning district.

2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Tannath Designs, Inc. dated 5/1/2019 (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Code.

3. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.

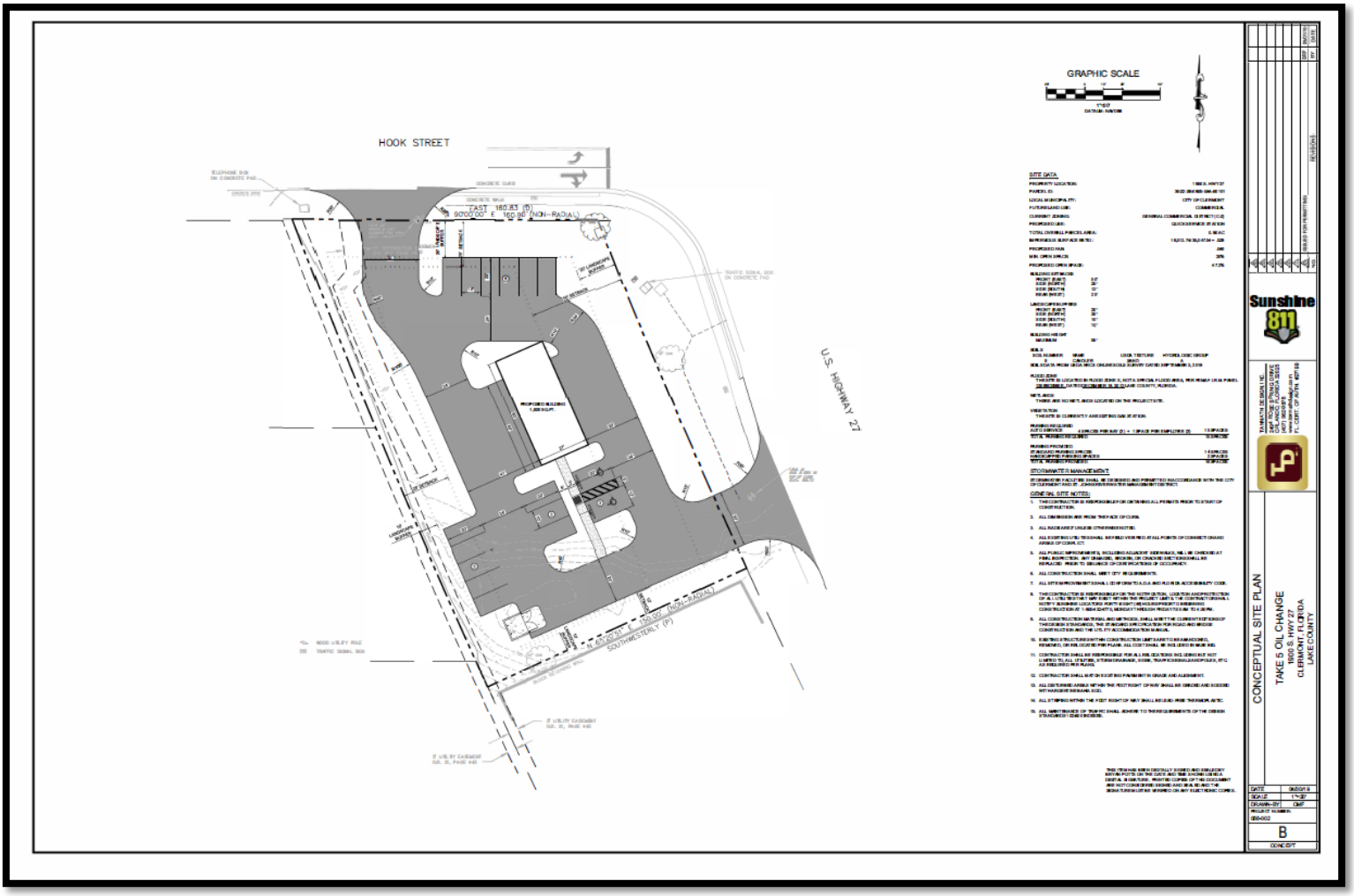
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.

5. All service bays shall be designed not to face US Highway 27. Automotive service areas shall be completely screened from public view and public streets with walls and landscaping. No outside auto service operations shall be permitted.

6. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, "Noise" as may be amended or revised, in any thirty (30) consecutive-day period as verified by staff, this Conditional Use Permit shall be presented to the City Council for consideration of further conditions or revocation of this Conditional Use Permit.

7. The use as authorized herein shall be limited to operation Monday through Saturday during the hours of 7:00am to 7:00pm and Sunday during the hours of 9:00am to 5:00pm.

Exhibit A – Preliminary Conceptual Site Plan



CITY OF CLERMONT
RESOLUTION NO. 2019-14R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of July, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

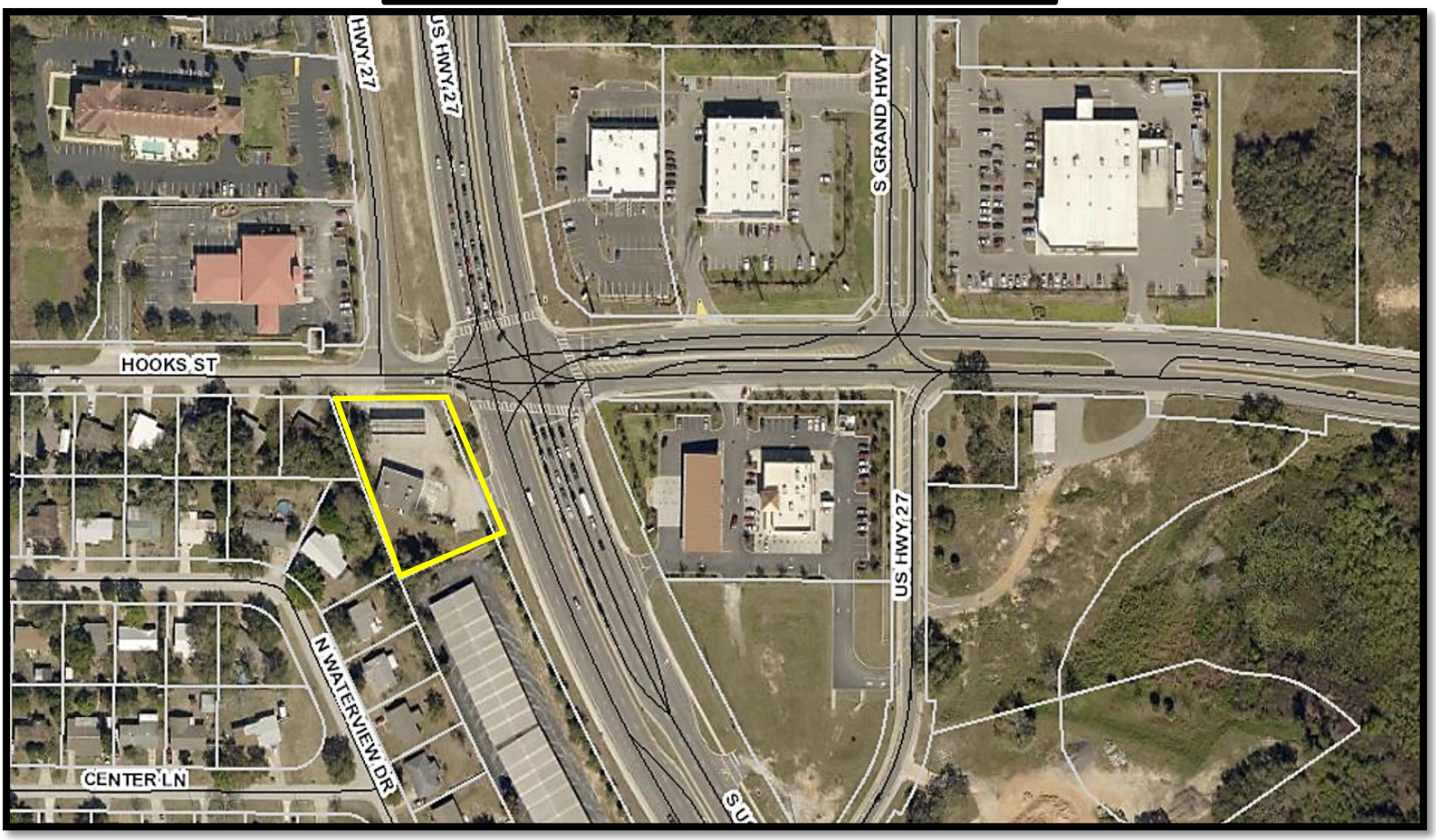
ATTEST:

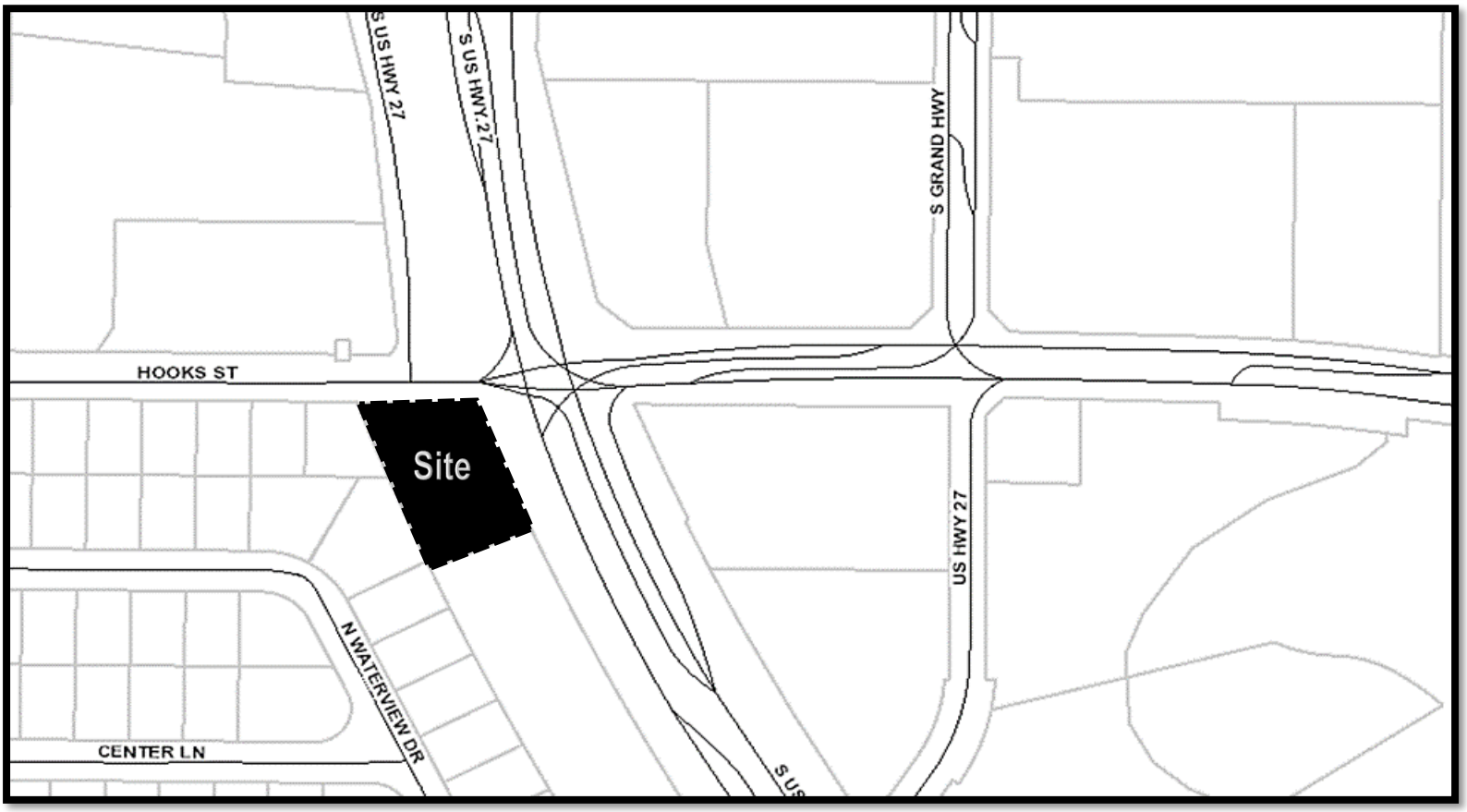
_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

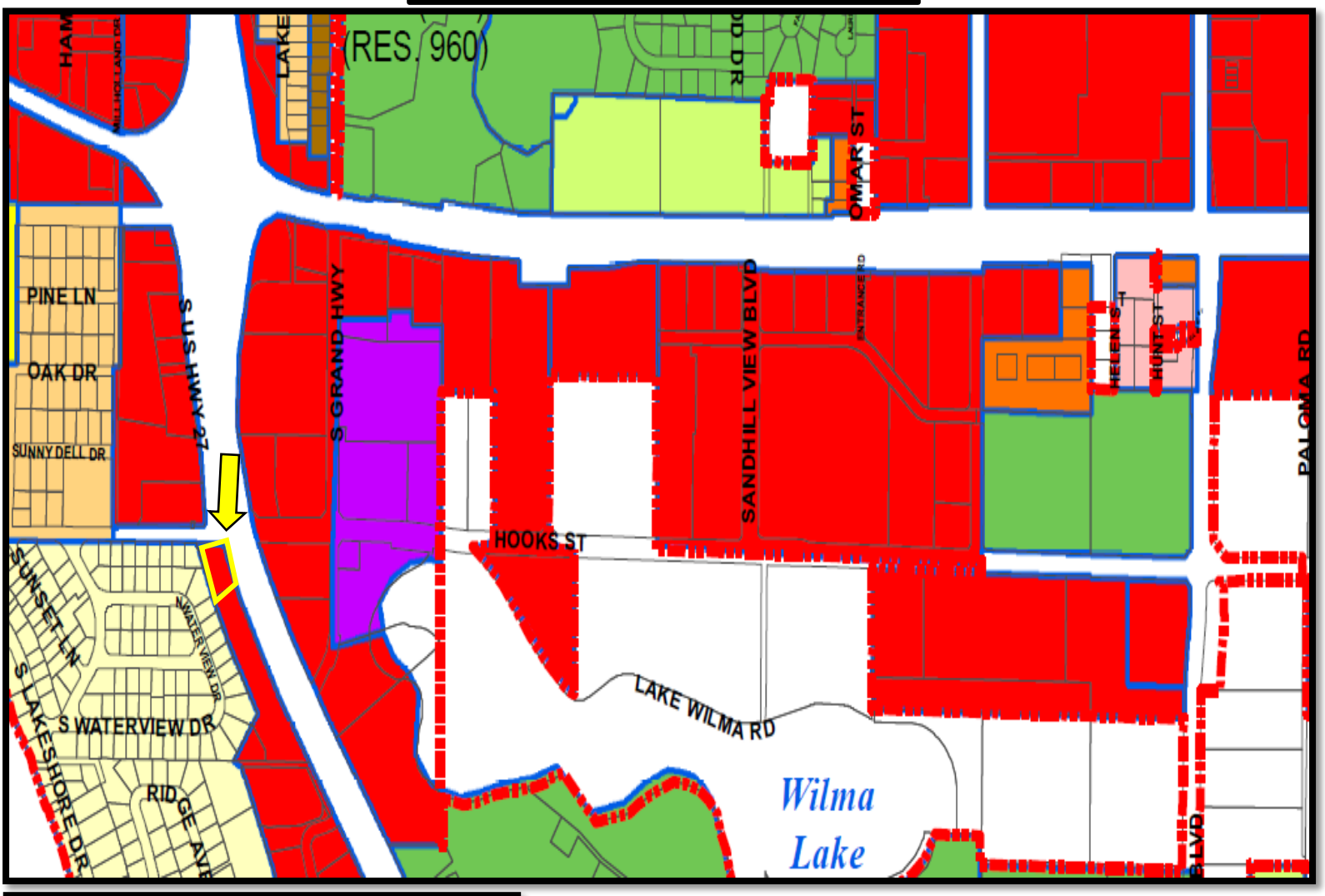
_____
Daniel F. Mantzaris, City Attorney

Location Map





Clermont Zoning Map

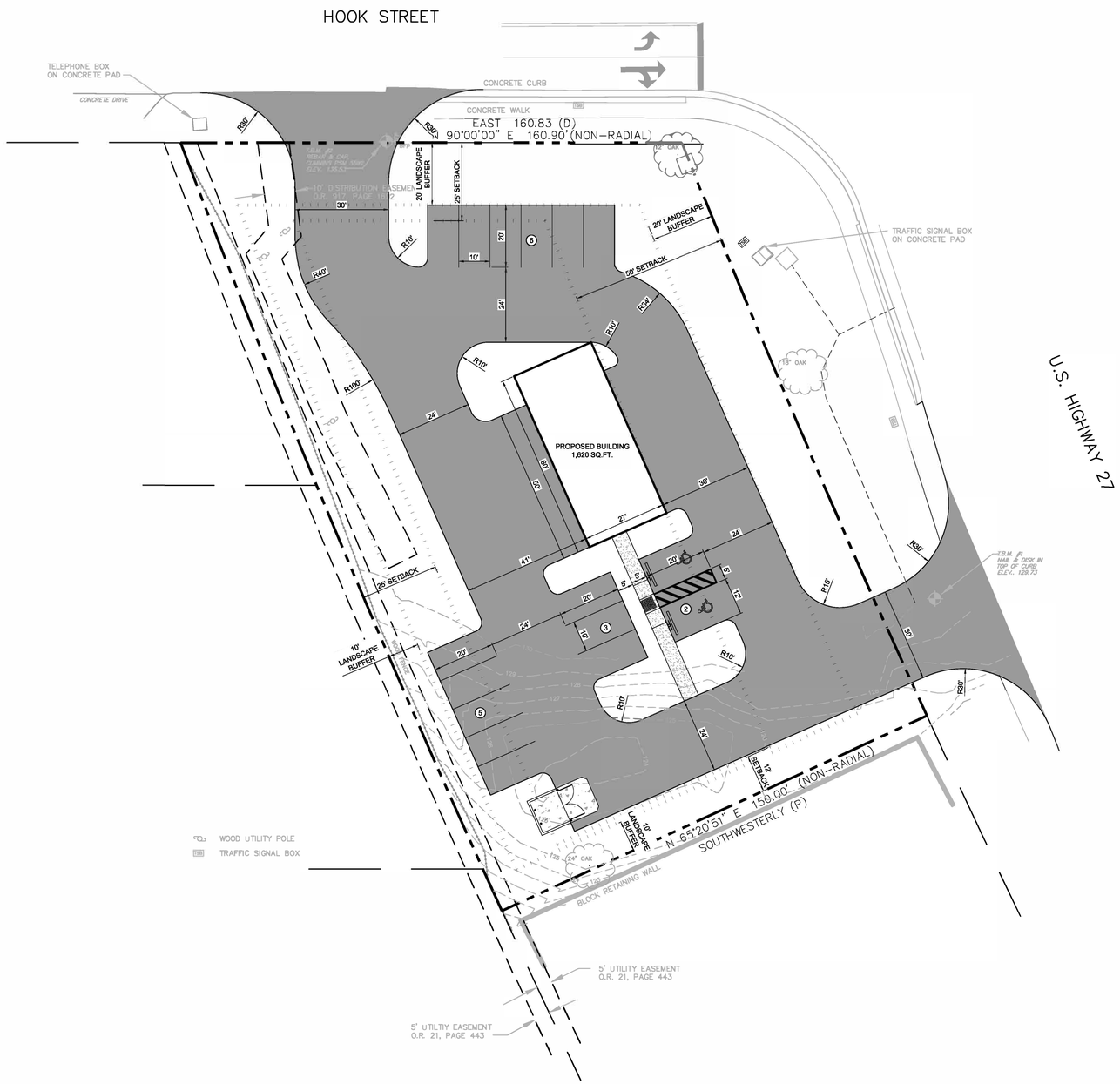


Legend

City Limits

Zoning Designations

- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS



GRAPHIC SCALE

20' 0 10' 20' 40'

1"=20'
DATAUM: NAVD88

SITE DATA

PROPERTY LOCATION:	1900 S. HWY 27
PARCEL ID:	30-22-26-0800-0AA-00101
LOCAL MUNICIPALITY:	CITY OF CLERMONT
FUTURE LAND USE:	COMMERCIAL
CURRENT ZONING:	GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED USE:	QUICK SERVICE STATION
TOTAL OVERALL PARCEL AREA:	0.80 AC
IMPERVIOUS SURFACE RATIO:	18,512.74/ 35,047.54 = .528
PROPOSED FAR:	.046
MIN. OPEN SPACE:	20%
PROPOSED OPEN SPACE:	47.2%

BUILDING SETBACKS
- FRONT (EAST) 50'
- SIDE (NORTH) 25'
- SIDE (SOUTH) 12'
- REAR (WEST) 25'

LANDSCAPE BUFFERS
- FRONT (EAST) 20'
- SIDE (NORTH) 20'
- SIDE (SOUTH) 10'
- REAR (WEST) 10'

BUILDING HEIGHT
- MAXIMUM 55'

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
9	CANDLER	SAND	A

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED SEPTEMBER 3, 2018

FLOOD ZONE
THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12069C0590 E, DATED DECEMBER 18, 2012 LAKE COUNTY, FLORIDA.

WETLANDS
THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

VEGETATION
THE SITE IS CURRENTLY AN EXISTING GAS STATION.

PARKING REQUIRED

AUTO SERVICE	4 SPACES PER BAY (3) + 1 SPACE PER EMPLOYEE (3)	15 SPACES
TOTAL PARKING REQUIRED		15 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	14 SPACES
HANDICAPPED PARKING SPACES	2 SPACES
TOTAL PARKING PROVIDED	16 SPACES

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE CITY OF CLERMONT AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSION ARE FROM THE FACE OF CURB.
3. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
6. ALL CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
7. ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
9. ALL CONSTRUCTION MATERIAL AND METHODS, SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. ALL DISTURBED AREAS WITHIN THE FDOT RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
14. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
15. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE AND TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITTING	BRP	05/01/19
2			
3			
4			
5			
6			

Sunshine 811

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

CONCEPTUAL SITE PLAN

TAKE 5 OIL CHANGE
1900 S. HWY 27
CLERMONT, FLORIDA
LAKE COUNTY

DATE	04/30/19
SCALE	1"=20'
DRAWN-BY	CMF
PROJECT NUMBER: 068-002	

B

CONCEPT

TAKE
5
FASTEST OIL CHANGE ON THE PLANET!

received 5-21-19 dk

- no legal desc.
+ no prop card
- no elevation page
" bldg

CLERMONT
Choice of Champions

CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: 05/01/2019

FEE: $845
+ cost of advertisement

PROJECT NAME (if applicable): Take 5 Oil Change

APPLICANT: Bryan Potts, P.E.

CONTACT PERSON: Bryan Potts, P.E.

Address: 2494 Rose Spring Drive

City: Orlando State: Florida Zip: 32825

Phone: 407-982-9878 Fax:

E-Mail: bpotts@tannathdesign.com

OWNER: Alan Charron, Manager of Shoppes of Venice II LLC

Address: 2345 W. Sand Lake Road, STE 100

City: Orlando State: FL Zip: 32809

Phone: 407-383-1778 Fax:

Address of Subject Property: 1900 S. US Hwy 27, Clermont, FL 34711 #1622956

General Location: Southwest corner of Hook Road and US Hwy 27

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

Land Use (City verification required): Commercial

Zoning (City verification required): General Commercial District (C-2)

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.

We are proposing to build a 1,620 SQ. FT. automotive service center with bays.

3 Bays

Bryan Potts, P.E.
Applicant Name (print)

X
Applicant Name (signature)

Alan Charron
Owner Name (print)

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

Daily Commercial

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: 10087878
Phone: (352) 241-7331
Date: 05/23/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	05/28/2019	06/18/2019	**$158.92**

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for an automotive service center with three service bays in the C-2 General Commercial Zoning District, at the following location:

LOCATION
1900 South US Highway 27
(Alternate Key - 1622950)

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, June 4, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 25, 2019 at 6:30pm. 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. 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

Ad No: 10087878
May 28, 2019 &
June 18, 2019

Payment Info	
Ad Price	$158.92
Tax	$0.00
Sub Total	$158.92
Prepaid Amount	$0.00
Balance Due	$158.92

TRIAL MODE − a valid license will remove this message. See the keywords property of this PDF for more information.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, July 9, 2019	
Agenda Item Name	
Minnehaha Traffic Concerns	
Requested Action	
Recommend to consider approval for the installation of additional stop signs at the intersection of Minnehaha Avenue and Bloxam Avenue.	
Staff Report	
In March of 2016, City staff held a special community meeting to discuss the traffic concerns on Minnehaha Avenue between 5th Street and Bloxam Avenue. In April of 2017 and August of 2018, City Council was presented with the ongoing traffic concerns. Numerous issues and resolutions were discussed and several were approved and implemented. Since that time, resident concerns and complaints continue to be received by the City. Staff recommends installation of additional stop signs at the intersection of Minnehaha Avenue and Bloxam Avenue combined with continued enforcement and data collection by Clermont Police.	
Additional Analysis	
Fiscal Impact Summary	
There are sufficient funds in the FY 2019 budget to accommodate this request for additional stop signs.	

Fiscal Impact	Fund Number and Description	Available Budget Amount

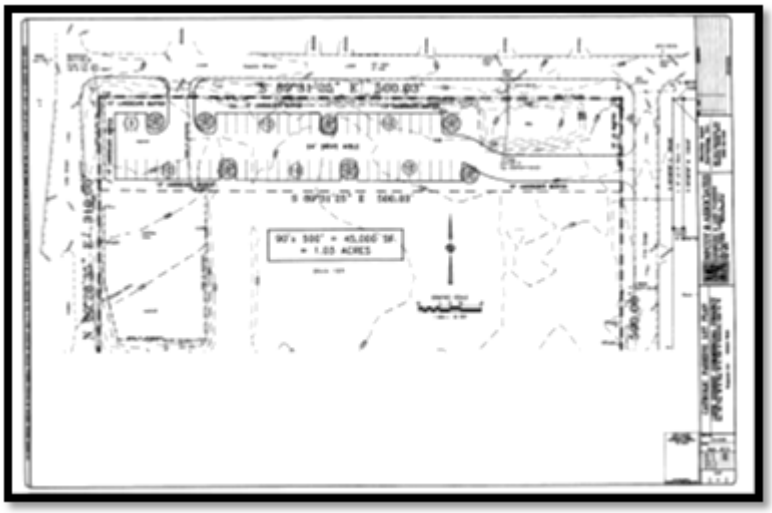
Exhibits Attached (copies of original agreements)	

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Resolution No. 2019-17R *Blessed Sacrament Catholic Church*
Requested Action
Recommend approval of Resolution No. 2019-17R
Staff Report

The applicant, Orlando Diocese, is requesting an amendment to a Conditional Use Permit to allow the Blessed Sacrament Catholic Church to construct an overflow parking lot at the vacant parcel located at 901 12th Street. The current zoning for the property is M-1 Industrial and the entire parcel is approximately 5.73+/- acres. The church parking lot will utilize 1.03 acres of the site. The remaining parcel will be redeveloped at a later date, by someone other than the applicant. The City Council approved on February 24, 2009 a Conditional Use Permit (Resolution 1603) to allow the Blessed Sacrament Catholic Church at 1170 Desoto Street.



The Blessed Sacrament Catholic Church has grown in membership and would like to construct an overflow parking lot to be utilized by the church to ensure sufficient parking is available for the members. The proposed parking lot will be developed to meet Clermont Development Standards and any other code requirements to ensure sufficient buffering of parked cars from the surrounding properties and public view. There are other similar properties and uses that utilize offsite overflow parking in the City. The subject parcel will be required to provide a permit for a stormwater system that allows sufficient drainage and runoff for the proposed parking lot and any future development. The site will be developed in substantial accordance with the conceptual plan submitted by McCoy & Associates.

Staff has reviewed the application as submitted and finds 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 with the conditions contained in Resolution No. 2019-17R.

Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. 2019-17R 901 12th Street CUP	2019-17R 901 12th Street CUP.pdf
2. Location Map	Location Map.pdf
3. survey-site plan	survey-site plan.pdf
4. application	application.pdf
5. 901 12TH STREET CUP	901 12TH STREET CUP.pdf

CITY OF CLERMONT
RESOLUTION NO. 2019-17R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 1603) TO ALLOW AN OVERFLOW VEHICLE PARKING LOT IN THE M-1 INDUSTRIAL ZONING DISRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 2, 2019 recommended approval to amend a Conditional Use Permit to allow an overflow vehicle parking lot be used in conjunction with the Blessed Sacrament Catholic Church in the M-1 Industrial zoning district, at the following location:

LOCATION:
901 12th Street, Clermont, FL
(Alternate Key# 1628580)

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 an overflow vehicle parking lot be used in conjunction with the Blessed Sacrament Catholic Church 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.

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 (Exhibit A) prepared by McCoy and Associates. 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 an overflow vehicle parking lot be constructed in 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 Applicant will be required to provide vehicle cross access for the property located south of parking lot.

4. The site shall be developed according to the City of Clermont Land Development Codes and all buildings must meet the City of Clermont Architectural Standards.

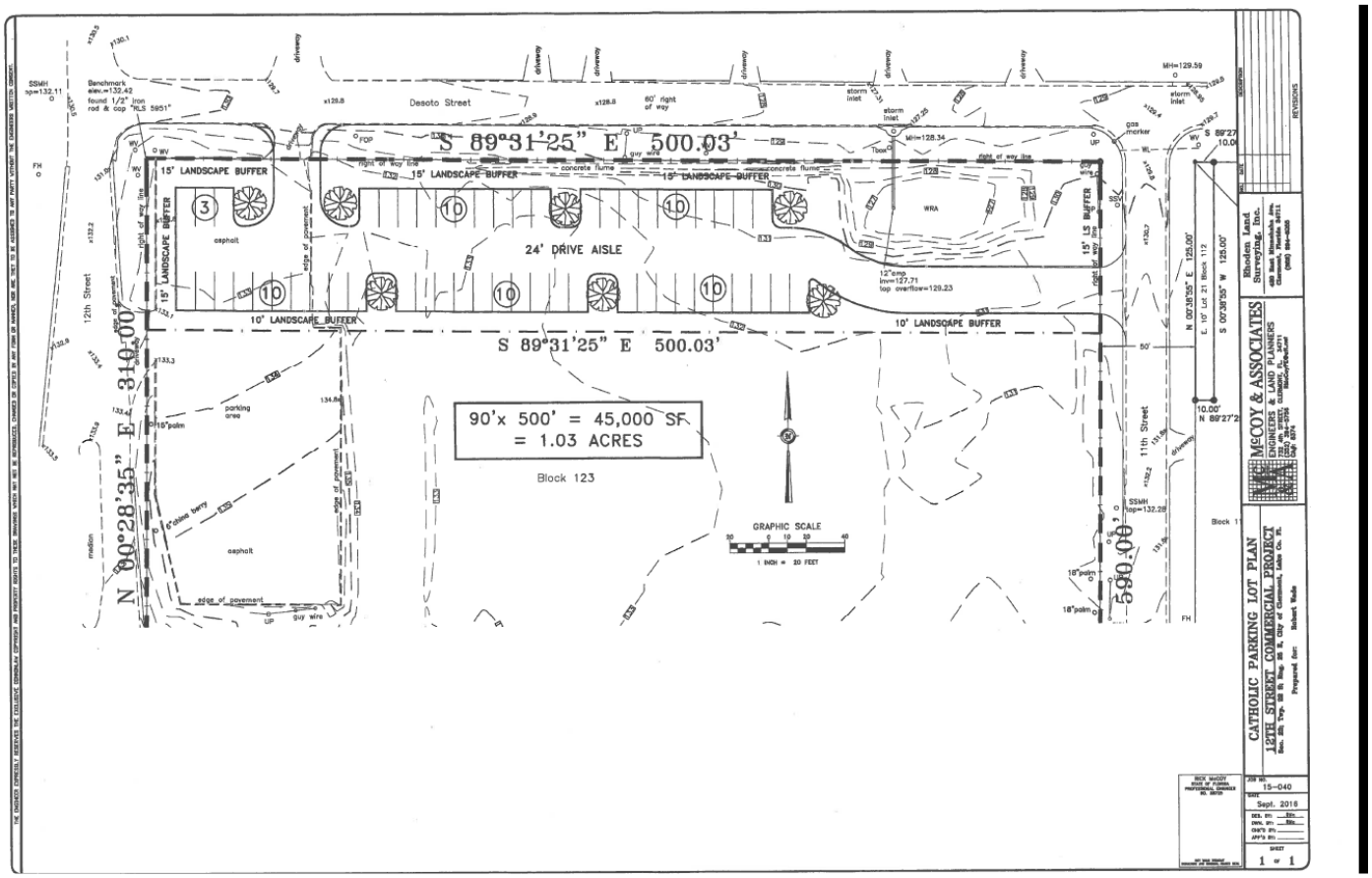
5. The parking lot shall be developed with an opaque landscape buffers at planting that provides screening from public view and adjacent property owners. A minimum 15 feet wide landscape buffers shall be required adjacent to any arterial or collector roads. Any fencing shall be decorative PVC/vinyl that provides an opaque screen for outside storage and parking of any vehicles.

6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.

7. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.

7. Sidewalks that meet ADA requirements are required adjacent to any right-of-ways and public streets. Any pedestrian cross access requirements identified by the City Engineer for pedestrian safety and crossing must be installed by the applicant prior to Certificate of Completion/Occupancy.

Exhibit A – Conceptual Plan



CITY OF CLERMONT
RESOLUTION NO. 2019-17R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of July, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

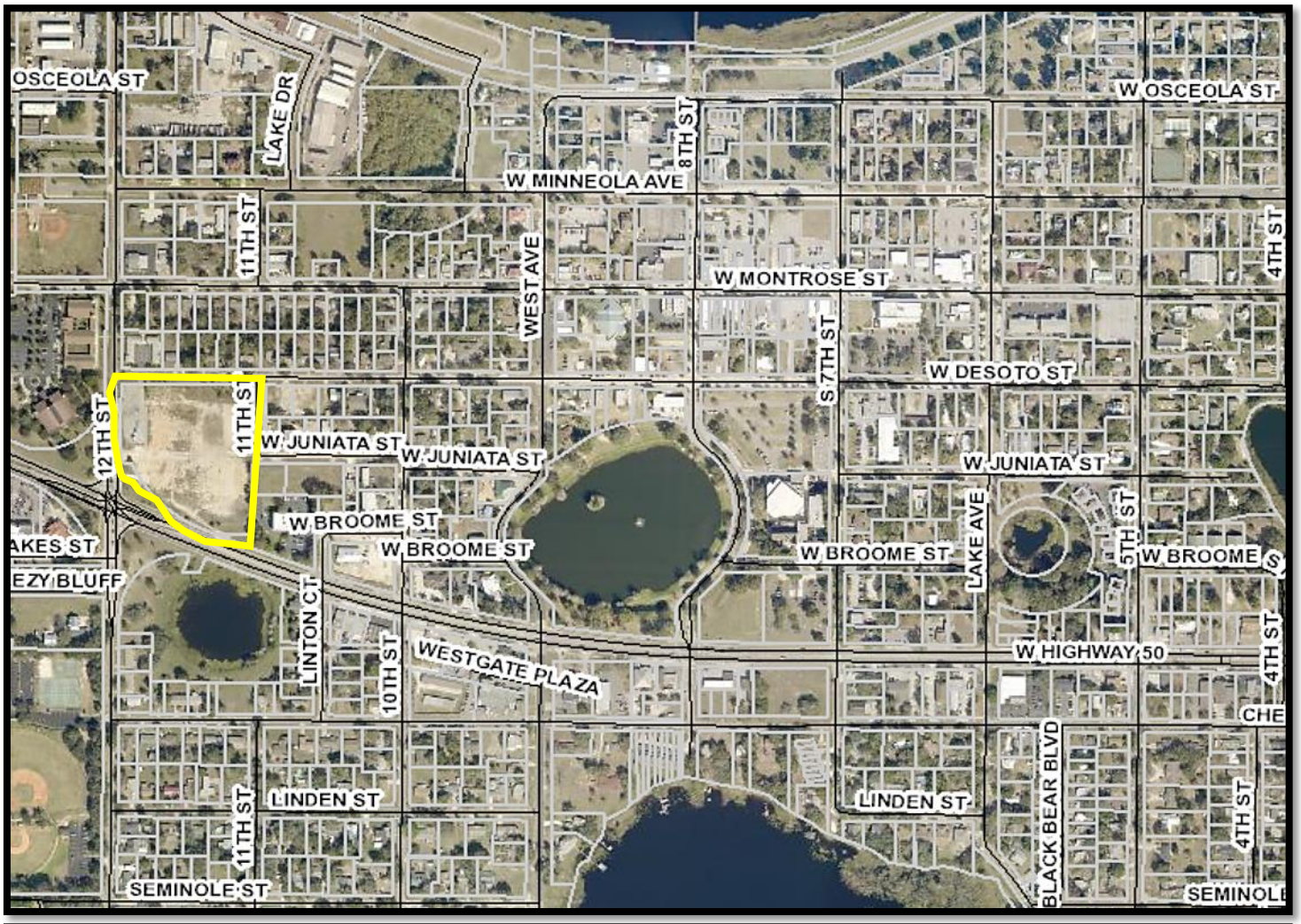
ATTEST:

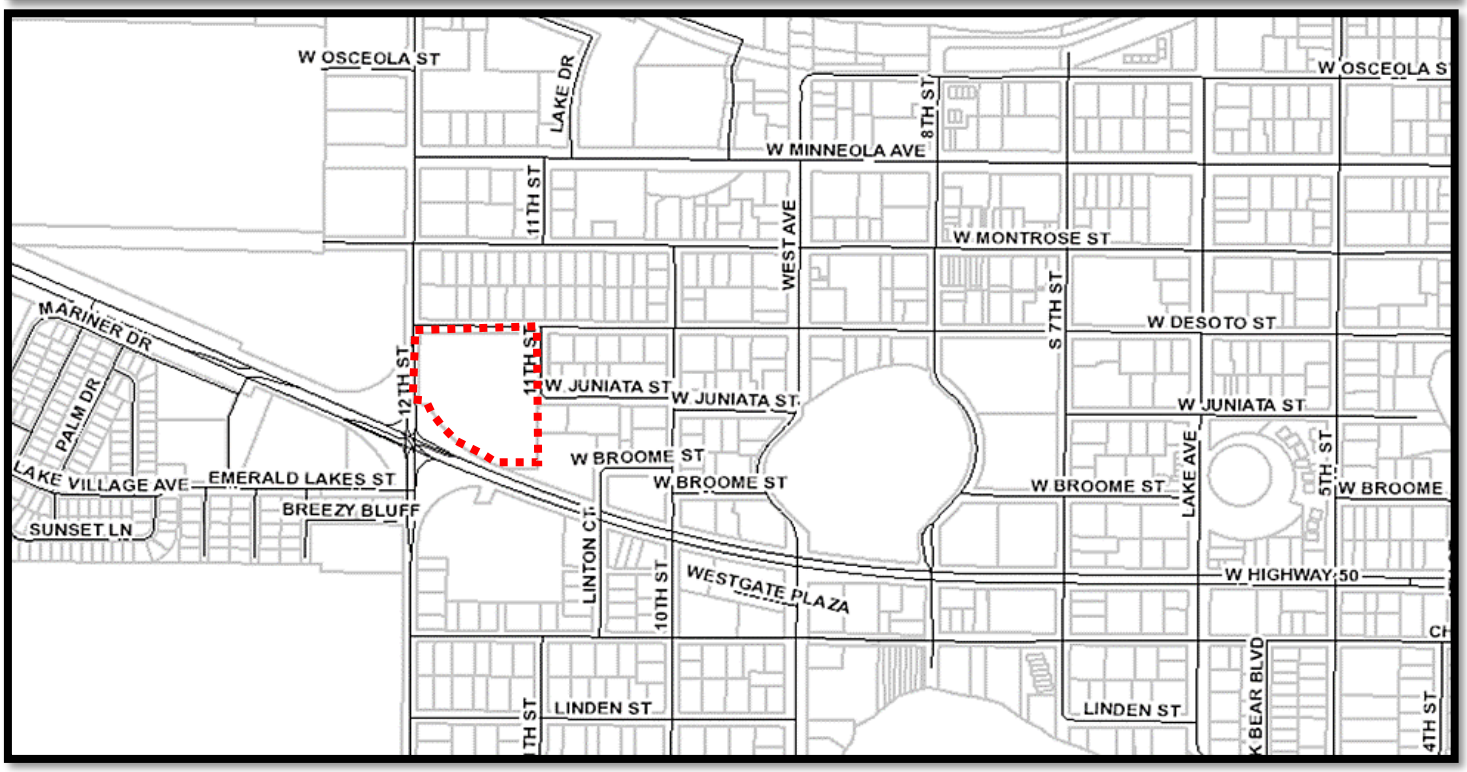
_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

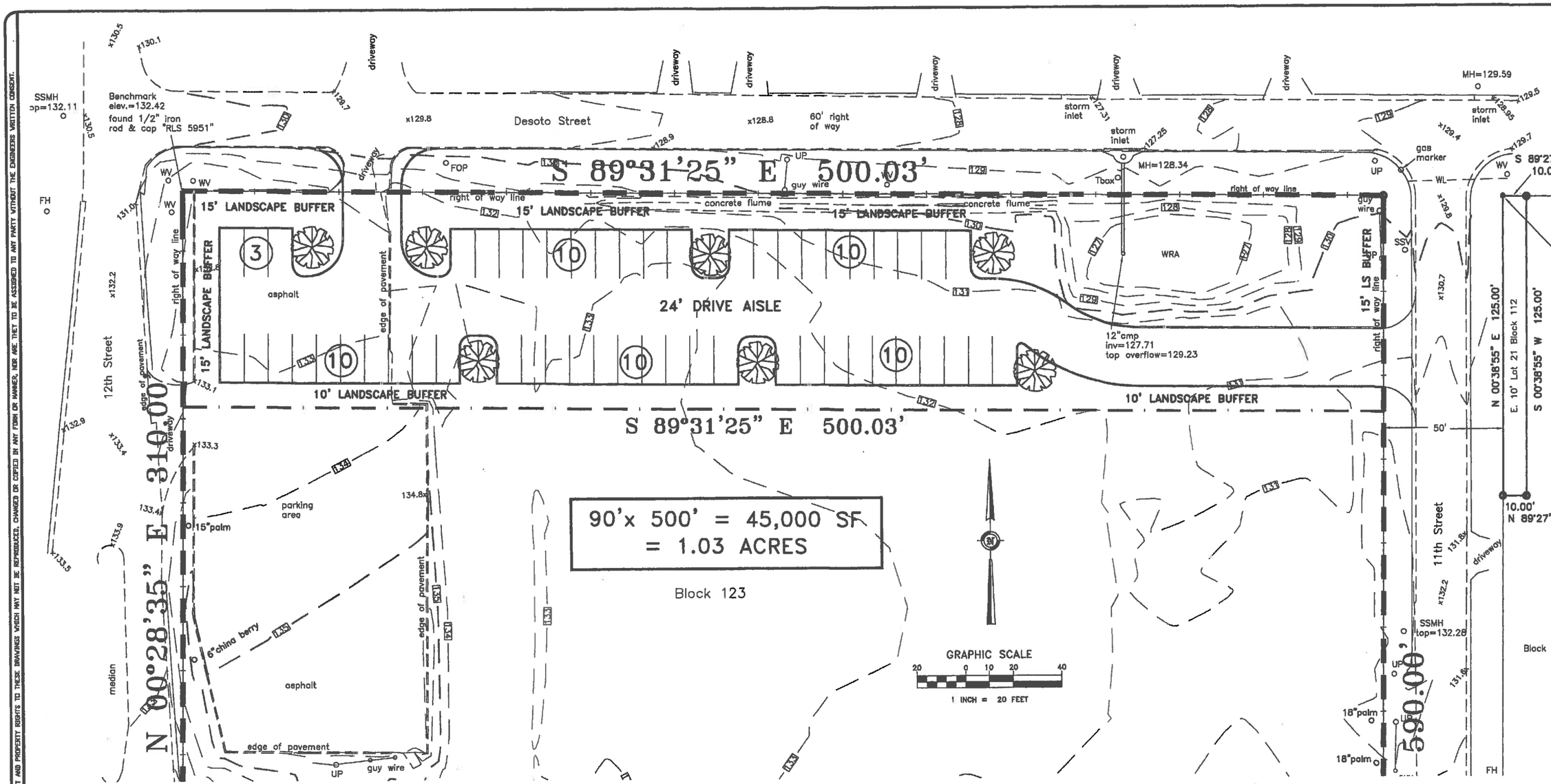
_____
Daniel F. Mantzaris, City Attorney

Location Map





THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMONLAW 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 ENGINEERS WRITTEN CONSENT.



NO.	DATE	DESCRIPTION
		REVISIONS

Rhoden Land Surveying, Inc.
430 East Minnehaha Ave.
Clermont, Florida 34711
(352) 394-5355

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
713 4th STREET, CLERMONT, FL. 34711
(352) 394-5756 RMcCoy@cfl.net
Cert. Auth. No. 8374

CATHOLIC PARKING LOT PLAN
12TH STREET COMMERCIAL PROJECT
Sec. 23; Twp. 22 S; Rng. 25 E, City of Clermont, Lake Co. FL
Prepared for: Robert Wade

RICK McCOY
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 38725

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

JOB NO. 15-040
DATE Sept. 2016
DES. BY: RMc
DWN. BY: RMc
CHK'D BY:
APP'D BY:
SHEET 1 OF 1

CUP 1906-0002

received 5/31/19 fc

CLERMONT
Choice of Champions

CONDITIONAL USE PERMIT (CUP) APPLICATION

DATE: 5/29/19

FEE: $845
+ cost of advertisement

PROJECT NAME (if applicable): Blessed Sacrament Overflow Parking

APPLICANT: John G. Noonan, as bishop of the diocese of Orlando

CONTACT PERSON: Scott Fergerson

Address: 50 East Robinson Street

City: Orlando State: FL Zip: 32801

Phone: 407-620-3877 Fax: –

E-Mail: sfergerson@orlandodiocese.org

OWNER: Robert Wade

Address: 1363 W. Lakeshore Dr.

City: Clermont State: FL Zip: 34711

Phone: 352-394-3388 Fax: –

Address of Subject Property: 901 12th Street, Clermont, FL 34711

#1628587

General Location: 1.03 northernmost acres of property located at the NE intersection of Hwy 50 and 12th Street

Legal Description (include copy of survey):

The north 90.00 ft of BLK 123, City of Clermont, According to the map or plat thereof as recorded in plat book 8, Page 17, Public Records of Lake County, FL

Land Use (City verification required):

Zoning (City verification required): M-1 Industrial

CLERMONT
Choice of Champions

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.

Obtain a CUP to allow the property to be utilized as overflow parking for Blessed Sacrament Catholic Church, located to the west across 12th Street

John G. Noonan, as bishop of the Diocese of Orlando
Applicant Name (print)

X
Applicant Name (*signature*)

Owner Name (print)

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

Daily Commercial

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: 10088510
Phone: (352) 241-7331
Date: 06/18/19
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 ı	06/25/2019	07/02/2019	**$164.76**

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an overflow parking lot use in the M-1 Industrial Zoning District, at the following location:

LOCATION
901 12th Street, Clermont, FL
(AK 1628580)

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,
July 2, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, July 9, 2019 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. 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

Ad No: 10088510

June 25, 2019 &
July 02, 2019

Payment Info	
Ad Price	$164.76
Tax	$0.00
Sub Total	$164.76
Prepaid Amount	$0.00
Balance Due	$164.76

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019

Agenda Item Name
Parking License and Easement Agreement

Requested Action
Request approval of Parking License and Easement Agreement with the First United Methodist Church of Clermont.

Staff Report
The purpose of the request is to establish additional inventory of motor vehicle parking within the downtown Central Business District area. The grantor, First United Methodist Church of Clermont owns roughly 3.44-acres of vacant property located along 7th & W Desoto St. in Downtown Clermont. The property owner has agreed to lease the semi-paved grass parking and the paved parking to the City for the purposes of unstructured parking for the amount of $1,490 per month with some additional initial improvements to be made by the City. The property is centrally located within the downtown area and provides access to central downtown area. The property will allow an additional 169 parking spaces.

Additional Analysis

Fiscal Impact Summary
The monthly lease payments of $1,490.00 and property improvements estimated at $11,500.00 will be incorporated into the final budget amendment for the CRA fund in FY 2019 if necessary.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. First United Methodist Pkg License	First United Methodist Pkg License.doc
2. CHURCH PARKING Exhibit A.pdf	CHURCH PARKING Exhibit A.pdf.docx

PARKING LICENSE AND EASEMENT

THIS TEMPORARY EASEMENT AGREEMENT made and entered into this _____ day of _____ 2019, by and between First United Methodist Church of Clermont, Inc. 950 7th Street Clermont, FL 34711 (hereinafter referred to as "GRANTOR"), and the City of Clermont, 685 W. Montrose Street, Clermont, Florida 34711 (hereinafter referred to as "GRANTEE").

NOW, THEREFORE, for and in consideration of the mutual advantages inuring each party to the other, and other valuable considerations, the receipt of which are hereby acknowledged, GRANTOR does hereby grant to the GRANTEE, an exclusive motor vehicle parking license and easement, including the right of ingress and egress over and across the real property as indicated in Attachment 'A', hereinafter referred to as "the Property";

1. The GRANTEE hereby covenants and agrees that it shall at all times operate and use the parking license in accordance with applicable law and so as to cause minimum damage or impact on the property, reasonable wear and tear excepted. In the event the GRANTEE shall alter, disturb, or damage any of GRANTOR'S real property in the course of its utilization of the temporary parking license and easement, GRANTEE will restore the Property to its prior existing condition reasonable wear and tear excepted and excluding any authorized improvements thereon. The license granted herein shall be for use of the general public after 5 p.m. and until 7 a.m. the following day, Monday through Friday and after 1 p.m. and until 7 a.m. the following day, Saturday and Sunday. GRANTEE acknowledges that in the event of a conflict with GRANTOR's events and provided GRANTOR has provided GRANTEE ten (10) days prior notice, GRANTOR may prohibit the use of the Property by the general public during the above hours.

2. In exchange for the grant of license and easement as set forth herein, GRANTEE shall pay to GRANTOR the sum of ONE THOUSAND FOUR HUNDRED AND NINETY DOLLARS ($1,490) per month for each month during the term of this License and Easement. The payment shall be due on the first day of each month commencing July 1, 2019 which shall be provided to GRANTOR at the above address, or such other address as GRANTOR may designate in writing.

3. This Parking License and Easement shall take effect July 1, 2019 and shall remain in effect until September 30, 2022, unless terminated for cause or as provided herein. Either party may terminate this Parking License and Easement without cause, subject to the reimbursement provision described below, upon ONE HUNDRED (180) DAYS written notice to the non-terminating party, whereupon the License and Easement rights and all obligations and rights of both parties shall terminate as of the effective date of the termination notice.

4. In addition to the obligations contained herein, the parties agree to the following improvements to the Property:

a) GRANTEES at its expense and on or before August 1, 2019, shall trim trees on the Property as necessary. For purposes of Section 5 below, the cost to GRANTEE for this work is acknowledged and agreed to by the parties to be ONE THOUSAND DOLLARS ($1,000).
b) GRANTOR shall on or before August 1, 2019 resurface and restripe the Property. GRANTEE shall reimburse GRANTOR for the actual cost thereof not to exceed THREE THOUSAND THREE HUNDRED AND TWENTY DOLLARS ($3,320). GRANTEE shall reimburse GRANTOR the above amount within 30 days of receipt of an actual invoice or other documentation acceptable to GRANTEE certifying the actual cost of the resurfacing and restriping.
c) GRANTEE shall on or before August 1, 2019, upgrade 19 light heads existing on 13 light poles to LED lights to National IES Lighting Standards. For purposes of Section 5 below, the cost to GRANTEE for this work is acknowledged and agreed to by the parties to be FOUR THOUSAND EIGHT HUNDRED DOLLARS ($4,800).
d) GRANTEE, on or before August 1, 2019, shall install two permanent garbage cans. For purposes of Section 5 below, the cost to GRANTEE for this work is acknowledged and agreed to by the parties to be TWO THOUSAND DOLLARS ($2,000). Unless otherwise agreed to by the parties, the garbage cans shall be installed at on the lower portion of the Property at Juanita Avenue and on the upper portion of the Property near Juanita and 7th Street.
e) GRANTEE, at its expense, shall install a maximum of 22 parking barrier posts on sloped areas to be agreed upon by the parties.
f) GRANTEE shall install signage as appropriate to reflect the hours that the Property may be used for parking by the general public.
g) To the extent that GRANTEE is required by the foregoing to improve or perform work on the Property, as deemed appropriate by GRANTEE, GRANTOR expressly consents to and authorizes said improvements and work.

5. In the event GRANTOR elects to terminate this License and Easement Agreement without cause and with the effect of such termination occurring on or before June 30, 2021, GRANTOR shall reimburse GRANTEE a prorated share of the actual cost incurred by GRANTEE to improve the Property and as set forth in Section 4 (a), (b), (c) and (d) above. The proration and amount to be paid to GRANTEE shall be calculated by dividing the total actual expense for the items referred to in Section 4 above, by 1,187 and multiplying the result by the number of days remaining on the term of the License and Easement Agreement after the effective date of the termination. The prorated reimbursement amount shall be paid by GRANTOR to GRANTEE before the effective date of the termination and as a condition of the termination.

6. During the Term hereof, each party shall maintain Commercial General Liability Insurance in amounts of One Million and no/100 Dollars ($1,000,000.00) per occurrence and Two Million and no/100 Dollars ($2,000,000.00) aggregate. Each party may satisfy this requirement by obtaining the appropriate endorsement to any master insurance policy such party may maintain.

7. GRANTOR and GRANTEE hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of an insured loss, neither party's insurance company shall have a subrogated claim against the other party.

8. Subject to the property insurance waivers set forth in the preceding section, GRANTOR and GRANTEE each agree to indemnify and hold harmless the other party from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liabilities, including reasonable attorneys' fees, to the extent caused by or arising out of: (i) any negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, (ii) any spill or other release of any Hazardous Substances (as defined below) on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, or (iii) any breach of any obligation of the indemnifying party under this License. The indemnifying party's obligations under this subsection are contingent upon its receiving prompt written notice of any event giving rise to an obligation to indemnify the other party and the indemnified party's granting it the right to control the defense and settlement of the same. Nothing herein shall be construed to constitute a waiver of the GRANTEE'S sovereign immunity as set forth in Florida Statutes, Chapter 768.

9. The rights granted herein shall inure to the benefit of GRANTEE, its assign, heirs, successors and invitees. This License and Easement shall specifically not confer any rights or remedies upon any person other than the GRANTEE, its assigns, heirs, successors and invitees.

TO HAVE AND TO HOLD said parking license and easement and right of entry unto GRANTEE, and its successors, heirs, assigns and invitees, for the time period as set forth above and beginning or as terminated above.

GRANTOR:

signed, sealed and delivered in the presence of:

_____ By: _____

(Print Name) _____ Wayne Greenwall, President

_____

(Print Name) _____

The foregoing instrument was sworn to and acknowledged before me this ____ day of _____, 2019, by Wayne Greenwell, President of First United Methodist of Clermont

Inc., personally known to me or who has provided _____ as identification, and who did take an oath.

_____

Notary Public Signature

_____

Notary Public Printed Name

My Commission Expires:

Accepted and Agreed to by action of the City Council of the City of Clermont at its meeting of _____, 2019

By_____

Mayor Gail Ash

ATTACHMENT ‘A’

PARKING LICENSE AND EASEMENT

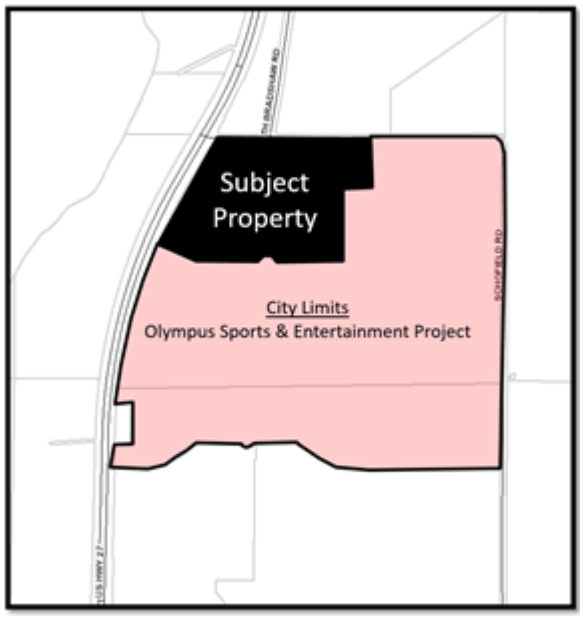
Exhibit “A”

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Ordinance No. 2019-02 *Introduction* *Clonts Groves*
Requested Action
Recommend introduction of Ordinance 2019-02.
Staff Report

The applicant, Clonts Groves, is requesting voluntary annexation of the subject property by adjacency to the City limits. The property, approximately 55 acres, is located southeast of the intersection of US Hwy 27 and Schofield Road. This request is being heard concurrently with a request for a Large-Scale Comprehensive Plan Amendment. The property has been historically used for agricultural uses.



The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the project, in which the City can fully serve. The property is contiguous with the City limits along the east and southern property line of the subject property, which is the recently annexed Olympus Sports & Entertainment project.

The related request for a comprehensive plan amendment would change the future land use from Lake County's Wellness Way Area Plan 1 designation to the City's Master Planned Development. The annexation would assign the default zoning in the City to Urban Transition. The applicant is not requesting a rezoning at this time.

The proposed annexation is consistent with the City's plans for municipal expansion south to include portions of the Wellness Way area. The City and County are working closely to coordinate master infrastructure and job creation efforts in the area. The Central Florida Expressway authority is also conducting preliminary studies for a new expressway corridor that would connect US 27 in Lake County to SR 429 in Orange County. Since the subject property meets the requirements for voluntary annexation under Florida Statutes Chapter 171.044, the City is capable of serving the property, and is within the ISBA and the JPA; 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. Clonts ANN ORD 2019-02 Formatted	Clonts ANN ORD 2019-02 Formatted.doc
2. Clontz Maps	Clontz Maps.pdf
3. Clonts Corner Survey	Clonts Corner Survey.pdf
4. Clontz Annex Application	Clontz Annex Application.pdf

CITY OF CLERMONT
ORDINANCE NO. 2019-02

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

All of Tract 44, a portion of Tracts 35, 36, 37, 39, 40, 41 ,45 and 46, a portion of that certain un-improved 30.00 foot platted right of way lying South of Tracts 41, 44-46, 48 and a portion of that certain partially un-improved 30.00 foot platted Right of Way lying West of Tracts 36 and 45; said Tracts and un-improved Rights of Way lying within the Plat of Monte Vista Park Farms, as recorded in Plat Book 2, Page 27, Public Records of Lake County, Florida, lying East of US Highway 27, South of Schofield Road in Section 21 Township 23 South, Range 26 East being more particularly described as follows:

Commence at the Northeast Corner of the Southeast 1/4 Of Said Section 21; Thence S89°30'42”W Along The North Line of the Southeast 1/4 of said Section 21, a distance of 1424.92 feet; thence departing said South line run S00°13'39”E, a distance of 48.00 feet to a point on the South right of way line of Schofield road (a variable width county maintained right of way) and the Point of Beginning; thence S89°30'42"W along said South Right of Way Line, a

distance of 1693.90 feet to a Point on the Easterly Right Of Way Line of US Highway 27 also known as State Road 25 (a variable width Right of Way per Florida Department of Transportation Right Of Way Map FP NO. 238422 1 Dated: November 8, 2005); thence run along said Easterly Right of Way the following five (5) courses and distances: thence S29°58'09"W, a Distance of 87.46 feet; thence N59°58'28"W, a distance of 14.98 feet; thence S29°56'43"W, a distance of 449.91 feet; thence N59°59'46"W, a distance of 4.97 feet; thence S29°56'22"W, a distance of 68.87 feet to a Point of Curvature of a Curve Concave Southeasterly, having a Radius of 5579.01 feet, a Central Angle of 06°56'55", a Chord Bearing of S26°27'55"W and a Chord Distance of 676.18 feet; thence run Southwesterly along the arc of said curve a distance of 676.59 feet to the end of said Curve; thence departing said Easterly Right of Way Line run S67°38'24"E, a distance of 469.15 feet; thence S89°50'54"E, a distance of 664.70 feet to a point on a Non-Tangent Curve, Concave Southerly, having a Radius of 90.00 feet, a Central Angle of 120°00'00", a Chord Bearing of S89°52'26"E and a Chord Distance of 155.88 feet; thence Easterly along the Arc of said Curve a Distance of 188.50 feet to the end of said Curve; thence S89°54'20"E, a distance of 724.09 feet; thence N00°06'56"E, a distance of 771.53 feet; thence S89°53'03"E, a distance of 337.15 feet; thence N00°13'39"W, a distance of 546.00 feet to the Point Of Beginning.

Containing: 2,399,470 square feet or 55.08 acres more or less.

LOCATION

2 miles south of Hartwood Marsh Road, East of US 27 at the Schofield Road intersection

SECTION 2.

That the aforedescribed 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 aforedescribed 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.

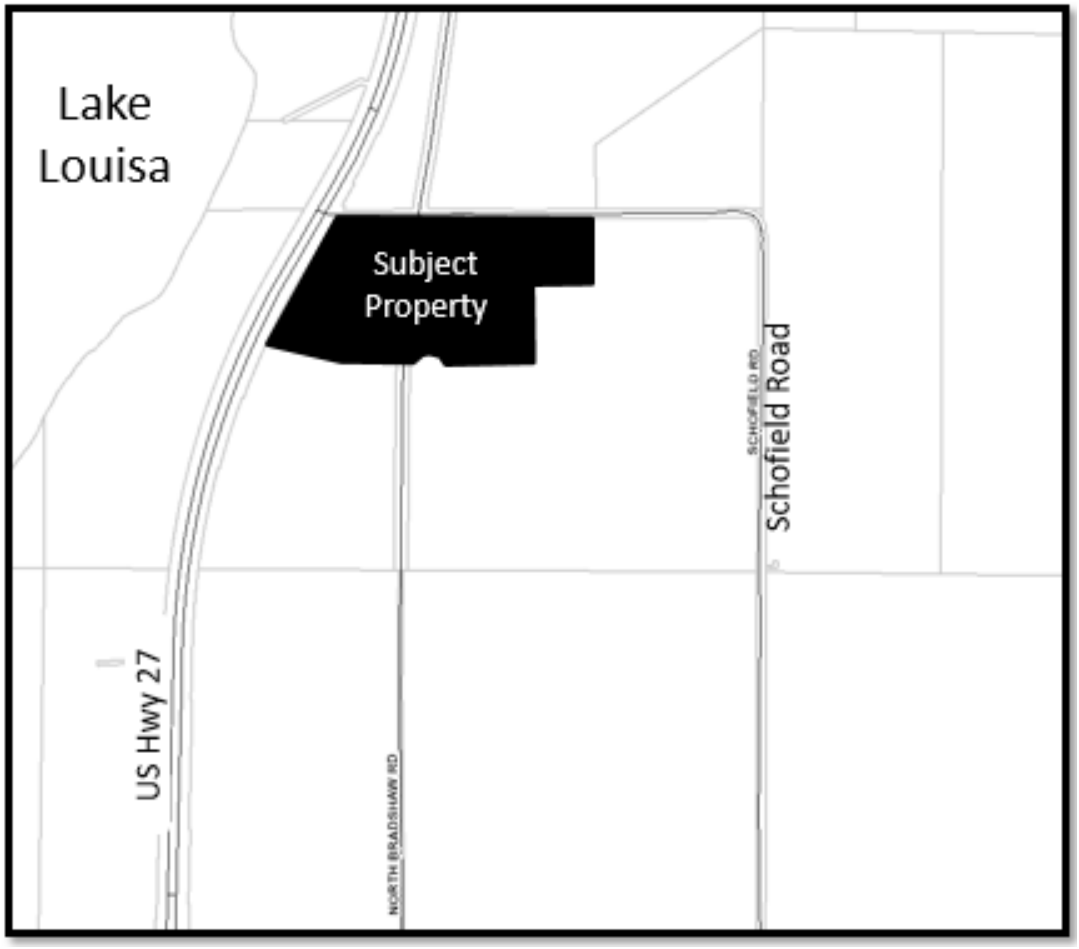
SECTION 5.

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. 2019-02

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of September, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

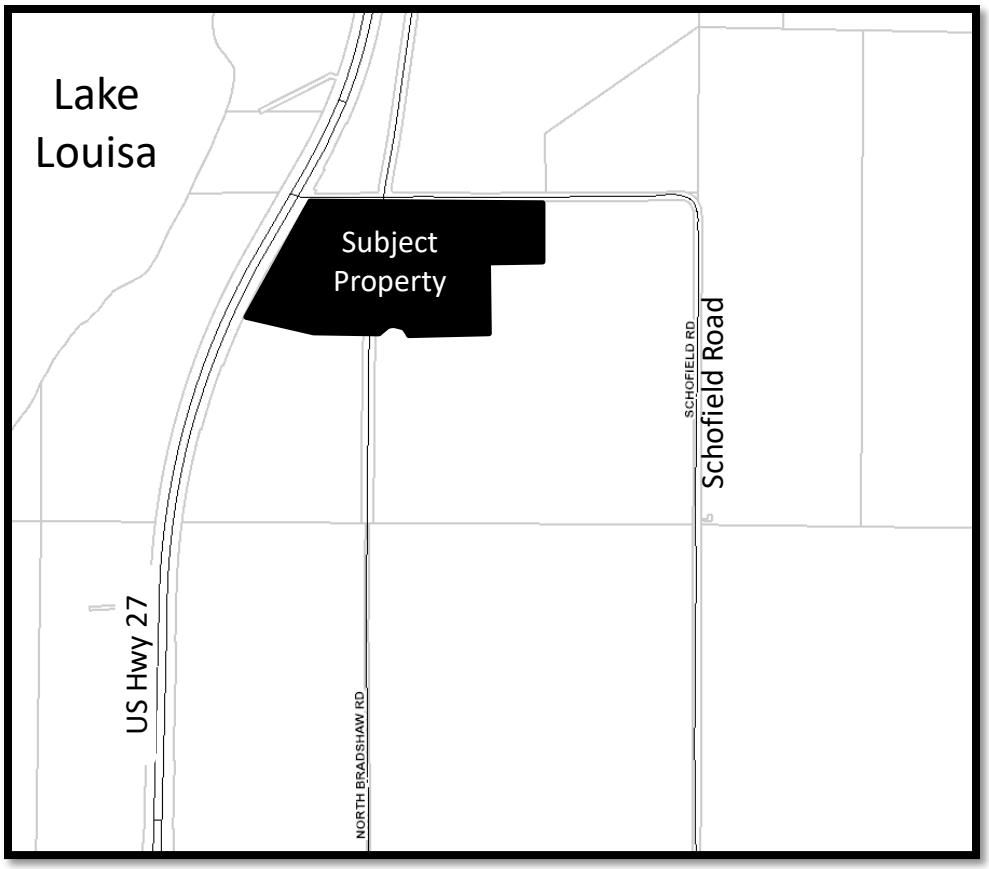
ATTEST:

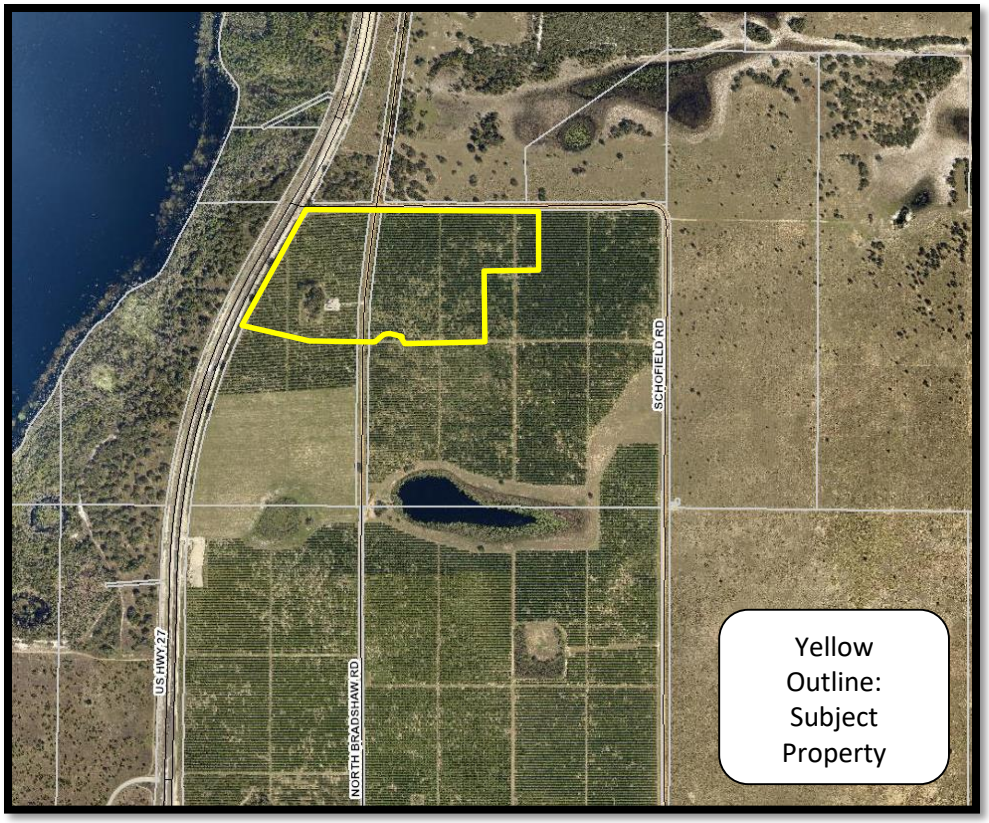
_____
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

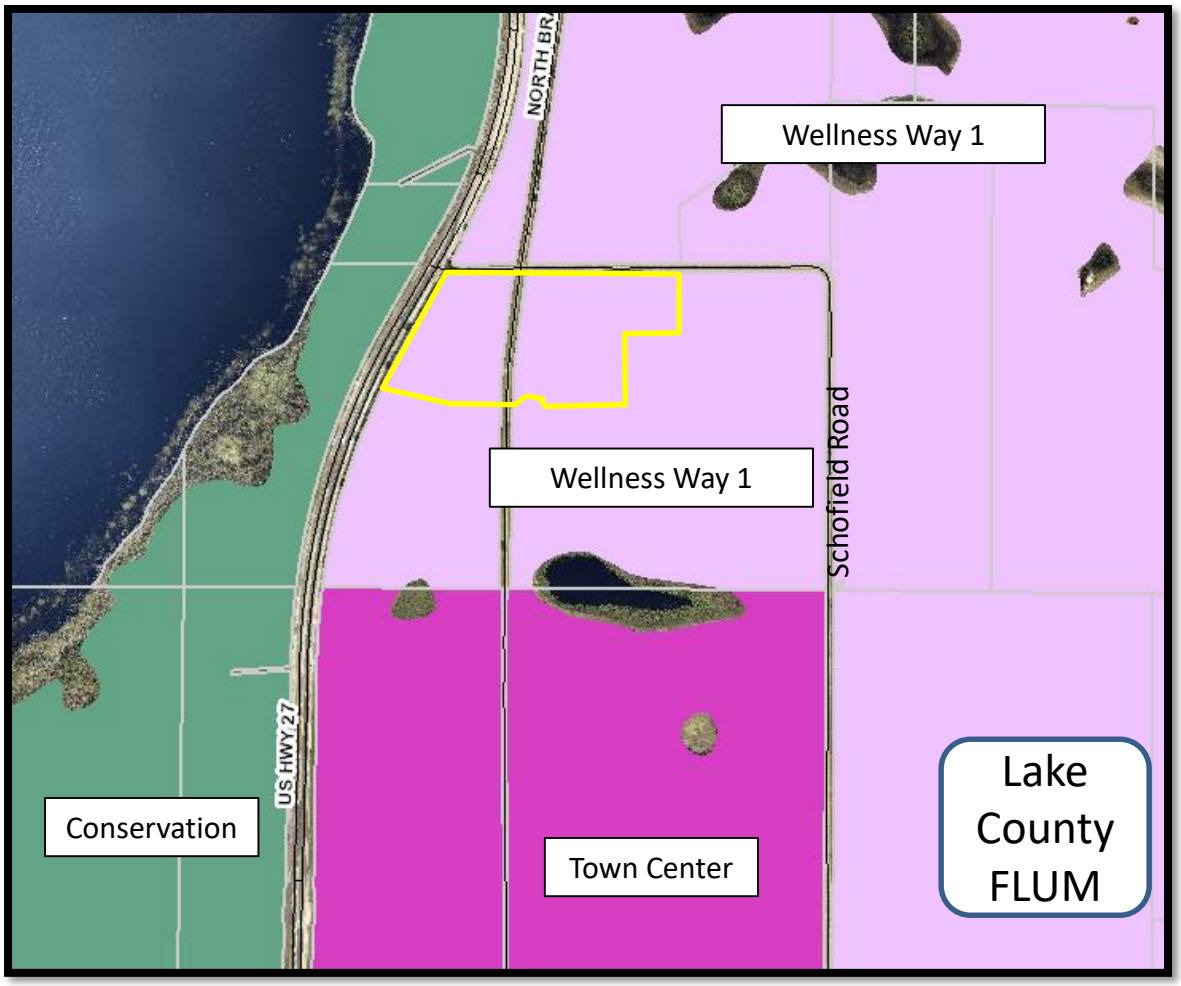
_____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map –Clonts Groves





Future Land Use Map–Clonts Groves



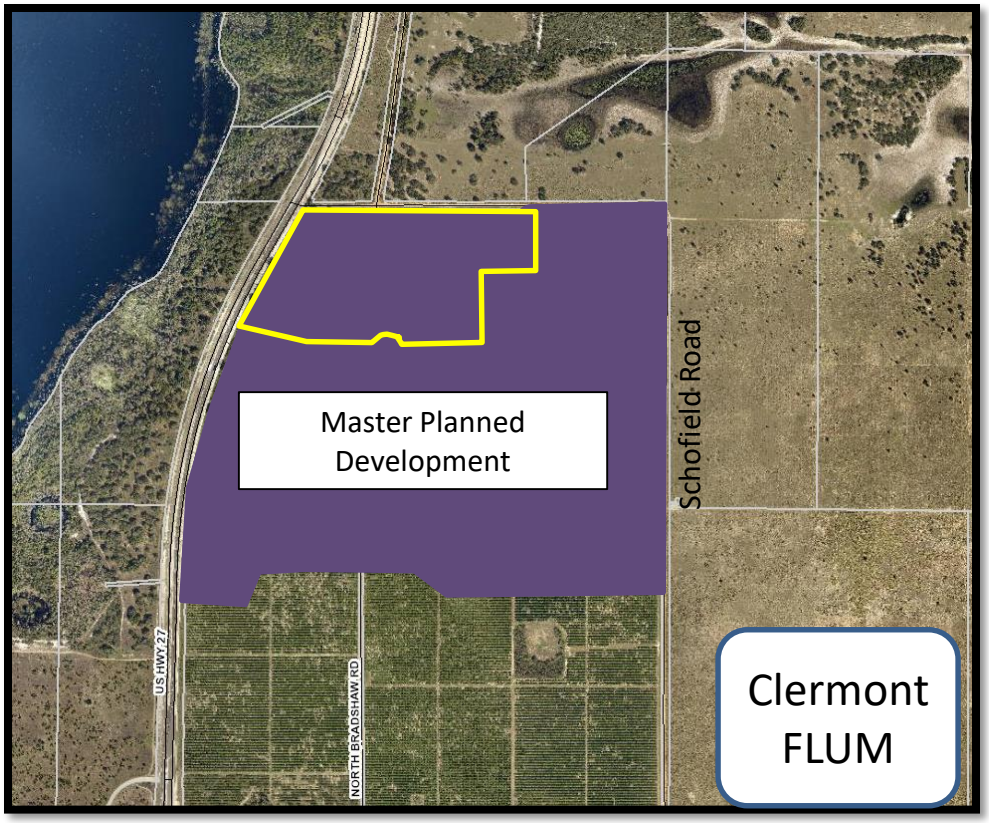
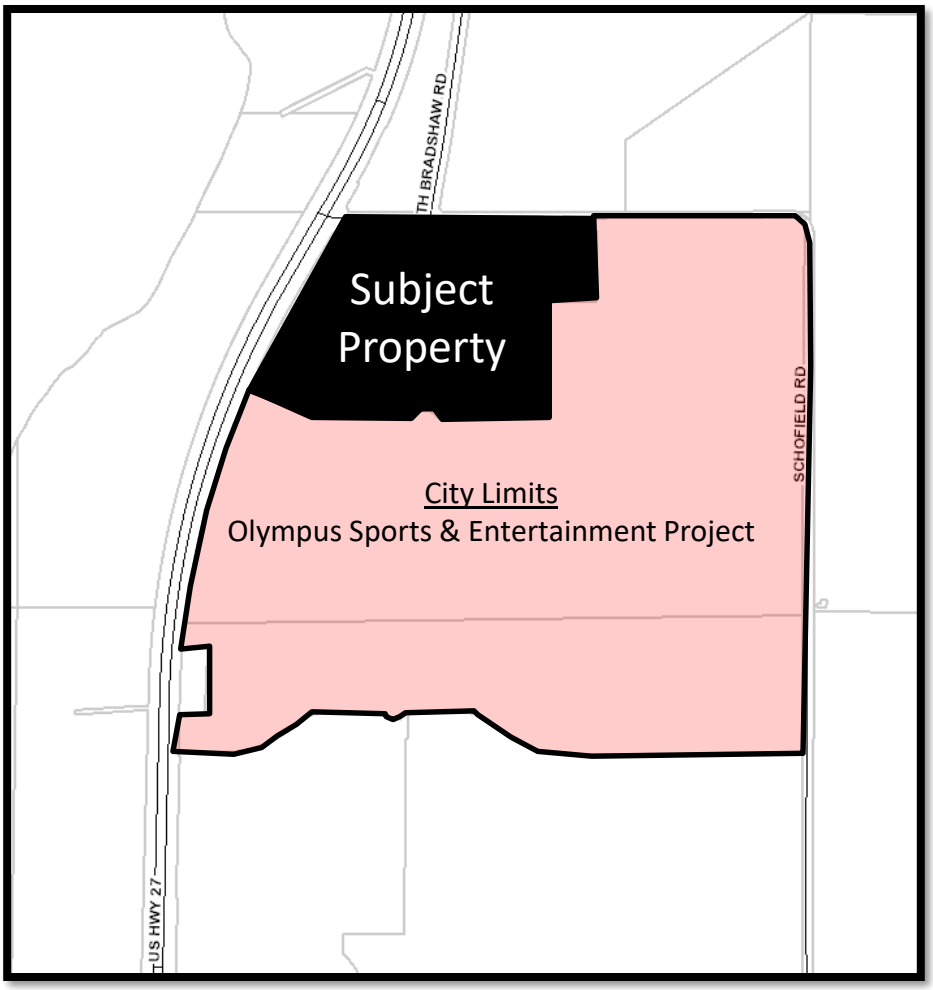


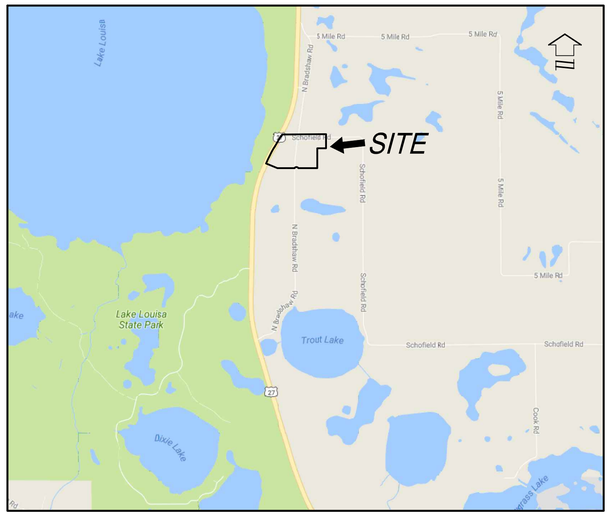
Exhibit - Annexation Map –Clonts Groves



ALTA/NSPS LAND TITLE SURVEY

-FOR-

REX CLONTS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

ALL OF TRACT 44, A PORTION OF TRACTS 35, 36, 37, 39, 40, 41 ,45 AND 46, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND A PORTION OF THAT CERTAIN PARTIALLY UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 36 AND 45; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39" E, A DISTANCE OF 48.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1693.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 87.46 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,399,470 SQUARE FEET OR 55.08 ACRES MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS ESTABLISHED BY THE TRIMBLE VRS GEODETIC NETWORK AND DERIVING A BEARING OF S89°30'42"W ALONG THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12069C0675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
8. THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE; NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
10. NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE INTENT OF SAID ROADWAY TO RESIDE WITHIN THE UN-NAMED PLATTED RIGHT OF WAY SHOWN ON THE PLAT OF MONTE CRISTO AS REFERENCED HEREON.

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	NO.	NUMBER
AC	ACRES	(NR)	NON-RADIAL
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
ADS	ADVANCE DRAINAGE SYSTEM PIPE	OHU	OVER-HEAD UTILITIES
ASPH	ASPHALT PAVEMENT	(P)	PLAT
BWF	BARBED-WIRE FENCE	P.B.	PLAT BOOK
(C)	CALCULATED	PC	POINT OF CURVATURE
C&G	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE
CB	CHORD BEARING	PCM	POURED CONCRETE MONUMENT
CH	CHORD DISTANCE	PCP	PERMANENT CONTROL POINT
℄	CENTER LINE	PG(S)	PAGE/PAGES
CLF	CHAIN-LINK FENCE	PI	POINT OF INTERSECTION
CM	CONCRETE MONUMENT	℄	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PLS	PROFESSIONAL LAND SURVEYOR
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING
CTV	CABLE TELEVISION	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED	POC	POINT ON CURVE
D.B.	DEED BOOK	PRC	POINT OF REVERSE CURVATURE
D.E.	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT
EL	ELEVATION	PSM	PROFESSIONAL SURVEYOR MAPPER
ELEC	ELECTRIC	PT	POINT OF TANGENCY
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
E/P	EDGE OF PAVEMENT	R	RADIUS
E/W	APPROXIMATE EDGE OF WATER	(R)	RADIAL
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RCM	ROUND CONCRETE MONUMENT
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP	RCP	REINFORCED CONCRETE PIPE
FNC	FENCE	REC	RECOVERED
FND	FOUND	SEC	SECTION
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SRF	SPLIT RAIL FENCE
HWF	HOG-WIRE FENCE	SS	SANITARY SEWER
ID	IDENTIFICATION	T/B	APPROXIMATE TOP OF BANK
INV	INVERT ELEVATION	T/S	APPROXIMATE TOE OF SLOPE
IP	IRON PIPE	TBM	TEMPORARY BENCH MARK
IPC	IRON PIPE & CAP	U.E	UTILITY EASEMENT
IR	IRON ROD	(TYP)	TYPICAL
IRC	IRON ROD & CAP	WF	WOOD FENCE
L	ARC LENGTH	WIF	WROUGHT IRON FENCE
LB	LICENSED BUSINESS	WPF	WOOD PRIVACY FENCE
(M)	MEASURED	W/	WITH
M.B.	MAP BOOK		WATER VALVE
MES	MITERED END SECTION		GAS VALVE
NAVD	NORTH AMERICAN VERTICAL DATUM		IRRIGATION CONTROL VALVE
NGVD	NATIONAL GEODETIC VERTICAL DATUM		WATER SPIGOT
N/D	NAIL & DISK		FIRE HYDRANT

	FLAG POLE
	MAIL BOX
	HANDI-CAP PARKING
	BOLLARD
	CENTRAL ANGLE
	BREAK LINE
	SET 4"x4" CM (LB 8011)
	FOUND 4"x4" CM (AS NOTED)
	SET N/D (LB 8011)
	FOUND N/D (AS NOTED)
	SET 5/8" IRC (LB 8011)
	FOUND IRON ROD (AS NOTED)
	FOUND IRON PIPE (AS NOTED)
	FOUND RAIL ROAD SPIKE (AS NOTED)
	FOUND "x" CUT
	BENCHMARK (AS NOTED)
	AIR CONDITIONER
	CABLE TELEVISION RISER BOX
	ELECTRIC JUNCTION BOX
	TELEPHONE RISER BOX
	UTILITY RISER BOX
	WATER METER
	WIRE PULL BOX
	TRAFFIC SIGNAL BOX
	ELECTRICAL TRANSFORMER
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	TRAFFIC SIGNAL POLE
	GUY POLE
	GUY ANCHOR
	LIGHT POLE
	FLOOD LIGHT
	CATCH BASIN/DROP INLET
	CLEAN OUT
	STORM MANHOLE
	ELECTRIC METER
	SANITARY MANHOLE
	TELEPHONE MANHOLE
	WELL
	FIBER-OPTIC CABLE MARKER
	GAS LINE MARKER
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	WETLAND FLAG
	RECLAIMED WATER VALVE
	RECLAIMED WATER METER
	BURIED FIBER OPTIC MARKER
	BURIED ELECTRIC MARKER

SURVEYOR'S CERTIFICATE:

TO OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CLONTS GROVES, INC, A FLORIDA CORPORATION; SHUTTS & BOWEN LLP;AKERMAN, LLP; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/10/2018

DATE OF PLAT OR MAP: 08/10/2018

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

_____ _____

WILLIAM D. DONLEY — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD
	03/14/18		ADDRESS AKERMAN COMMENTS	WDD
N/A	04/10/18	MRP	ADDRESS SHUTTS COMMENTS	WDD
	05/16/18		ADDED WETLANDS	WDD
N/A	09/27/18	MRP	REVISED LEGAL DESCRIPTION	WDD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

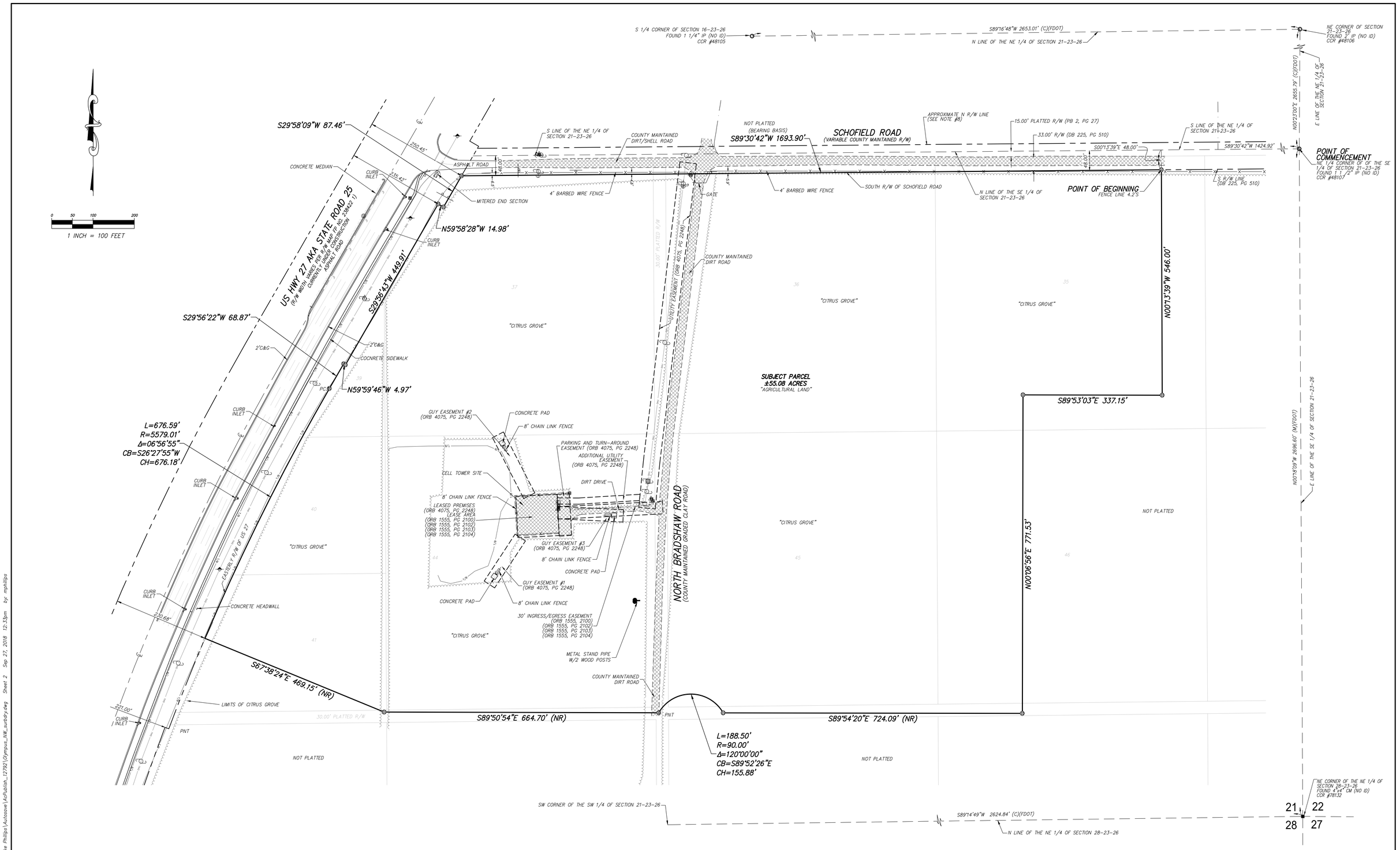
A PORTION OF
SECTION 21, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

FB/PG	FIELD DATE		PROJECT NO.	1
21,28-23-26 / 7	08/10/18		50105422	OF
DRAWING DATE	BY	APPROVED	SCALE	2
08/10/18	MRP	WDD	N/A	

Drawing name: S:_Employee\Mike Phillips\Autosave\Acpublish_12792\Olympus_NW_surbdry.dwg Sheet 1 Sep 27, 2018 12:33pm by mphillips



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
N/A	09/27/18	MRP	REVISED LEGAL DESCRIPTION	WDD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF
SECTION 21, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

FB/PG	FIELD DATE	PROJECT NO.
21,28-23-26 / 7	08/10/18	50105422

DRAWING DATE	BY	APPROVED	SCALE
08/10/18	MRP	WDD	1" = 100'

Drawing name: S:_Employee\Mike Phillips\Autosave\AcPublish_12792\Olympus_NW_surbdry.dwg Sheet 2 Sep 27, 2018 12:33pm by: mphillips

received
9-28-18 JK

APPLICATION & PETITION

DATE: 9/28/2018

FEE: $155.00
+ cost of advertising

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

PROJECT NAME (if applicable): Clonts Corner

APPLICANT: Clonts Groves, Inc., a Florida Corporation

Address: C/O Cecelia Bonifay, Akerman LLP, 420 S. Orange Avenue, Suite 1200

City: Orlando State: Florida Zip: 32801

Phone: (407)-419-8540 Fax: (407)-251-4230

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

OWNER: Clonts Groves, Inc., a Florida Corporation

Address: C/O Cecelia Bonifay, Akerman LLP, 420 S. Orange Avenue, Suite 1200

City: Orlando State: Florida Zip: 32801

Phone: (407)-419-8540 Fax: (407)-251-4230

AGENT NAME (Affidavit required): Cecelia Bonifay

Address: Akerman LLP, 420 S. Orange Avenue, Suite 1200

City: Orlando State: Florida Zip: 32801

Phone: (407)-419-8540 Fax: (407)-251-4230

E-Mail: Cecelia.Bonifay@Akerman.com

Property address and/or general location: US 27; North Bradshaw Road; and Schofield Road.

Area of property: 55.08 Acres +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Agricultural purposes.

The property is PROPOSED to be used for: The property is proposed to be used for multi-family units and a Retail Commercial Shopping Center including, but not limited to, retail, commercial, office, and multi-family uses.

Existing Lake County Land Use* : Wellness Way 1

Existing Lake County Zoning* : Agriculture

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: There is presently a cellular phone tower and structures contained within a 100' x 100' pad owned by the cellular phone carriers. The present use of such tower and structures is to facilitate and provide telecommunications services.

State the reason or basis for this request: Clonts Groves, Inc., seeks annexation in order to allow municipal services and utilities and to amend the City of Clermont's comprehensive plan to Mixed-Use (Master Planned Development).

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

Section 21, Township 23, Range 26 East

See attached Legal Description.

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

CLERMONT
Choice of Champions

OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: July 16, 2018

Before me, the undersigned authority personally appeared W. Rex Clonts Jr., President of Clonts Groves, Inc. (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:
   Municipal Services and Utilities
   Comprehensive Plan Amendment and PUD

3. That said authority (owner) has appointed (agent's name) Cecelia Bonifay, Esq (Akerman, LLP) to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

   A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

   B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X [signature] - PRES.
Owner (signature)

X Cecelia Bonifay
Agent's (signature)

Sworn to and subscribed before me this 16th day of July, 2018.

[signature]
Notary Public, State of FL
My commission expires:

Sworn to and subscribed before me this 27th day of September 2018. by Cecelia Bonifay who is personally known to me

[signature]
Notary Public, State of FL
My commission expires:

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

LISA JEFFERSON
Commission # GG 227034
Expires June 15, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

JANET K. LYON
Commission # FF 938570
Expires March 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

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 16th day of July, 20 18.

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

PAES

Landowner (Petitioner)

Date 7/16/18

Notary Public

My Commission Expires

LISA JEFFERSON
Commission # GG 227034
Expires June 15, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

LEGAL DESCRIPTION:

ALL OF TRACT 44, A PORTION OF TRACTS 35, 36, 37, 39, 40, 41 ,45 AND 46, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND A PORTION OF THAT CERTAIN PARTIALLY UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 36 AND 45; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 48.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1693.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 87.46 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE POINT OF BEGINNING.

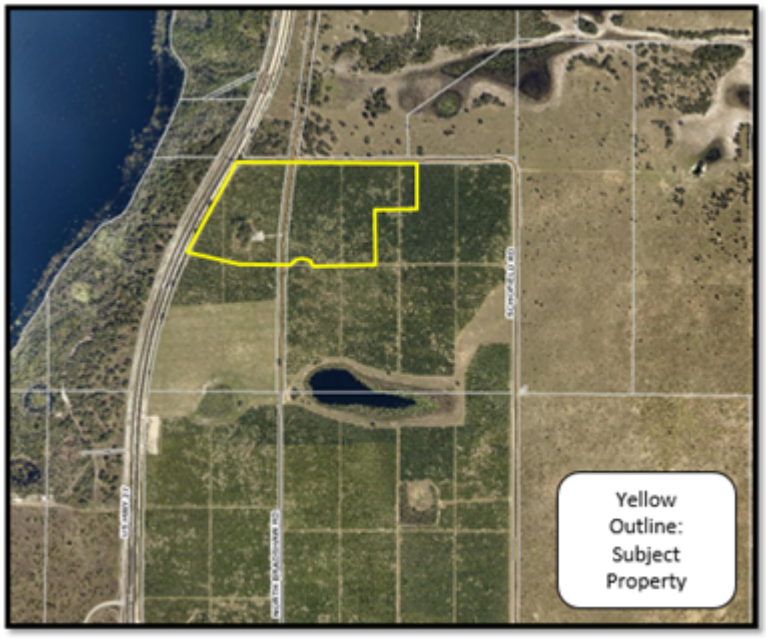
CONTAINING: 2,399,470 SQUARE FEET OR 55.08 ACRES MORE OR LESS.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Ordinance No. 2019-03 *Transmittal* *Clonts Groves*
Requested Action
Recommend transmittal of Ordinance No. 2019-03.
Staff Report

The applicant, Clonts Groves, has requested an amendment to the Future Land Use Map. The amendment application is associated with an annexation application and developer's agreement that has been filed with the City. The applicant is requesting the City to designate the property with a future land use category of Master Planned Development. The subject site is 55 +/- acres in size. The applicant envisions a project that incorporates multi-family, commercial, retail, and office uses. The property has frontage along US Hwy 27 and there is an existing median opening at the north end of the property that has access to Schofield Road. The subject property is a non-active orange grove, with signs of citrus greening.



Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in September 2019. The applicant has not applied for rezoning request and will be assigned a default zoning of Urban Transition District upon annexation.

The current Future Land Use designation in unincorporated Lake County is Wellness Way Area Plan 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

Future Land Use Categories	Minimum Density/Net Buildable Acre	Maximum Density/Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Town Center	6.00 (d.u)	25.00 (d.u)	0.30	2.00
Wellness Way 1	3.00 (d.u)	20.00 (d.u)	0.25	2.00
Wellness Way 2	2.50 (d.u)	15.00(d.u)	0.20	2.00
Wellness Way 3	2.00 (d.u)	10.00 (d.u)	0.15	2.00
Wellness Way 4	0.00	0.00	N/A	N/A

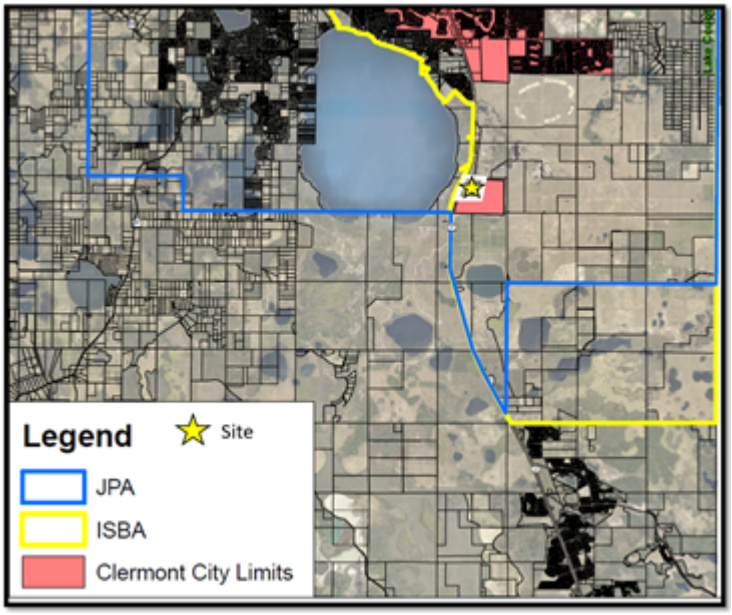
The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The Olympus project was annexed into the City with the same Master Planned Development FLU category.

The residential density and Floor Area Ratio (FAR) caps in the Master Planned Development FLU category are consistent with the Wellness Way Area Plan designations. The applicant has requested a developer's agreement to secure entitlements without a specific development plan. The applicant is requesting a density of up to 12 dwelling units per acre, with an anticipated 600 multi-family units, and a maximum of 152,500 square feet of commercial uses. The applicant intends to come back to the City Council under a Planned Unit Development (PUD) application in the future once for approval of a specific development plan. The subject property is located entirely within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County.



The Wellness Way Area Plan envisions this area as next generation employment opportunities. The economic objective of this area is employment. The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long-range general designation of uses of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area.

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is logical to support this future land use amendment along with the associated annexation request. The project is adjacent to the recently annexed Olympus Sports and Entertainment project. The project incorporates multi-family, commercial, retail, and office uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) designation. Therefore, staff supports the applicant's request for a change to Master Planned Development.

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. Clonts CPA ORD 2019-03 Formatted	Clonts CPA ORD 2019-03 Formatted.doc
2. Clonts Maps	Clontz Maps.pdf
3. Clonts Corner Survey	Clonts Corner Survey.pdf
4. Clonts CPA Application	Clontz CPA Application.pdf
5. CPA AD Clonts Groves	CPA AD Clontz Groves.docx

CITY OF CLERMONT
ORDINANCE NO. 2019-03

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

All of Tract 44, a portion of Tracts 35, 36, 37, 39, 40, 41 ,45 and 46, a portion of that certain un-improved 30.00 foot platted right of way lying South of Tracts 41, 44-46, 48 and a portion of that certain partially un-improved 30.00 foot platted Right of Way lying West of Tracts 36 and 45; said Tracts and un-improved Rights of Way lying within the Plat of Monte Vista Park Farms, as recorded in Plat Book 2, Page 27, Public Records of Lake County, Florida, lying East of US Highway 27, South of Schofield Road in Section 21 Township 23 South, Range 26 East being more particularly described as follows:

Commence at the Northeast Corner of the Southeast 1/4 Of Said Section 21; Thence S89°30'42"W Along The North Line of the Southeast 1/4 of said Section 21, a distance of 1424.92 feet; thence departing said South line run S00°13'39"E, a distance of 48.00 feet to a point on the South right of way line of Schofield road (a variable width county maintained right of way) and the Point of Beginning; thence S89°30'42"W along said South Right of Way Line, a distance of 1693.90 feet to a Point on the Easterly Right Of Way Line of US Highway 27 also known as State Road 25 (a variable width Right of Way per Florida Department of Transportation Right Of Way Map FP NO. 238422 1 Dated: November 8, 2005); thence run along said Easterly Right of Way the following five (5) courses and distances: thence S29°58'09"W, a Distance of 87.46 feet; thence N59°58'28"W, a distance of 14.98 feet; thence S29°56'43"W, a distance of 449.91 feet; thence N59°59'46"W, a distance of 4.97 feet; thence S29°56'22"W, a distance of 68.87 feet to a Point of Curvature of a Curve Concave Southeasterly, having a Radius of 5579.01 feet, a Central Angle of 06°56'55", a Chord Bearing of S26°27'55"W and a Chord Distance of 676.18 feet; thence run Southwesterly along the arc of said curve a distance of 676.59 feet to the end of said Curve; thence departing said Easterly Right of Way Line run S67°38'24"E, a distance of 469.15 feet; thence S89°50'54"E, a distance of 664.70 feet to a point on a Non-Tangent Curve, Concave Southerly, having a Radius of 90.00 feet, a Central Angle of 120°00'00", a Chord Bearing of S89°52'26"E and a Chord Distance of 155.88 feet; thence Easterly along the Arc of said Curve a Distance of 188.50 feet to the end of said Curve; thence S89°54'20"E, a distance of 724.09 feet; thence N00°06'56"E, a distance of 771.53 feet; thence S89°53'03"E, a distance of 337.15 feet; thence N00°13'39"W, a distance of 546.00 feet to the Point Of Beginning.

Containing: 2,399,470 square feet or 55.08 acres more or less.

LOCATION

2 miles south of Hartwood Marsh Road, East of US 27 at the Schofield Road intersection

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: WELLNESS WAY-1
TO CITY OF CLERMONT: MASTER PLANNED DEVELOPMENT

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.

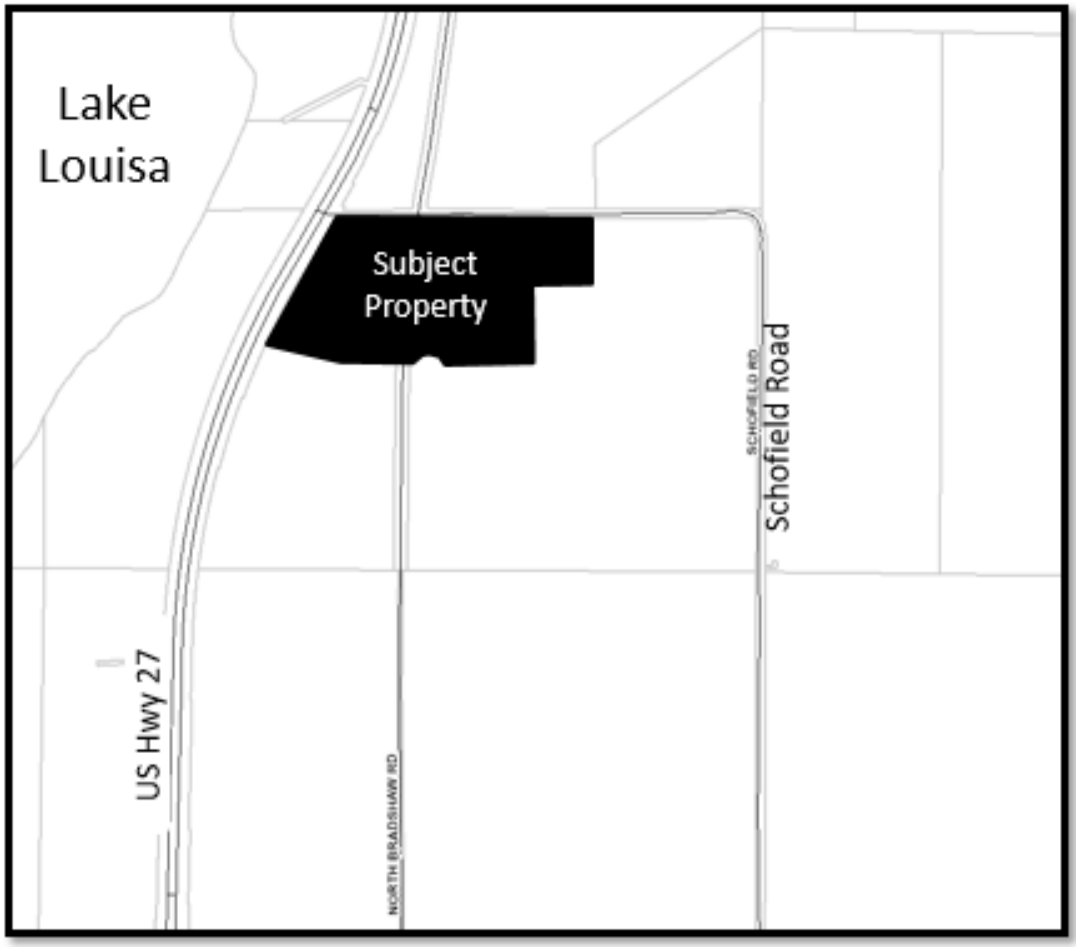
SECTION 3.

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. 2019-03

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of September, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

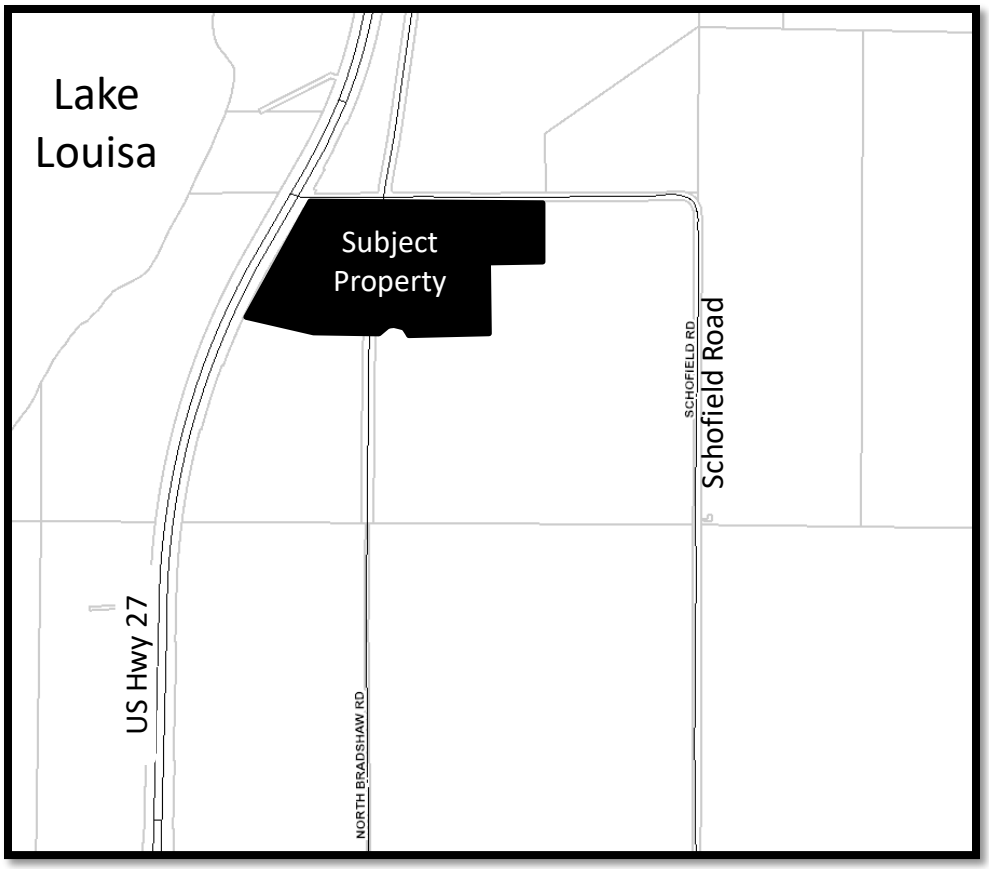
ATTEST:

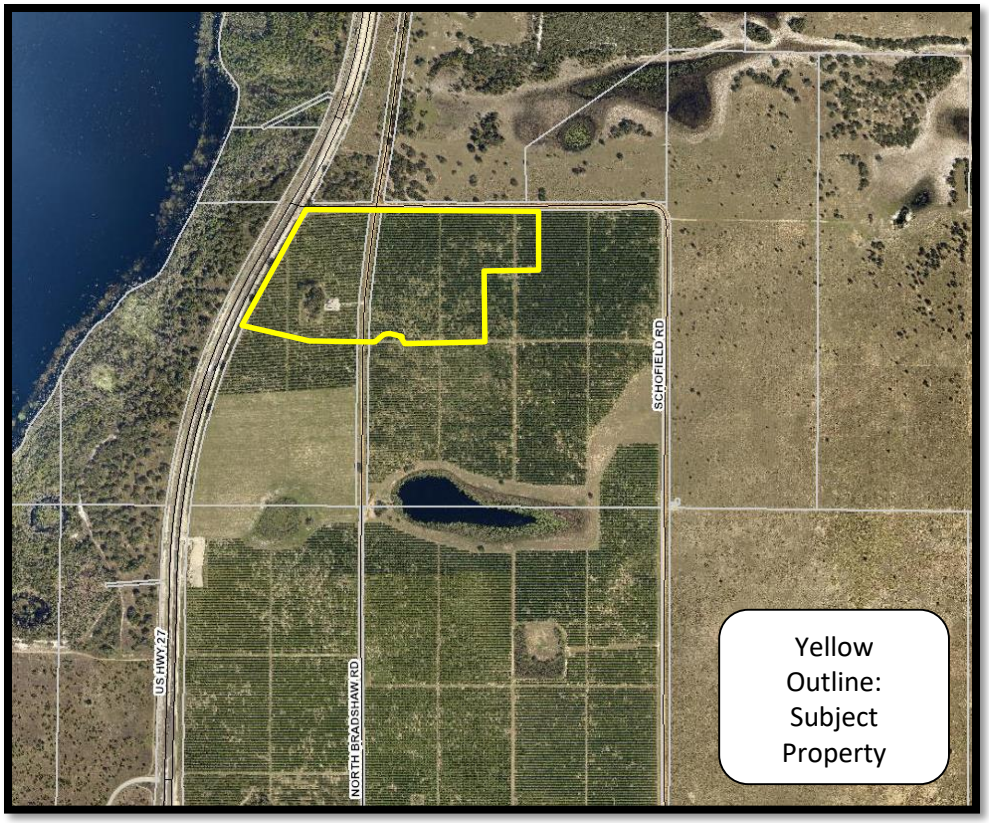
_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

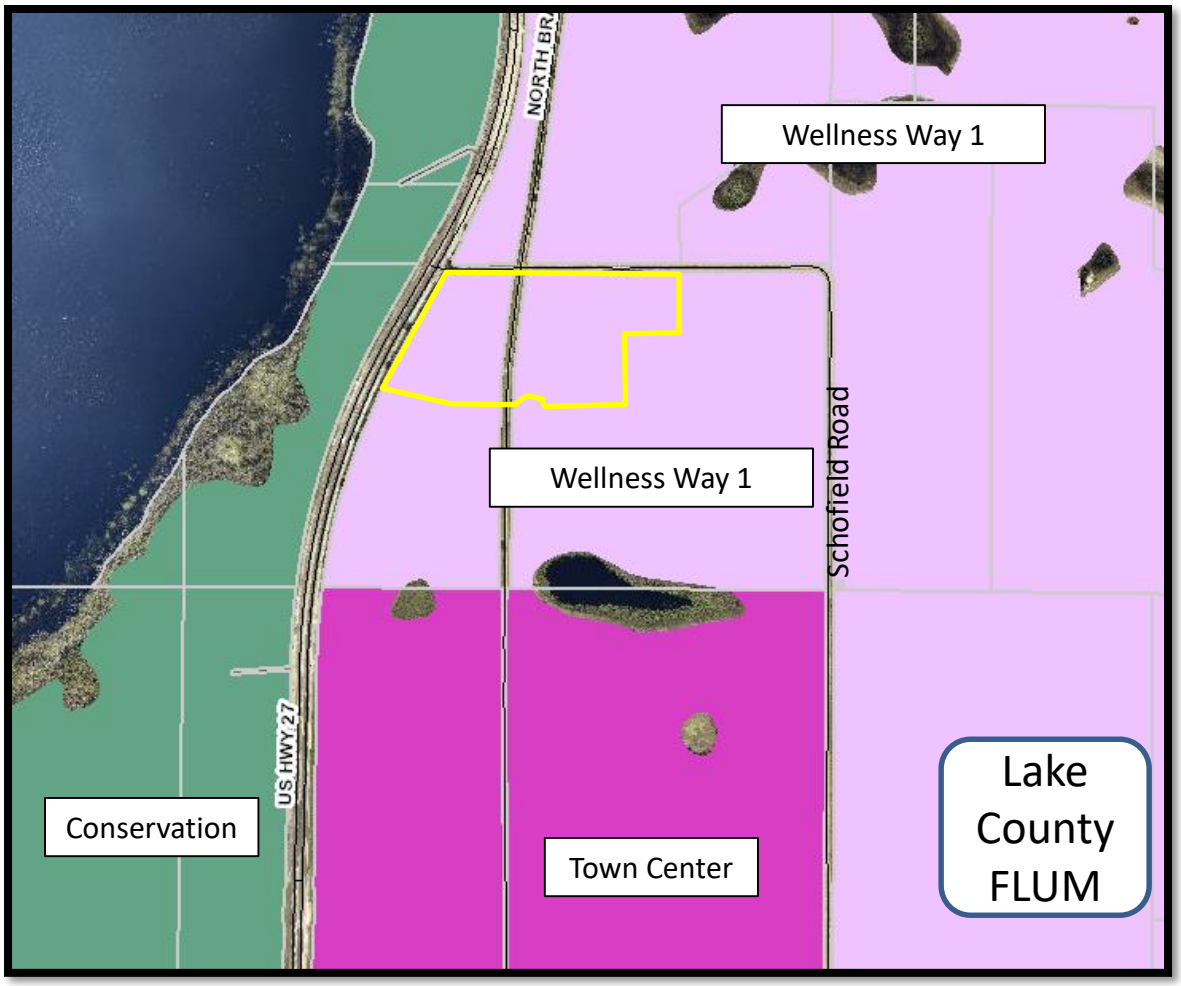
_____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map –Clonts Groves





Future Land Use Map–Clonts Groves



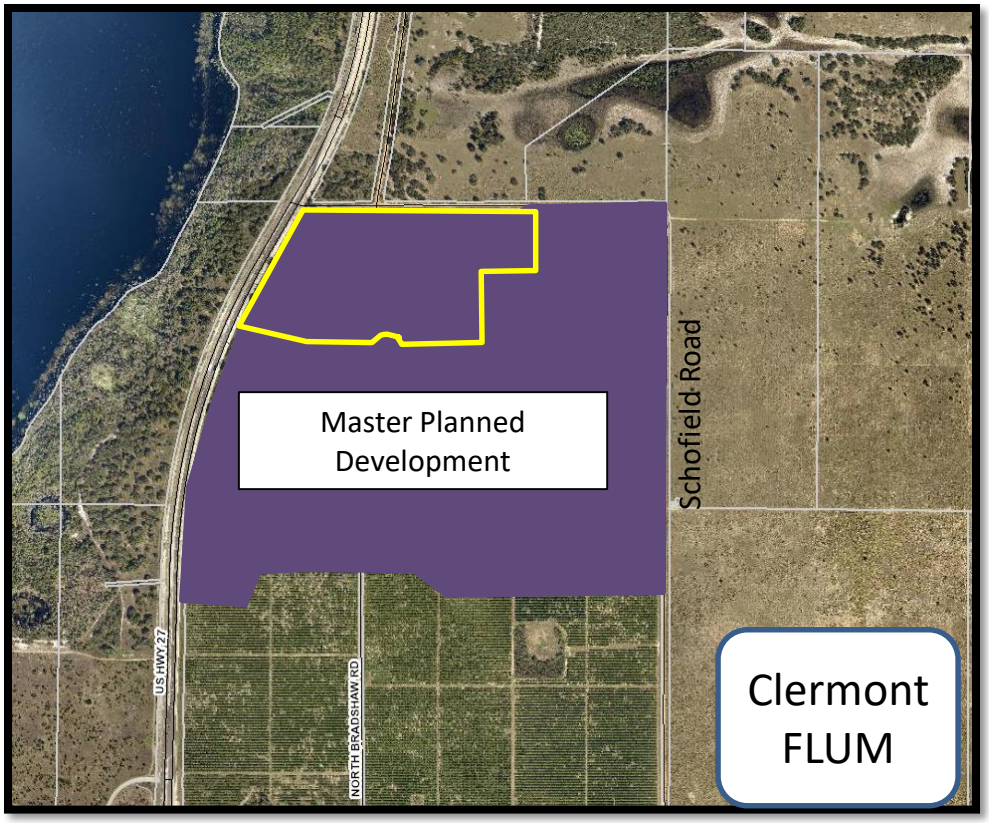
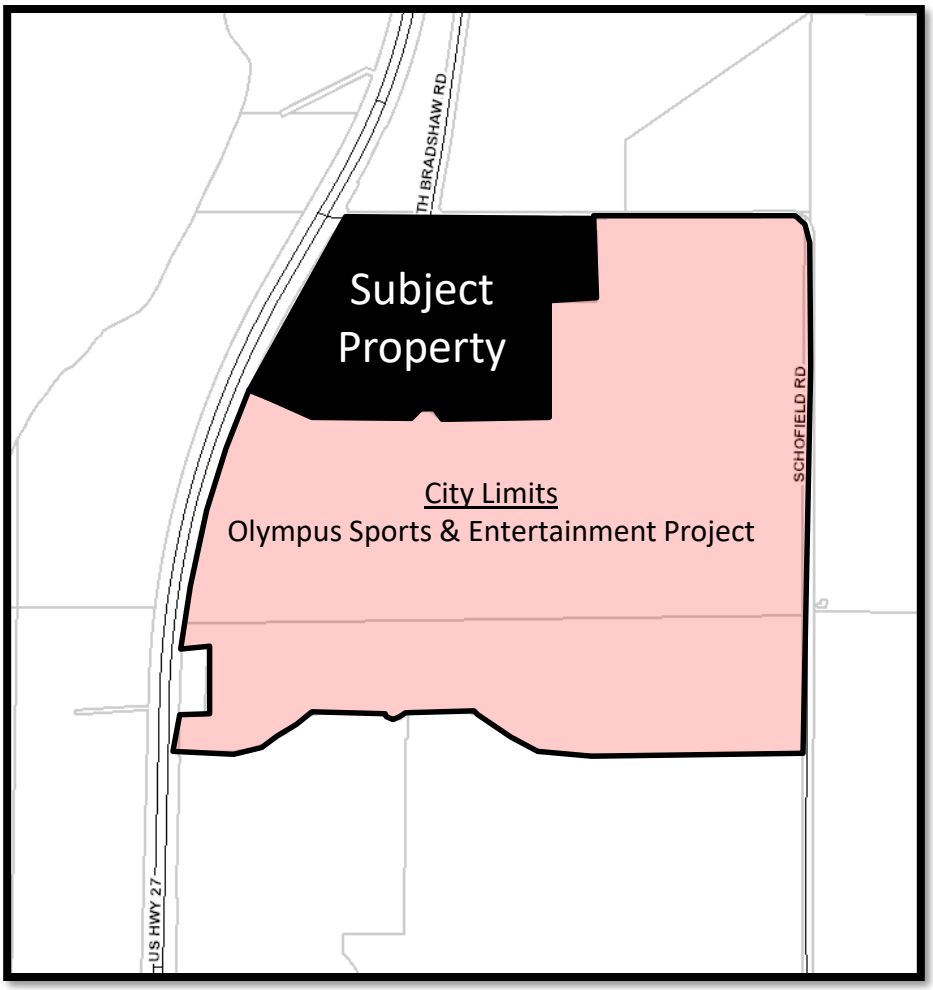


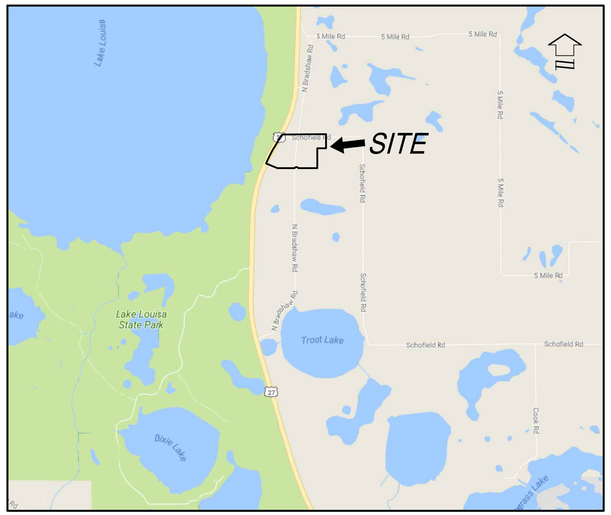
Exhibit - Annexation Map –Clonts Groves



ALTA/NSPS LAND TITLE SURVEY

-FOR-

REX CLONTS



VICINITY MAP
NOT TO SCALE

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CONTAINING: 2,399,470 SQUARE FEET OR 55.08 ACRES MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS ESTABLISHED BY THE TRIMBLE VRS GEODETIC NETWORK AND DERIVING A BEARING OF S89°30'42"W ALONG THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12069C0675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
8. THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE; NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
10. NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE INTENT OF SAID ROADWAY TO RESIDE WITHIN THE UN-NAMED PLATTED RIGHT OF WAY SHOWN ON THE PLAT OF MONTE CRISTO AS REFERENCED HEREON.

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	NO.	NUMBER
AC	ACRES	(NR)	NON-RADIAL
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
ADS	ADVANCE DRAINAGE SYSTEM PIPE	OHU	OVER-HEAD UTILITIES
ASPH	ASPHALT PAVEMENT	(P)	PLAT
BWF	BARBED-WIRE FENCE	P.B.	PLAT BOOK
(C)	CALCULATED	PC	POINT OF CURVATURE
C&G	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE
CB	CHORD BEARING	PCM	POURED CONCRETE MONUMENT
CH	CHORD DISTANCE	PCP	PERMANENT CONTROL POINT
℄	CENTER LINE	PG(S)	PAGE/PAGES
CLF	CHAIN-LINK FENCE	PI	POINT OF INTERSECTION
CM	CONCRETE MONUMENT	℄	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PLS	PROFESSIONAL LAND SURVEYOR
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING
CTV	CABLE TELEVISION	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED	POC	POINT ON CURVE
D.B.	DEED BOOK	PRC	POINT OF REVERSE CURVATURE
D.E.	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT
EL	ELEVATION	PSM	PROFESSIONAL SURVEYOR MAPPER
ELEC	ELECTRIC	PT	POINT OF TANGENCY
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
E/P	EDGE OF PAVEMENT	R	RADIUS
E/W	APPROXIMATE EDGE OF WATER	(R)	RADIAL
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RCM	ROUND CONCRETE MONUMENT
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP	RCP	REINFORCED CONCRETE PIPE
FNC	FENCE	REC	RECOVERED
FND	FOUND	SEC	SECTION
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SRF	SPLIT RAIL FENCE
HWF	HOG-WIRE FENCE	SS	SANITARY SEWER
ID	IDENTIFICATION	T/B	APPROXIMATE TOP OF BANK
INV	INVERT ELEVATION	T/S	APPROXIMATE TOE OF SLOPE
IP	IRON PIPE	TBM	TEMPORARY BENCH MARK
IPC	IRON PIPE & CAP	U.E	UTILITY EASEMENT
IR	IRON ROD	(TYP)	TYPICAL
IRC	IRON ROD & CAP	WF	WOOD FENCE
L	ARC LENGTH	WIF	WROUGHT IRON FENCE
LB	LICENSED BUSINESS	WPF	WOOD PRIVACY FENCE
(M)	MEASURED	W/	WITH
M.B.	MAP BOOK		WATER VALVE
MES	MITERED END SECTION		GAS VALVE
NAVD	NORTH AMERICAN VERTICAL DATUM		IRRIGATION CONTROL VALVE
NGVD	NATIONAL GEODETIC VERTICAL DATUM		WATER SPIGOT
N/D	NAIL & DISK		FIRE HYDRANT

	FLAG POLE
	MAIL BOX
	HANDI-CAP PARKING
	BOLLARD
	CENTRAL ANGLE
	BREAK LINE
	SET 4"x4" CM (LB 8011)
	FOUND 4"x4" CM (AS NOTED)
	SET N/D (LB 8011)
	FOUND N/D (AS NOTED)
	SET 5/8" IRC (LB 8011)
	FOUND IRON ROD (AS NOTED)
	FOUND IRON PIPE (AS NOTED)
	FOUND RAIL ROAD SPIKE (AS NOTED)
	FOUND "x" CUT
	BENCHMARK (AS NOTED)
	AIR CONDITIONER
	CABLE TELEVISION RISER BOX
	ELECTRIC JUNCTION BOX
	TELEPHONE RISER BOX
	UTILITY RISER BOX
	WATER METER
	WIRE PULL BOX
	TRAFFIC SIGNAL BOX
	ELECTRICAL TRANSFORMER
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	TRAFFIC SIGNAL POLE
	GUY POLE
	GUY ANCHOR
	LIGHT POLE
	FLOOD LIGHT
	CATCH BASIN/DROP INLET
	CLEAN OUT
	STORM MANHOLE
	ELECTRIC METER
	SANITARY MANHOLE
	TELEPHONE MANHOLE
	WELL
	FIBER-OPTIC CABLE MARKER
	GAS LINE MARKER
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	WETLAND FLAG
	RECLAIMED WATER VALVE
	RECLAIMED WATER METER
	BURIED FIBER OPTIC MARKER
	BURIED ELECTRIC MARKER

SURVEYOR'S CERTIFICATE:

TO OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CLONTS GROVES, INC, A FLORIDA CORPORATION; SHUTTS & BOWEN LLP;AKERMAN, LLP; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/10/2018

DATE OF PLAT OR MAP: 08/10/2018

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

_____ _____

WILLIAM D. DONLEY — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD
	03/14/18		ADDRESS AKERMAN COMMENTS	WDD
N/A	04/10/18	MRP	ADDRESS SHUTTS COMMENTS	WDD
	05/16/18		ADDED WETLANDS	WDD
N/A	09/27/18	MRP	REVISED LEGAL DESCRIPTION	WDD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

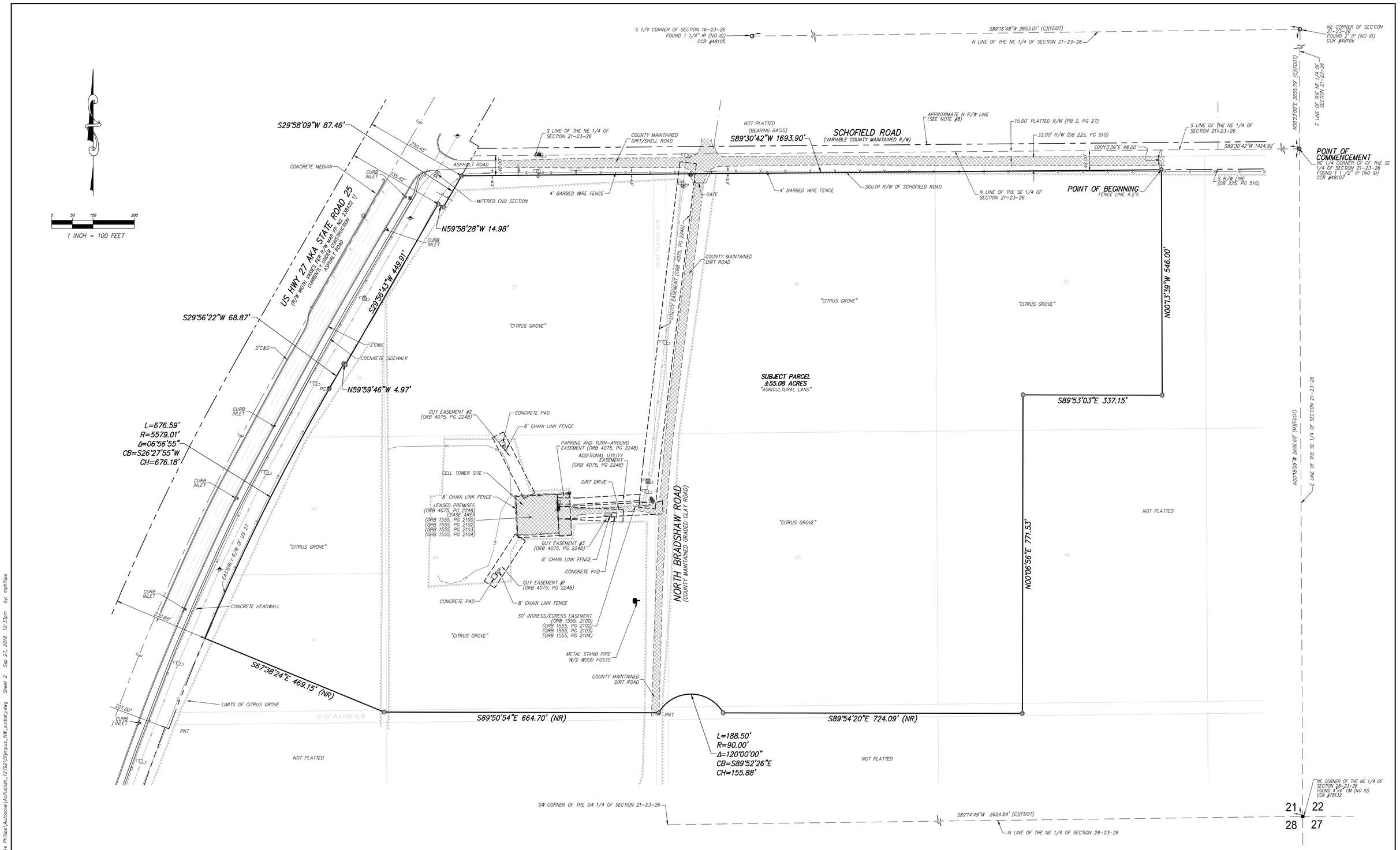
A PORTION OF
SECTION 21, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

FB/PG	FIELD DATE		PROJECT NO.	1
21,28-23-26 / 7	08/10/18		50105422	OF
DRAWING DATE	BY	APPROVED	SCALE	2
08/10/18	MRP	WDD	N/A	

Drawing name: S:_Employee\Mike Phillips\Autosave\Acpublish_12792\Olympus_NW_surbdry.dwg Sheet 1 Sep 27, 2018 12:33pm by mphillips



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
N/A	09/27/18	MRP	REVISED LEGAL DESCRIPTION	WDD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
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A PORTION OF
SECTION 21, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

FB/PG	FIELD DATE	PROJECT NO.
21,28-23-26 / 7	08/10/18	50105422

DRAWING DATE	BY	APPROVED	SCALE
08/10/18	MRP	WDD	1" = 100'

Drawing name: S:_Employee\Mike Phillips\Autosave\AcPublish_12792\Olympus_NW_surbdry.dwg Sheet 2 Sep 27, 2018 12:33pm by: mphillips

received
9-28-18 JK

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 9/28/2018 FEE: $2,325.00

Project Name (if applicable): Clonts Corner

Applicant: Cecelia Bonifay

Contact Person: Cecelia Bonifay

Address: Akerman LLP, 420 S. Orange Avenue, Suite 1200

City: Orlando State: Florida Zip: 32801

Phone: (407)-419-8540 Fax: (407)-254-4230

E-Mail: Cecelia.Bonifay@Akerman.com

OWNER: Clonts Groves, Inc., a Florida Corporation

Address: 1001 Geneva Drive

City: Oviedo State: Florida Zip: 32765

Phone: (407)-468-1242 Fax: N/A

E-Mail: WRClonts@yahoo.com

General Location: US 27; North Bradshaw Road; and Schofield Road

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

Property size (in acres or square feet): 55.08 Acres

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

Existing (Actual) Land Use: Orange Grove

Existing Zoning: Agricultural

Existing Future Land Use: Wellness Way 1

Proposed Future Land Use: Mixed-Use (Master Planned Development)

Type of development proposed: The development proposes consists of mulity-family units and and a Retail Commercial Shopping Center including, but not limited to, retail, commercial, and multi-family units.

Proposed density (dwelling units/acre) or intensity: 12 units per acre/0.25 FAR

Proposed Zoning District: Agriculture

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 purpose of this Comprehensive Plan Amendment is to amend the current future land use from Lake County Future Land Use Category "Wellness Way Area Plan 1" to City of Clermont Future Land Use Category "Mixed-Use" (Master-Planned Development) in order to facilitate development of multi-family units and a Retail Commercial Shopping Center including, but not limited to, retail, commercial, office, and multi-family units.

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

CLERMONT
Choice of Champions

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Cecelia Bonifay, Esq., 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 Wellness Way 1 to City of Clermont Master Planned Development 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.

Cecelia Bonifay, Esq.
Affiant - Applicant Name (print)

X Cecelia Bonifay
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by Cecelia Bonifay who is

~~or~~ personally known by me this 27 day of September, 2018.

X Janet K. Lyon
Notary Public, State of Florida at Large

My Commission Expires: _____

JANET K. LYON
Commission # FF 938570
Expires March 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

CLERMONT
Choice of Champions

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

W. Rex Clonts Jr., President of Clonts Groves, Inc., 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 Wellness Way 1 to City of Clermont Master Planned Development for the property legally described on the attachment of this application.

3. That the owner of said property has appointed Cecelia Bonifay, Esq. (Akerman, LLP) 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.

W. Rex Clonts Jr
Affiant - Applicant Name (print)

X
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 16th day of July, 2018.

X
Notary Public, State of Florida at Large

My Commission Expires:

LISA JEFFERSON
Commission # GG 227034
Expires June 15, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

LEGAL DESCRIPTION:

ALL OF TRACT 44, A PORTION OF TRACTS 35, 36, 37, 39, 40, 41 ,45 AND 46, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND A PORTION OF THAT CERTAIN PARTIALLY UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 36 AND 45; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

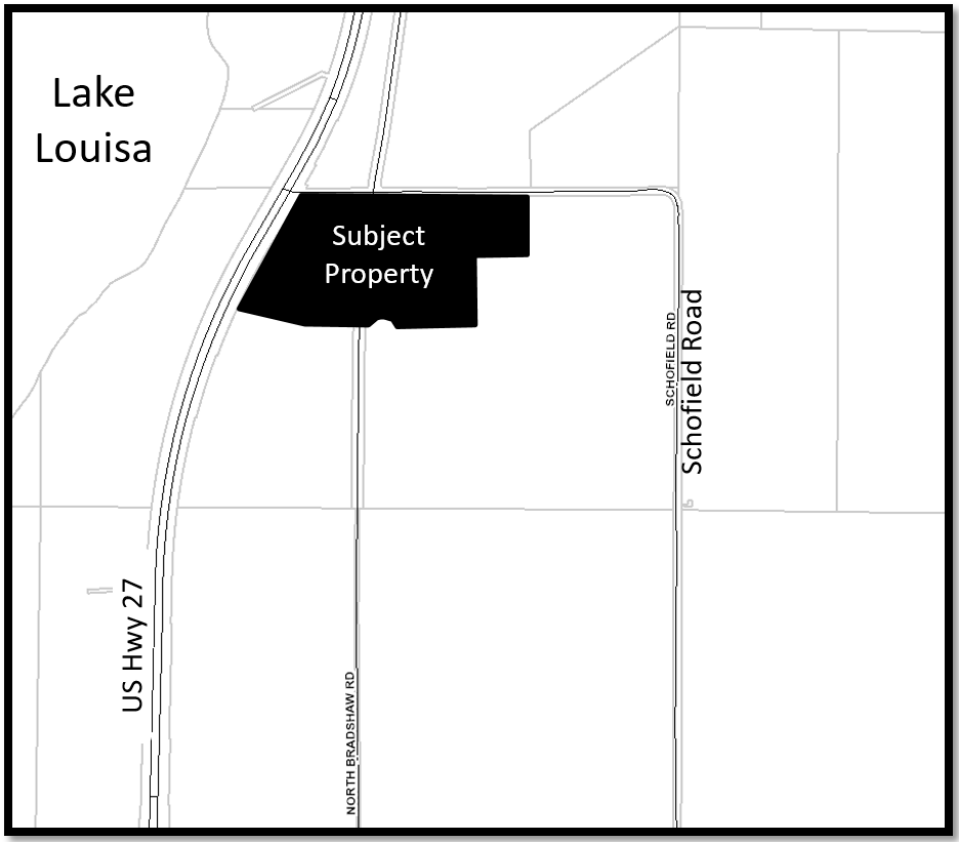
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 48.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1693.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 87.46 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,399,470 SQUARE FEET OR 55.08 ACRES MORE OR LESS.

CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-03

The City of Clermont will hold public hearings on Tuesday, July 2, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, July 9, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Wellness Way to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, September 24, 2019 (final hearing) 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:
2 miles south of Hartwood Marsh Road, East of US 27
Alternate Keys 3914659, 1462436, 1462436

Ordinance #2019-03:
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. 3 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
June 17 and September 9, 2019

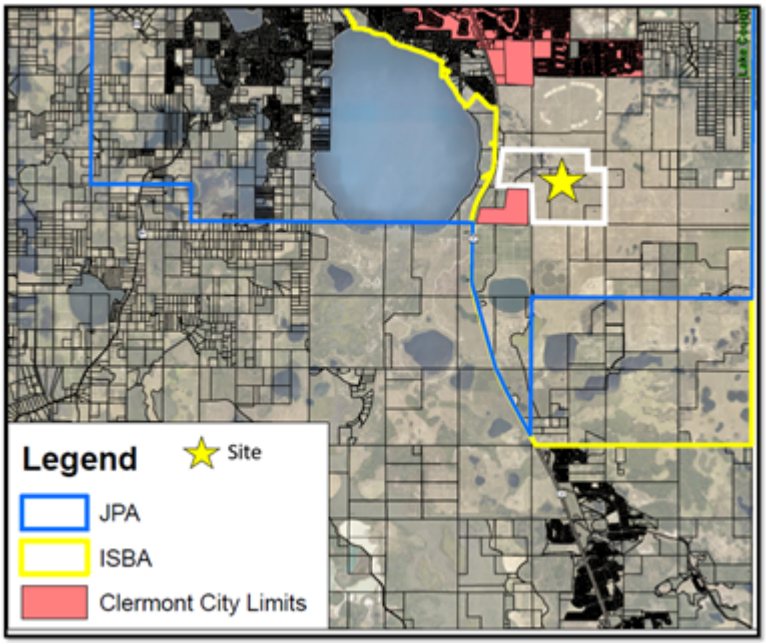
CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Ordinance No. 2019-04 *Introduction* *South Lake Crossing*
Requested Action
Recommend approval of the introduction of Ordinance 2019-04.
Staff Report

The applicant, South Lake Crossings LLC, is requesting voluntary annexation of the subject property by adjacency to the City limits. The property, approximately 743 acres, is located east of the intersection of US Hwy 27 and Schofield Road. This request is being heard concurrently with a request for a Large-Scale Comprehensive Plan Amendment and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses.

The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the 743 +/- acre project, in which the City can fully serve. The property is contiguous with the City limits along the west and southern property line of the subject property, which is the recently annexed Olympus Sports & Entertainment project.



The related request for a comprehensive plan amendment would change the future land use from Lake County's Wellness Way Area Plan 1 designation to the City's Master Planned Development.

The proposed annexation is consistent with the City's plans for municipal expansion south to include portions of the Wellness Way area. The City and County are working closely to coordinate master infrastructure and job creation efforts in the area. The Central Florida Expressway authority is also conducting preliminary studies for a new expressway corridor that would connect US 27 in Lake County to SR 429 in Orange County. Since the subject property meets the requirements for voluntary annexation under Florida Statutes Chapter 171.044, the City is capable of serving the property, and is within the ISBA and the JPA; 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. 2019-04 South Lake Crossing ANN Formatted	2019-04 South Lake Crossing ANN Formatted.DOC
2. JPA ISBA Project Location Outline Annexation Map SL Crossing	JPA ISBA Project Location Outline Annexation Map SL Crossing.pdf
3. Annexation App Complete_SLC	Annexation App Complete_SLC.PDF

CITY OF CLERMONT
ORDINANCE NO. 2019-04

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

Parcel 1:

Parcel A

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence N89°16'46"E, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence S88°49'23"E along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue S88°49'23"E along said north line, 1976.14 feet; thence S88°49'23"E along the north line of the northwest ¼

of the northeast ¼ of said section 22, 1323.29 feet; thence S00°20’55"W along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence S89°00'54"E along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66’ wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence S00°19'09"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of N89°12'24"W, from a 5/8" iron rod and cap #PLS4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence S00°27'16"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of N89°12'03"W from a 4"x4" concrete monument #RLSL993 found at the northeast corner of said northeast ¼ of section 27, thence N89°12'03"W along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence N89°32'30"W along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of S89°32'30”E from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence N00°23'38"E along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence N89°12'24"W, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence S89°36'30"W along the east-west center section line of the aforesaid section 21, 1287.60 feet; thence, departing said east-west center section line, N00°00'00"E, 456.14 feet; thence N55°49'12"E, 1567.27 feet to an iron rod with cap #LB68 set at the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence S89°00'54"E along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, N00°00'00"W, 1325.72 feet to the point of beginning.

Less and except therefrom: those parcels described in Official Records Book 849, page 2162; Parcel 122 (fee simple); the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple): the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple): the northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567;

Parcel 129 (fee simple): the westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple): the northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

and:

Parcel B

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16’46"e along the north line of said northeast ¼, 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 1210.47 feet; thence, departing said east-west center of section line, n00°00'00"e, 456.14 feet; thence n55°49'12"e, 1567.27 feet to the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00" w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Less and except

North Parcel (Cut Out Parcel)

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4 " iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast ¼, 518.50 feet to the east right- of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13' 52"w, 181.39 feet; s09°21'18" w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of si5°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Being more particularly described as:

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows;

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence s88°49'23"e along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue s88°49'23"e along said north line, 1976.14 feet; thence s88°49'23"e along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence s00°20'55"w along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence s89°00'54"e along the

south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence s00°19'09"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of n89°12'24"w, from a 5/8" iron rod and cap #pls4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence s00°27'16"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of n89°12'03"w from a 4"x4" concrete monument #rlsl993 found at the northeast corner of said northeast ¼ of section 27, thence n89°12'03"w along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence n89°32'30"w along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of s89°32'30"e from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence n00°23'38"e along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence n89°12'24"w, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of the aforesaid section 22, 1327.85 feet to an iron rod with cap #lb68 set at the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00’00"w, 1325.72 feet to the point of beginning.

Less and except therefrom;

Those parcels described in Official Records Book 849, page 2162;

Parcel 122 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple):

The northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567:

Parcel 129 (fee simple):

The westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that Parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple):

The northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, all in the Public Records of Lake County, Florida.

Parcel 2:

The land referred to herein below is situated in the County of Lake, state of Florida, and is described as follows:

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼, run the following fourteen (14) courses and distances along said east right-of-way line; s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03" w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22"w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being

the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670. 44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, and that certain declaration of easement and agreement regarding Road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 1023, all in the Public Records of Lake County, Florida.

Contains 743.00 acres more or less.

LOCATION

1.75 miles south of Hartwood Marsh Road, East of US 27

SECTION 2.

That the aforedescribed 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 aforedescribed 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.

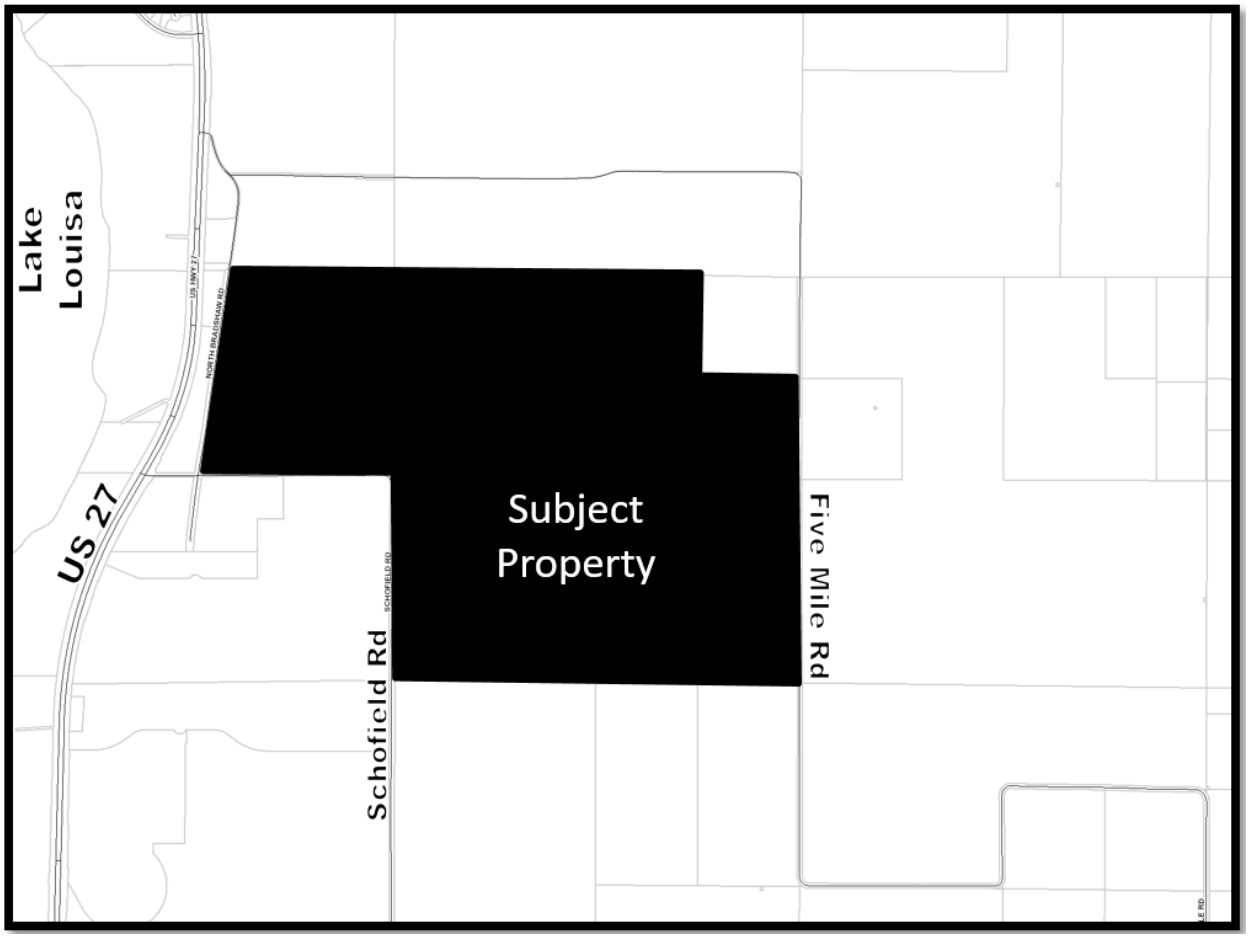
SECTION 5.

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. 2019-04

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of September, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

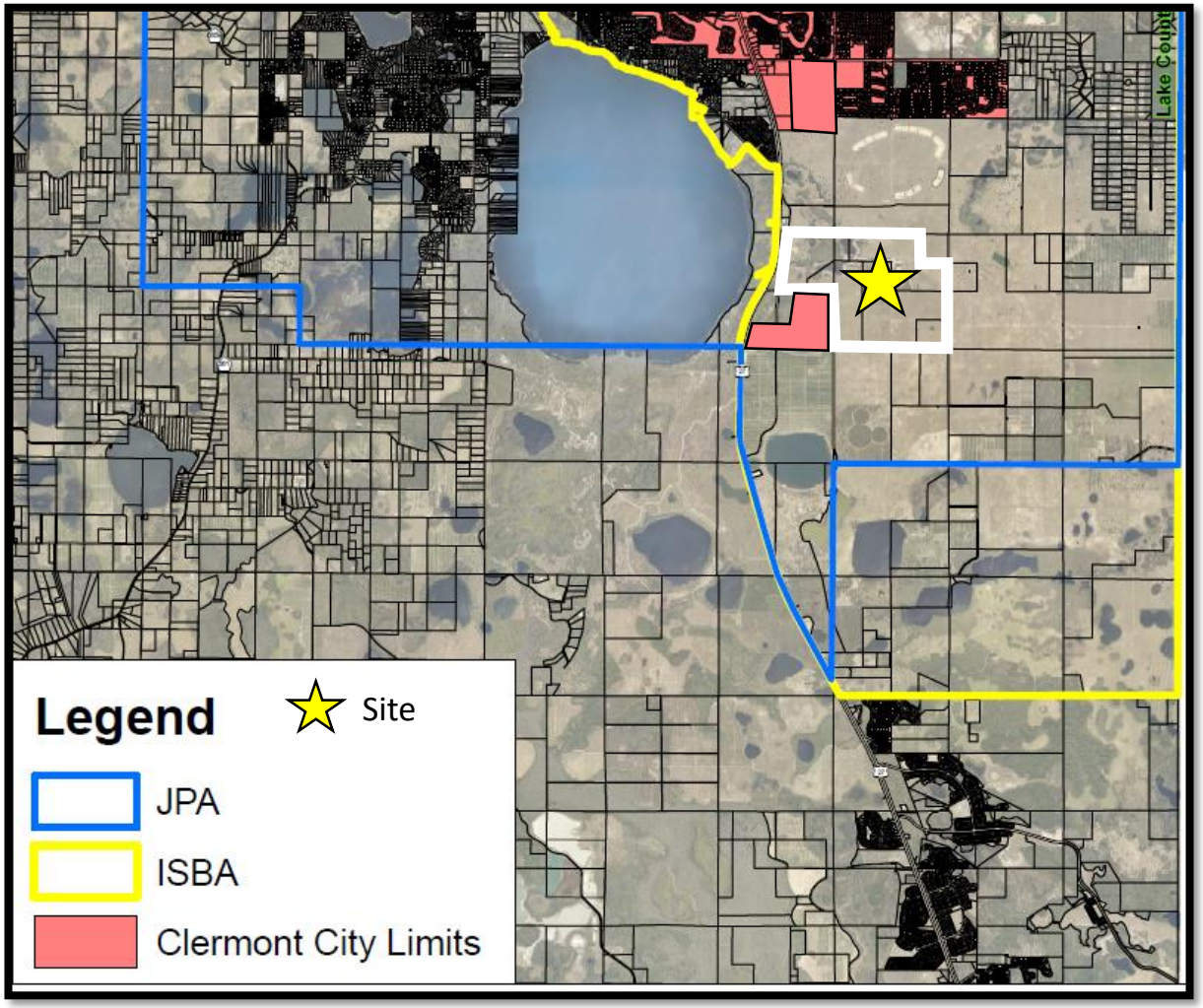
ATTEST:

_____
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Location within ISBA/JPA – South Lake Crossing



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION.**

1. _____ Application & Petition by the landowners for Annexation (pages 3 and 4).
2. _____ General application form (page 5).
3. _____ Authorization for agent/owner representation (page 6)
4. _____ LEGAL DESCRIPTION: Email legal description typed in Word (not all capitalized) to rchidlow@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. _____ Map showing general area of site for which Annexation is being requested.
6. _____ Submit original application along with $155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.

2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.

3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:

   A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.

   B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.

4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.

CLERMONT
Choice of Champions

APPLICATION & PETITION

DATE: _____

FEE: $155.00
+ cost of advertising

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

PROJECT NAME (if applicable): South Lake Crossings

APPLICANT: Dan O'Keefe - Shutts & Bowen LLP

Address: 300 S. Orange Ave, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-835-6956 Fax: _____

Applicant is: Owner: ___ Agent: ✓ Purchaser: ___ Lessee: ___ Optionee: ___

OWNER: South Lake Crossings I LLC; South Lake Crossings III LLC;

Address: PO Box 135

City: Windermere State: FL Zip: 34786

Phone: _____ Fax: _____

AGENT NAME (Affidavit required): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

Property address and/or general location: 14811 Shell Pond Road

Area of property: 743 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Vacant

The property is PROPOSED to be used for: Mixed-use development

Existing Lake County Land Use* : Wellness Way

Existing Lake County Zoning* : A

*** 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:

There are 0 structures as the property is vacant.

State the reason or basis for this request: Annexation is required for utility services.

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

Section _____, Township_____, Range_____

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

CLERMONT
Choice of Champions

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 1 day of November, 2018.

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

Landowner (Petitioner)

11/1/18
Date

Notary Public

5/30/2019
My Commission Expires

ERIKA HUGHES
MY COMMISSION # FF 225019
EXPIRES: May 30, 2019
Bonded Thru Notary Public Underwriters

CLERMONT
Choice of Champions

OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date:_____

Before me, the undersigned authority personally appeared Jim Karr - South Lake Crossings I LLC South Lake Crossings III, LLC (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:

   Mixed Use Development

3. That said authority (owner) has appointed (agent's name) Dan O'Keefe - Shutts & Bowen 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_____ Owner (signature)

X_____ Agent's (signature)

Sworn to and subscribed before me this 1 day of November 20 18.

_____
Notary Public, State of FL
My commission expires:

Sworn to and subscribed before me this 31ST day of OCTOBER, 20 18.

Terry E. Bissen
Notary Public, State of FL
My commission expires:

TERRY E. BISSEN
MY COMMISSION # FF 980268
EXPIRES: May 22, 2020
Bonded Thru Budget Notary Services

ERIKA HUGHES
MY COMMISSION # FF 225019
EXPIRES: May 30, 2019
Bonded Thru Notary Public Underwriters

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

INSTRUMENT#: 2011032528 OR BK 4020 PG 462 PAGES: 10 4/11/2011 9:55:15 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $86.50 DEED DOC:$17052.00

RETURN

Prepared By
And Return to:
Andrea J. Fowler, Esq.
The Rosenthal Law Firm, P.A.
4798 New Broad Street, Suite 310
Orlando, FL 32814

For Recording Purposes Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made and executed the 31st day of March, 2011, by **BRANCH BANKING AND TRUST COMPANY, successor in interest to Colonial Bank (formerly known as Colonial Bank, N.A.) by acquisition of assets from the FDIC as Receiver for Colonial Bank** ("Grantor"), whose post office address is 2501 20th Place South, Birmingham, Alabama 35223, in favor of **SOUTH LAKE CROSSINGS I, LLC, a Florida limited liability company** ("Grantee"), whose post office address is P.O. Box 135, Windermere, Florida 34786.

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land located in Lake County, Florida and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property") having the parcel identification numbers set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by or through Grantor, but against none other; and that the Property is free and clear of all encumbrances, except those set forth on Exhibit "C" attached hereto and incorporated herein by this reference, but reference thereto shall not serve to reimpose the same.

For Recording Purposes Only

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

BRANCH BANKING AND TRUST COMPANY, successor in interest to Colonial Bank (formerly known as Colonial Bank, N.A.) by acquisition of assets from the FDIC as Receiver for Colonial Bank

Print Name: Nathan Kennedy

Print Name: Sylvia Hancock

By: _____
Stanley E. Weir, Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

The foregoing general warranty deed was acknowledged before me this 30th day of March, 2011, by Stanley E. Weir, as Senior Vice President of Branch Banking and Trust Company, on behalf of the bank. He is personally known to me or has produced _____ as identification.

(Signature of Notary Public)
KATHARINA BIALKO
(Typed name of Notary Public)
Notary Public, State of Alabama
Commission No. & Expiration My Commission Expires July 22, 2011

For Recording Purposes Only

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL A

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 22, SAID EAST 1/4 CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1-1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE S89°36'30"W ALONG THE EAST-WEST CENTER SECTION LINE OF THE AFORESAID SECTION 21, 1287.60 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

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THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:

PARCEL 122 (FEE SIMPLE) :

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 123 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 124 (FEE SIMPLE):

THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:

PARCEL 129 (FEE SIMPLE):

THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:

PARCEL 130 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

AND:

PARCEL B

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID

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EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT LINE BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 1210.47 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER OF SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

NORTH PARCEL (CUT OUT PARCEL)

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT LINE BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 2498.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF AFORESAID SECTION 22; THENCE, DEPARTING SAID EAST-WEST CENTER OF

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SECTION LINE, N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 22, 1327.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22; THENCE DEPARTING SAID WEST LINE RUN S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARILY DESCRIBED AS:

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 22, SAID EAST 1/4 CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1-1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE

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N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 1327.85 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:

PARCEL 122 (FEE SIMPLE) :

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 123 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 124 (FEE SIMPLE):

THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:

PARCEL 129 (FEE SIMPLE):

THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:

PARCEL 130 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS DATED MAY 25, 2006 AND WHICH IS RECORDED ON JUNE 2, 2006 IN OFFICIAL RECORDS BOOK 3175, PAGE 997, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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EXHIBIT "B"

PROPERTY PARCEL IDENTIFICATION NUMBERS

2223260001-000-00900
2223260003-000-00300
2223260003-000-00400
2223260004-000-00600

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EXHIBIT "C"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.

2. Blanket Right of Way Easement to Sumter Electric Cooperative, Inc., recorded November 4, 1968 in Book 369, Page 533.

3. Right of Way Easement to Sumter Electric Cooperative, Inc. recorded November 4, 1968 in Book 369, Page 538.

4. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 220.

5. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 222.

6. Utility Easement in favor of Orange County, Florida recorded August 27, 1985 in Book 849, Page 2156; and as subordinated by Subordination of Encumbrance to Property Rights to Orange County, Florida recorded August 27, 1985 in Book 849, Page 2162.

7. Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded October 9, 1985 in Book 854, Page 1026.

8. Pipeline Easement in favor of Orange County in Stipulated Final Judgment recorded August 30, 1984 in Book 816, Page 2115.

9. Permanent Utility Easement and Permanent Drainage Easement in favor of Orange County in Order of Taking recorded July 8, 1986 in Book 845, Page 567; and Stipulated Final Judgment recorded August 29, 1985 in Book 850, Page 506.

10. Access right with respect to the fee interest to that certain compound created by virtue of Taking recorded July 8, 1986 in Book 845, Page 567; and Stipulated Final Judgment recorded August 29, 1985 in Book 850, Page 506.

11. Utility Easement in favor of Orange County recorded September 3, 1985 in Book 851, Page 1456.

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12. Utility Easement in Stipulated Final Judgment styled Orange County, Florida vs. Gator Pool, Inc., et. al. under Case Number 86-2279-CA-N, recorded October 27, 1988 in Book 985, Page 1724.

13. Obligations contained in Declaration of Easements and Agreement Regarding Road and Utility Improvements recorded June 2, 2006 in Book 3175, Page 997.

14. Agreement for the Delivery and Use of Reclaimed Irrigation Water with Orange County and Amendment Number 1 to Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded October 9, 1985 in Book 854, Page 865; Partial Release of Rights Under Agreement for Delivery and Use of Reclaimed Irrigation Water recorded March 7, 1994 in Book 1280, Page 1674; Acknowledgment of Assignment of Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded December 17, 1997 in Book 1569, Page 1174; and Acknowledgment of Assignment of Agreement by Floribra U.S.A., Inc. recorded May 19, 1999 in Book 1717, Page 2045.

South Lake Crossings

Legal Description:

Parcel 1:

Parcel A

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence N89°16'46"E, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence S88°49'23"E along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue S88°49'23"E along said north line, 1976.14 feet; thence S88°49'23"E along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence S00°20’55"W along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence S89°00'54"E along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66’ wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence S00°19'09"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of N89°12'24"W, from a 5/8" iron rod and cap #PLS4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence S00°27'16"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of N89°12'03"W from a 4"x4" concrete monument #RLSL993 found at the northeast corner of said northeast ¼ of section 27, thence N89°12'03"W along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence N89°32'30"W along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of S89°32'30”E from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence N00°23'38"E along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence N89°12'24"W, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence S89°36'30"W along the east-west center section line of the aforesaid section 21, 1287.60 feet; thence, departing said east-west center section line, N00°00'00"E, 456.14 feet; thence N55°49'12"E, 1567.27 feet to an iron rod with cap #LB68 set at the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence S89°00'54"E along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, N00°00'00"W, 1325.72 feet to the point of beginning.

Less and except therefrom: those parcels described in Official Records Book 849, page 2162; Parcel 122 (fee simple); the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple): the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple): the northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567;

Parcel 129 (fee simple): the westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple): the northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

and:

Parcel b

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16’46"e along the north line of said northeast ¼, 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 1210.47 feet; thence, departing said east-west center of section line, n00°00'00"e, 456.14 feet; thence n55°49'12"e, 1567.27 feet to the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼,

679.40 feet; thence, departing said north line, n00°00'00" w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Less and except

North Parcel (Cut Out Parcel)

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4 " iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast ¼, 518.50 feet to the east right- of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a “specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13' 52"w, 181.39 feet; s09°21'18" w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of si5°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Being more particularly described as:

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows;

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence s88°49'23"e along the north line of the northwest ¼ of

the aforesaid section 22, 670.44 feet to the point of beginning; thence continue s88°49'23"e along said north line, 1976.14 feet; thence s88°49'23"e along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence s00°20'55"w along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence s89°00'54"e along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence s00°19'09"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of n89°12'24"w, from a 5/8" iron rod and cap #pls4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence s00°27'16"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of n89°12'03"w from a 4"x4" concrete monument #rlsl993 found at the northeast corner of said northeast ¼ of section 27, thence n89°12'03"w along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence n89°32'30"w along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of s89°32'30"e from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence n00°23'38"e along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence n89°12'24"w, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of the aforesaid section 22, 1327.85 feet to an iron rod with cap #lb68 set at the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00’00"w, 1325.72 feet to the point of beginning.

Less and except therefrom;

Those parcels described in Official Records Book 849, page 2162;

Parcel 122 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple):

The northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567:

Parcel 129 (fee simple):

The westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that Parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple):

The northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, all in the Public Records of Lake County, Florida.

Parcel 2:

The land referred to herein below is situated in the County of Lake, state of Florida, and is described as follows:

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼, run the following fourteen (14) courses and distances along said east right-of-way line; s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03" w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22"w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east

right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00’00”w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670. 44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, and that certain declaration of easement and agreement regarding Road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 1023, all in the Public Records of Lake County, Florida.

Contains 743.00 acres more or less.

SOUTH LAKE CROSSINGS
AREA MAP
City of Clermont ■ Florida

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2018 VHB

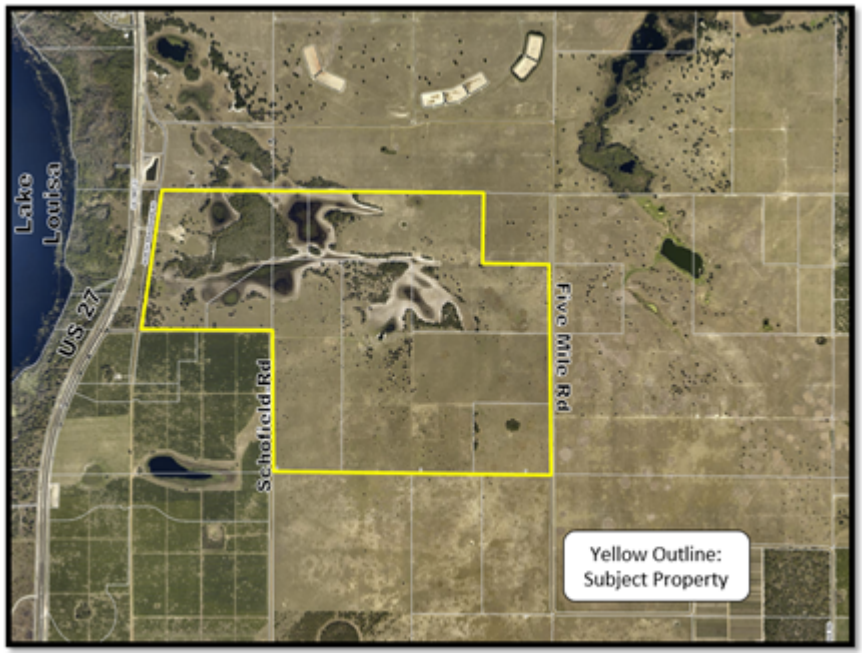
DATE: October 30, 2018
PROJECT NUMBER: 63302.00
FILE PATH: \\vhb\proj\Orlando\63302.00 Lennar-Wellness Way\graphics\BOARDS\11x17 Exhibits for Shell Pond Rd North\Exhibits 8.5x11

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, July 9, 2019
Agenda Item Name
Ordinance No. 2019-05 *Transmittal* *South Lake Crossing*
Requested Action
Recommend transmittal of Ordinance 2019-05.
Staff Report

The applicant, South Lake Crossings LLC, has requested an amendment to the Future Land Use Map. The applicant is requesting the City to designate the property with a future land use category of Master Planned Development. The subject site is 743 +/- acres in size. The property is 1.75 miles south of Hartwood Marsh Road, east of US Hwy 27, adjacent to the Olympus Sports & Entertainment project. The property has historically been used for agricultural purposes.



The amendment application is associated with an annexation application and Planned Unit Development (PUD) rezoning that has been filed with the City. Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in September 2019.

The current Future Land Use designation in unincorporated Lake County is Wellness Way Area Plan 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

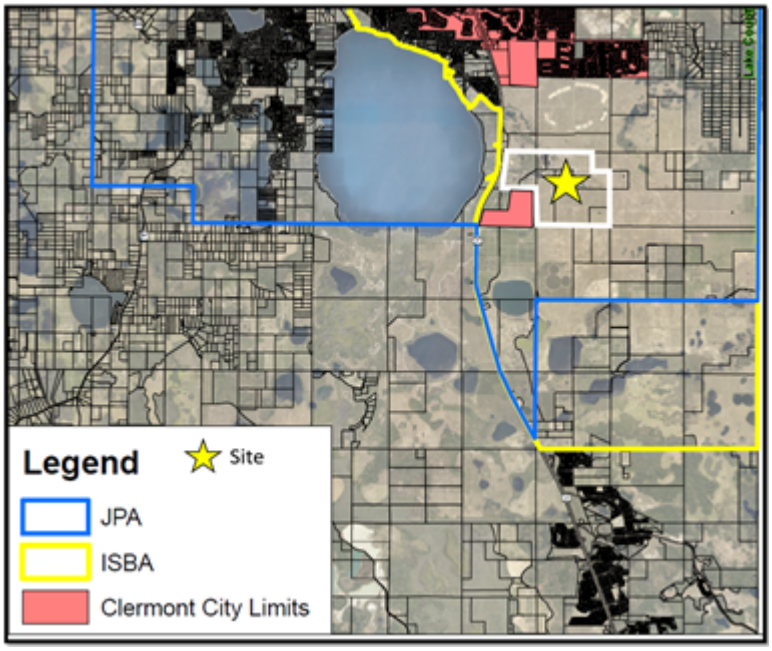
Future Land Use Categories	Minimum Density/Net Buildable Acre	Maximum Density/Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Town Center	6.00 (d.u)	25.00 (d.u)	0.30	2.00
Wellness Way 1	3.00 (d.u)	20.00 (d.u)	0.25	2.00
Wellness Way 2	2.50 (d.u)	15.00(d.u)	0.20	2.00
Wellness Way 3	2.00 (d.u)	10.00 (d.u)	0.15	2.00
Wellness Way 4	0.00	0.00	N/A	N/A

The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:
Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The residential density and Floor Area Ratio (FAR) caps in the Master Planned Development FLU category are consistent with the Wellness Way Area Plan designations. The applicant has requested a rezoning to a Planned Unit Development with up to 1,850 dwelling units and up to 800,000 square feet of commercial uses. The PUD will be considered by City Council during the adoption phase of the Comprehensive Plan Amendment to ensure the project is capped at the proposed development intensity.

The subject property is located entirely within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County.



The Wellness Way Area Plan envisions this area as next generation employment opportunities. The economic objective of this area is employment. The Applicant intends to create a master planned community that promotes economic development while encouraging a well-balanced development pattern that minimizes environmental impacts. The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long-range designation for the use of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area.

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is logical to support this future land use amendment along with the associated annexation request. The project is adjacent to the recently annexed Olympus Sports and Entertainment project, which is now designated Master Planned Development on the adopted Future Land Use map. The project incorporates residential, commercial, retail, and office uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) designation. Therefore, staff supports the applicant's request for a change to Master Planned Development.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2019-05 South Lake Crossing CPA Formatted	2019-05 South Lake Crossing CPA Formatted.DOC
2.	South Lake Crossings Map	South Lake Crossings Map.pdf
3.	JPA ISBA Project Location Outline Annexation Map SL Crossing	JPA ISBA Project Location Outline Annexation Map SL Crossing.pdf
4.	Wellness Way - Road Network Map by VHB	Wellness Way - Road Network Map by VHB.pdf

5.	Just Statement 04042019	Just Statement 04042019.pdf
6.	Comp-Plan-Application Submittal_SLC	Comp-Plan-Application Submittal_SLC.PDF
7.	South Lake Crossings PUD TIS_FDOT_052419	South Lake Crossings PUD TIS_FDOT_052419.pdf
8.	South Lake Crossing Legal Ad Proof	South Lake Crossing Legal Ad Proof.pdf

CITY OF CLERMONT

ORDINANCE NO. 2019-05

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

Parcel 1:

Parcel A

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence N89°16'46"E, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to

certified corner record #48106; thence S88°49'23"E along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue S88°49'23"E along said north line, 1976.14 feet; thence S88°49'23"E along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence S00°20’55"W along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence S89°00'54"E along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66’ wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence S00°19'09"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of N89°12'24"W, from a 5/8" iron rod and cap #PLS4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence S00°27'16"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of N89°12'03"W from a 4"x4" concrete monument #RLSL993 found at the northeast corner of said northeast ¼ of section 27, thence N89°12'03"W along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence N89°32'30"W along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of S89°32'30”E from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence N00°23'38"E along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence N89°12'24"W, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence S89°36'30"W along the east-west center section line of the aforesaid section 21, 1287.60 feet; thence, departing said east-west center section line, N00°00'00"E, 456.14 feet; thence N55°49'12"E, 1567.27 feet to an iron rod with cap #LB68 set at the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence S89°00'54"E along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, N00°00'00"W, 1325.72 feet to the point of beginning.

Less and except therefrom: those parcels described in Official Records Book 849, page 2162; Parcel 122 (fee simple); the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple): the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple): the northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567;

Parcel 129 (fee simple): the westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple): the northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

and:

Parcel B

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16’46"e along the north line of said northeast ¼, 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 1210.47 feet; thence, departing said east-west center of section line, n00°00'00"e, 456.14 feet; thence n55°49'12"e, 1567.27 feet to the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00" w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Less and except

North Parcel (Cut Out Parcel)

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4 " iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast ¼, 518.50 feet to the east right- of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13' 52"w, 181.39 feet; s09°21'18" w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of si5°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Being more particularly described as:

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows;

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence s88°49'23"e along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue s88°49'23"e along said north line, 1976.14 feet; thence s88°49'23"e along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence s00°20'55"w along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence s89°00'54"e along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west

right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence s00°19'09"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of n89°12'24"w, from a 5/8" iron rod and cap #pls4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence s00°27'16"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of n89°12'03"w from a 4"x4" concrete monument #rlsl993 found at the northeast corner of said northeast ¼ of section 27, thence n89°12'03"w along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence n89°32'30"w along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of s89°32'30"e from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence n00°23'38"e along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence n89°12'24"w, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of the aforesaid section 22, 1327.85 feet to an iron rod with cap #lb68 set at the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00’00"w, 1325.72 feet to the point of beginning.

Less and except therefrom;

Those parcels described in Official Records Book 849, page 2162;

Parcel 122 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple):

The northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567:

Parcel 129 (fee simple):

The westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that Parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple):

The northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, all in the Public Records of Lake County, Florida.

Parcel 2:

The land referred to herein below is situated in the County of Lake, state of Florida, and is described as follows:

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼, run the following fourteen (14) courses and distances along said east right-of-way line; s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03" w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22"w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of

section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00’00”w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670. 44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼, 2134.70 feet to the point of beginning.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, and that certain declaration of easement and agreement regarding Road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 1023, all in the Public Records of Lake County, Florida.

Contains 743.00 acres more or less.

LOCATION

1.75 miles south of Hartwood Marsh Road, East of US 27

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: WELLNESS WAY-1
TO CITY OF CLERMONT: MASTER PLANNED DEVELOPMENT

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.

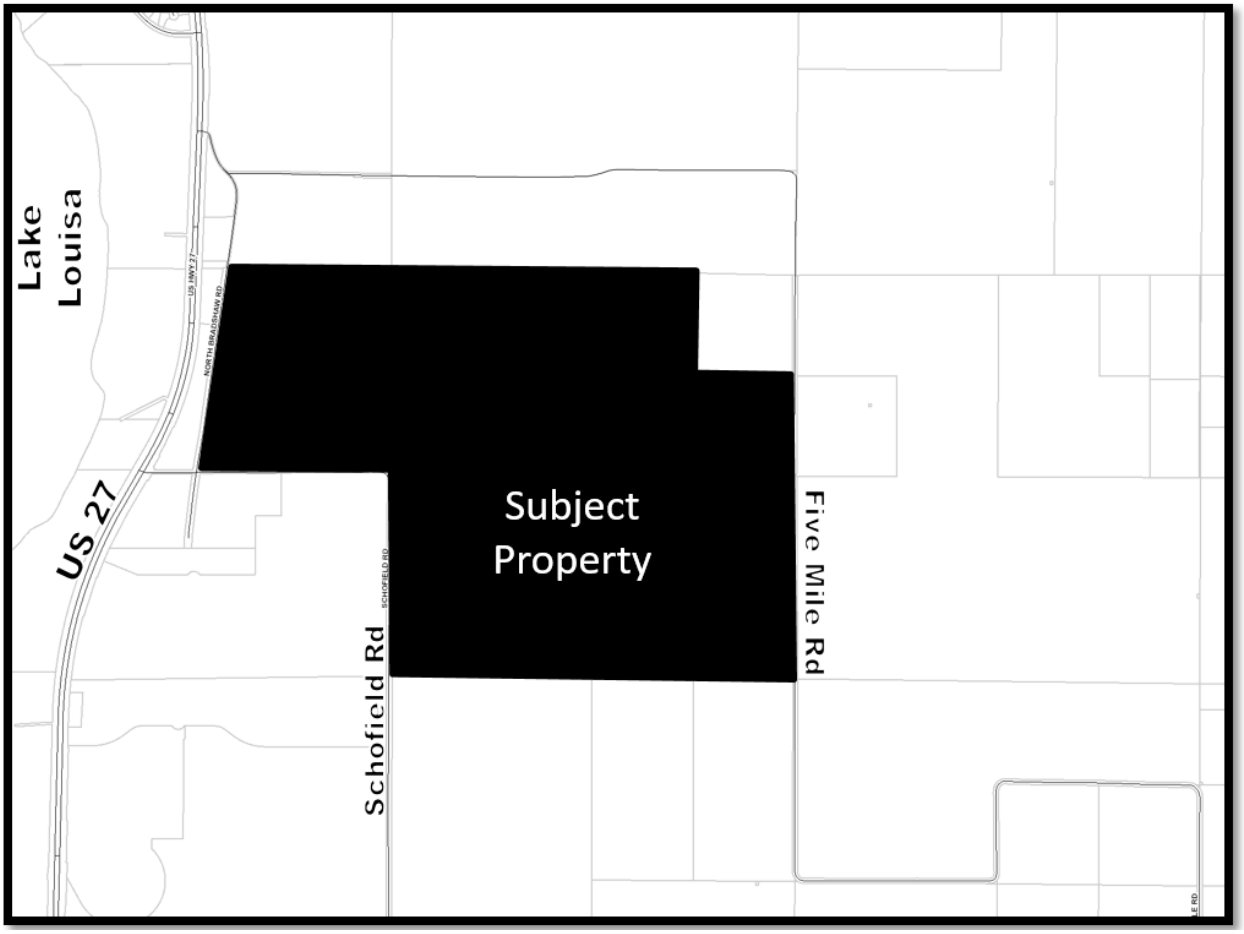
SECTION 3.

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. 2019-05

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of September, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

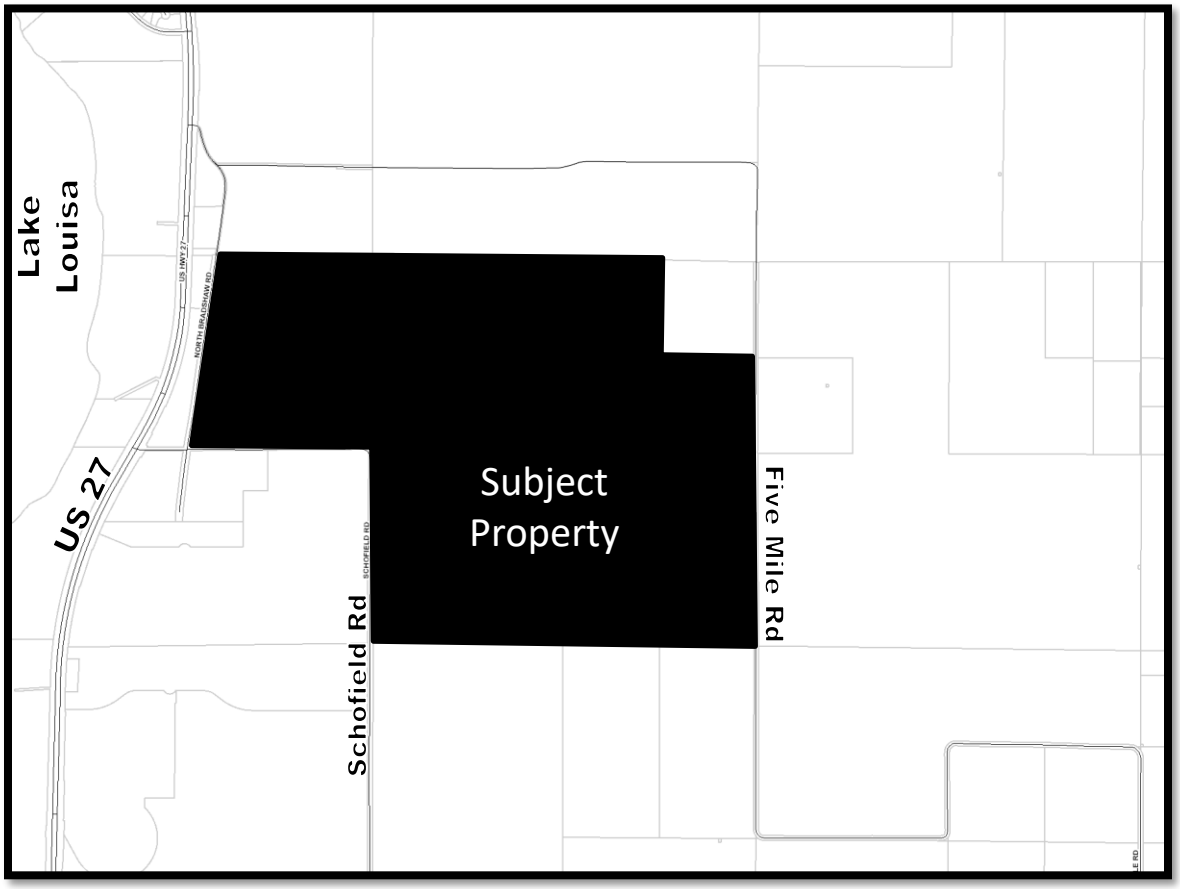
ATTEST:

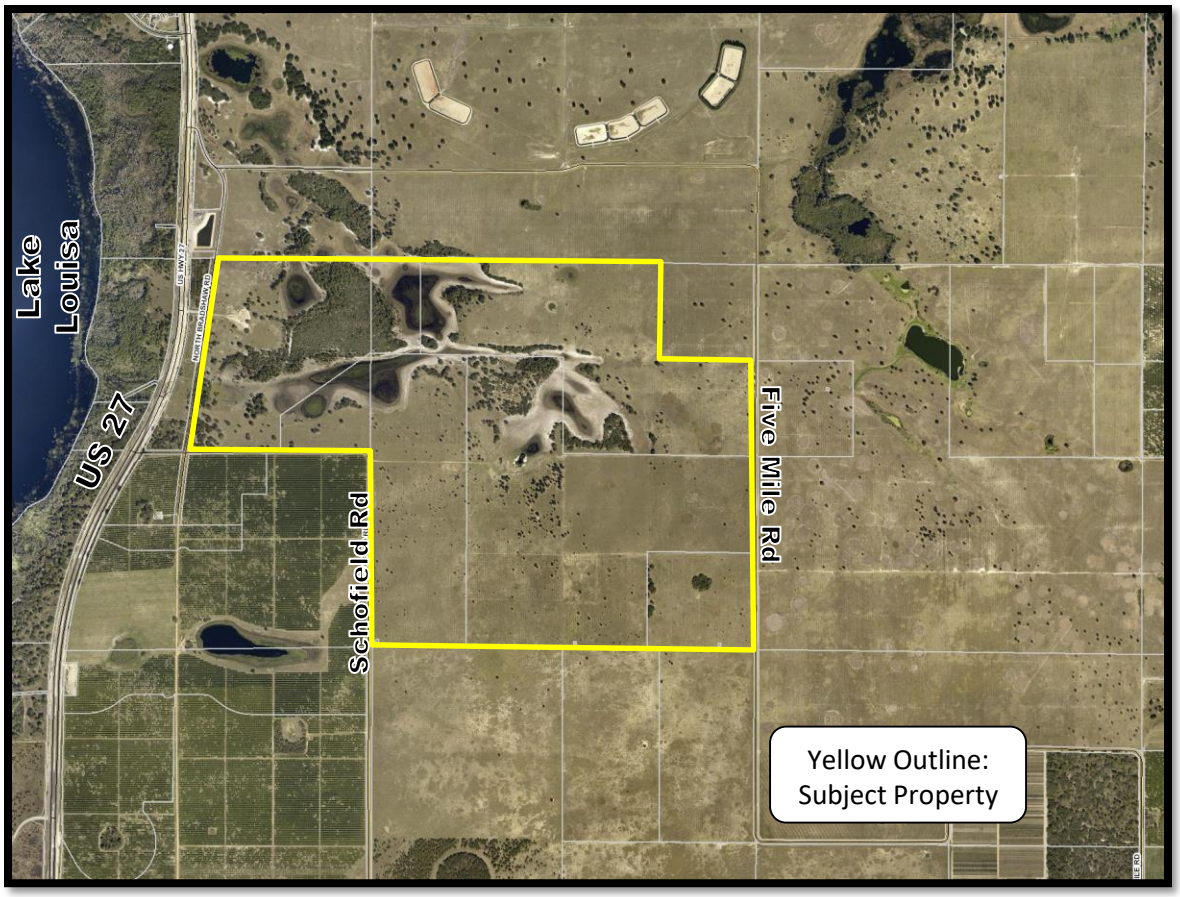
_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

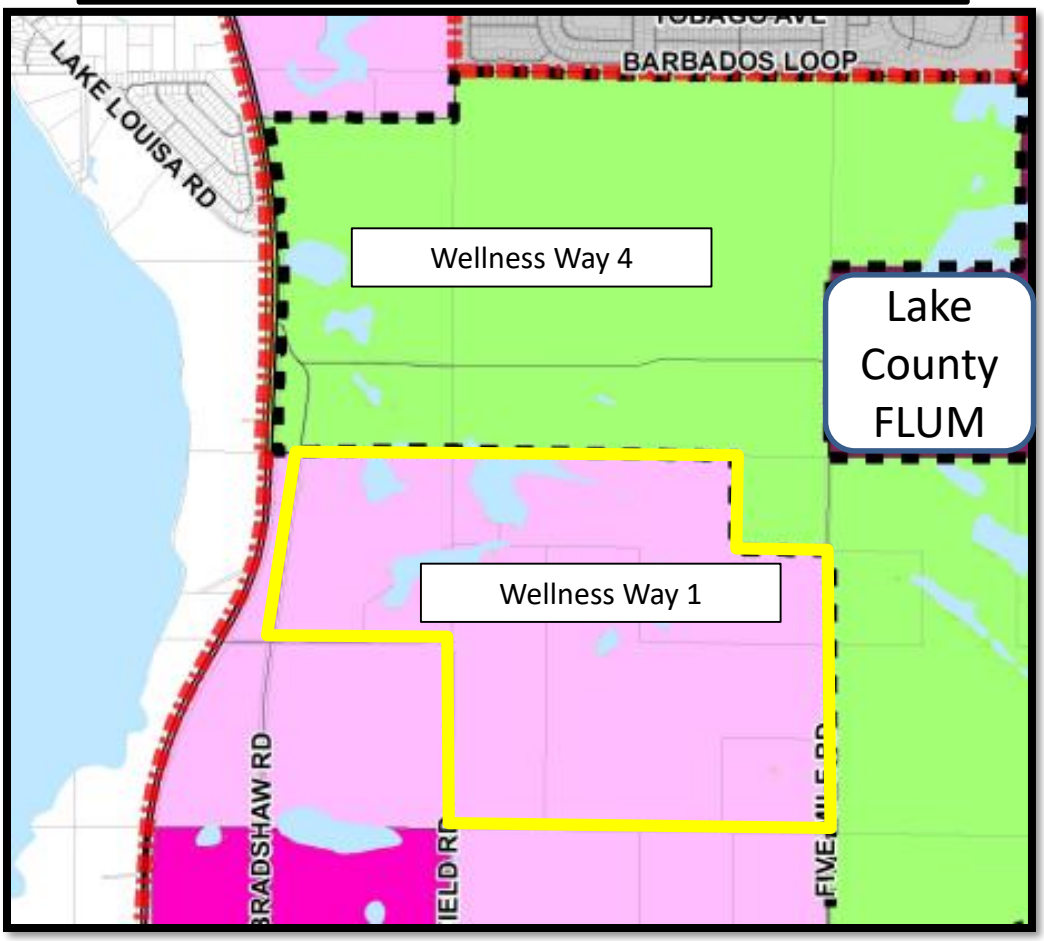
_____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – South Lake Crossing Property





Future Land Use Map–South Lake Crossing



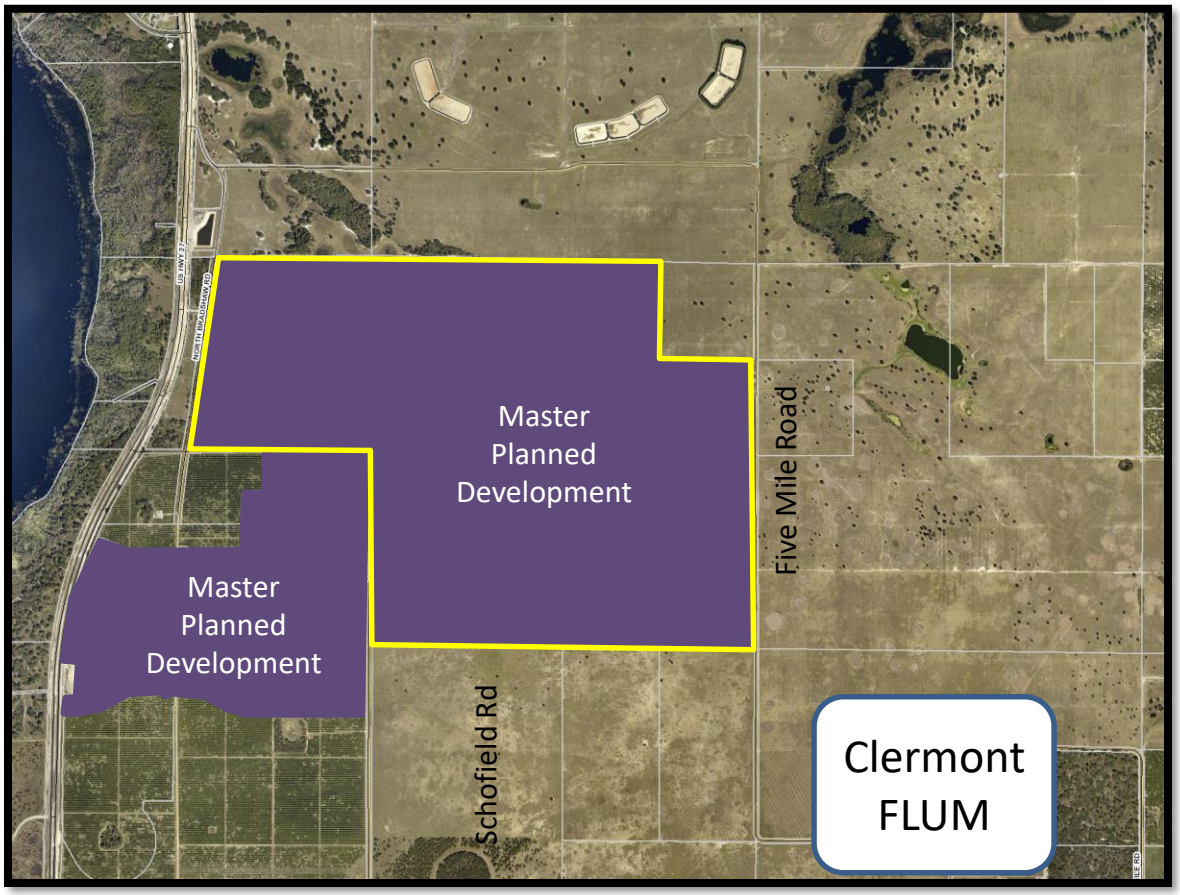
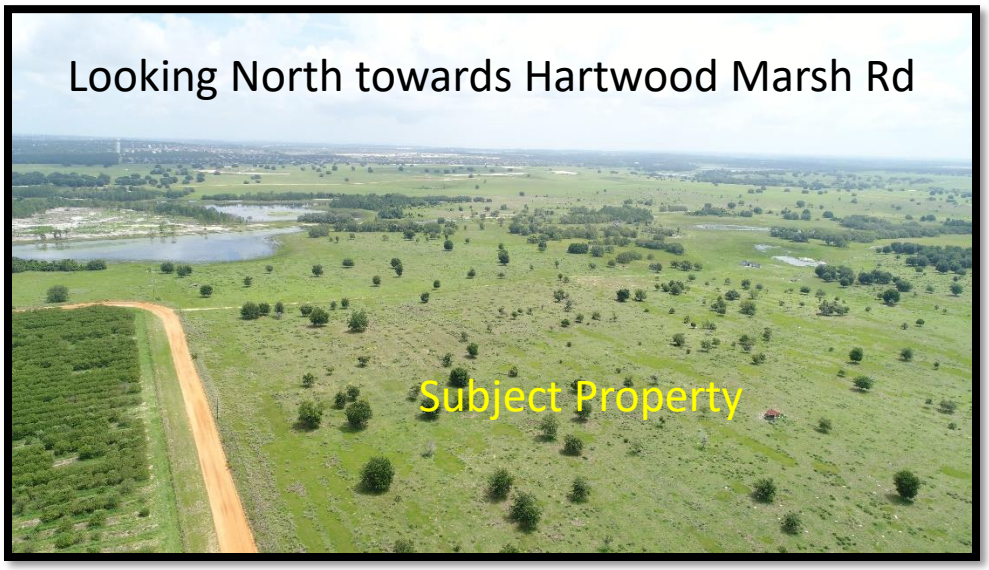
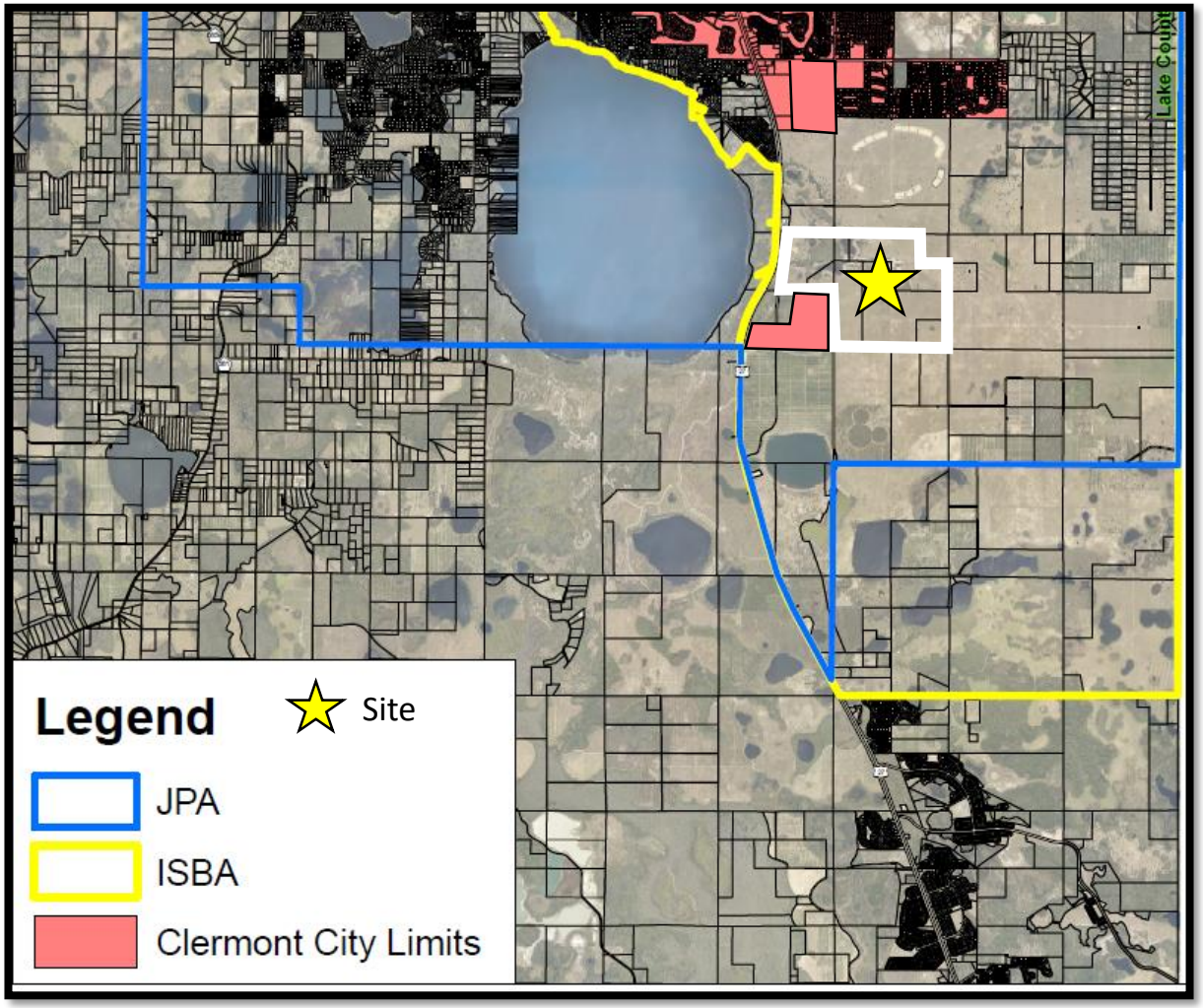
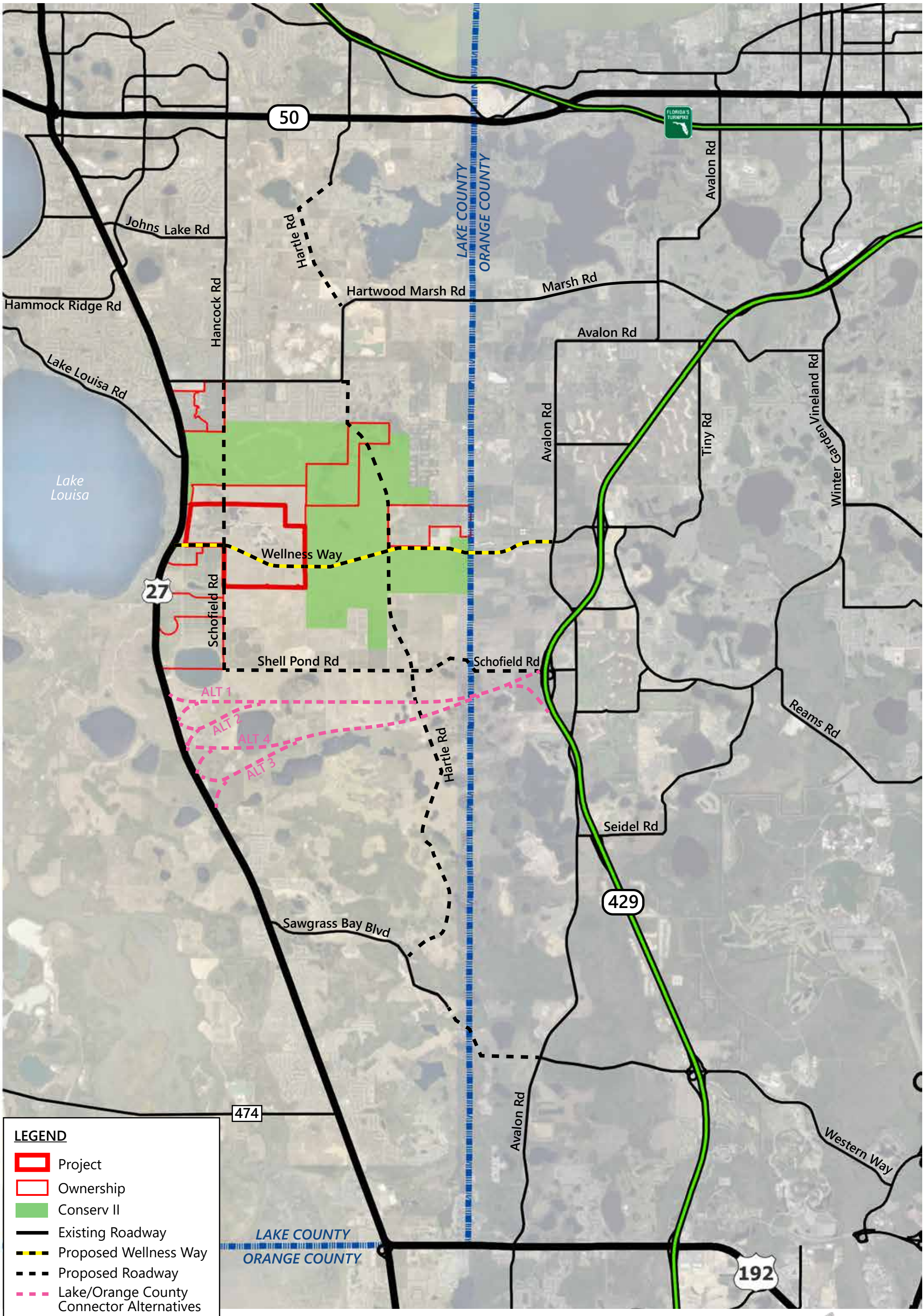


Exhibit –South Lake Crossing



Location within ISBA/JPA – South Lake Crossing





SOUTH LAKE CROSSINGS

FIGURE 3: ROADWAY NETWORK

Lake County ▪ Florida

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2018 VHB

0 1/2 1 Mile

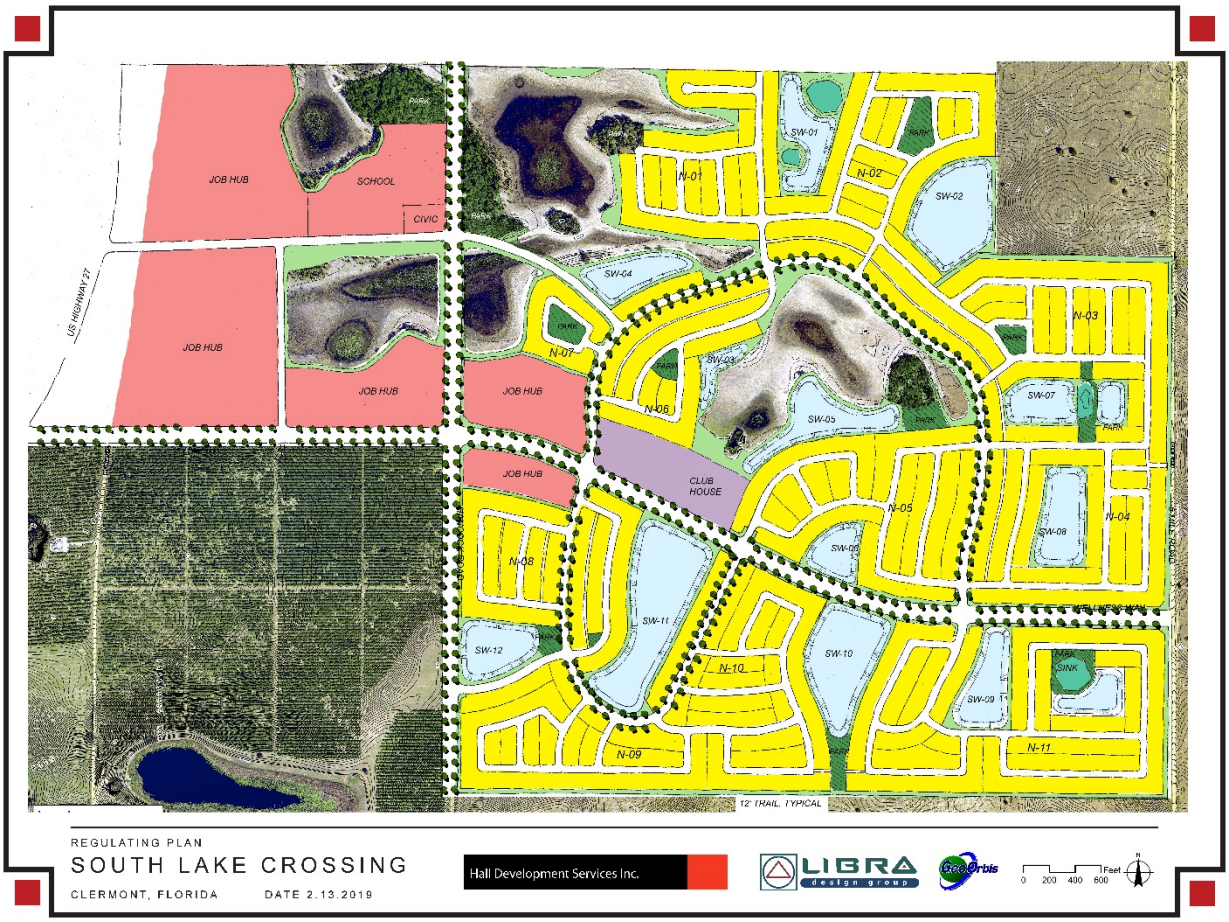
DATE: April 29, 2019
PROJECT NUMBER: 63302.00

225 E. Robinson St, Suite 300 | Orlando, Florida 32801
Tel: 407.839.4006 | Fax: 407.839.4008 | www.vhborlando.com

FILE PATH: \\vhb\gbl\proj\Orlando\63302.00 Lennar-Wellness Way\graphics\BOARDS\Traffic Impact Study Figures

South Lake Crossings Comprehensive Plan Amendment

Justification Statement



Prepared for: Lennar Homes and South Lake Crossing

Prepared by: HallDSi and VHB

April 5, 2019

Justification Request

South Lake Crossings is located on US 27 across from Lake Louisa State Park. It has approximately 743 acres and this request is for the City's Mixed Use future land use designation. Currently, South Lake Crossings has a future land use (FLU) designation as Wellness Way 1 in the Lake County Comprehensive Plan. This FLU designation allows for a mix of residential, employment and open space. Our plans closely resemble the current County future land use designation while demonstrating our consistency with the City's comprehensive plan as we request a future land use map amendment to Mixed Use with a corresponding Planned Development zoning classification as well as an annexation into the City.

Justification Premise

Beginning in 2014, Lake County began an initiative to direct economic development to 16,000 acres of land located east of US 27, south of Hartwood Marsh Road and west of Orange County. This area was dubbed "Wellness Way (WW)". After lengthy review and vetting of the approach and policies, WW was approved in the County in December of 2017. A large, significant portion of WW is located in the City's ISBA. In working with City staff, we offer this Justification Statement to demonstrate not only consistency and compatibility with the City's comprehensive plan but with the guiding tenants of the WW plan as well. In this way, we demonstrate this project is consistent with the original concepts for WW which were job creation in a development pattern to emphasize healthy community principles and sustainable, smart growth provisions. We also demonstrate the project is consistent with the City Goals, Objectives and Policies and is compatible with surrounding lands.

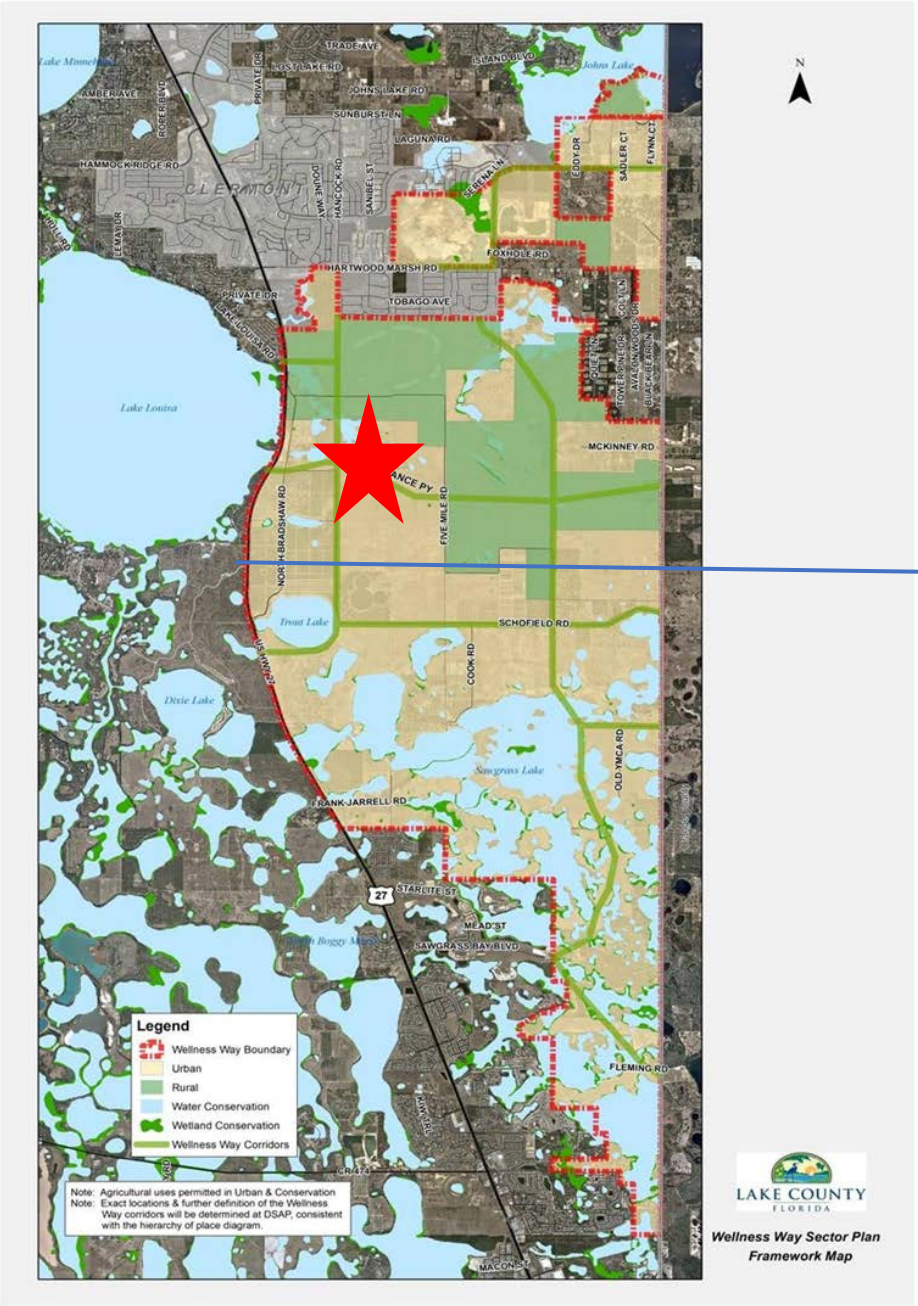
The idea behind WW was to create a balance of well designed communities within an environmentally sensitive framework while providing the opportunity for a significant number of jobs. The primary guiding principles of WW are as follows form the Lake County comprehensive plan:
The intent of the Wellness Way Area Plan … is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well balanced development patterns that minimize environmental impacts and leverage existing resources.

The primary intent of the WW….. is to effectuate positive change for the following initiatives:

- *Job creation and economic development* (through area set aside for employment uses)
- *Regional transportation connectivity* (the proposed Framework Road network)
- *Creation of the wellness corridor/recreation/open space network*
- *Promotion of recreation and healthy living*
- *Water smart approaches*
- *Preservation of scenic resources including topography*
- *Health and wellness community development*

This project adopts the aspirational intent and purpose of WW as the basis for Master Plan decision making. Further, these same aspirations can be found in the City's Comprehensive Plan Policies that South Lake Crossings adheres to.

This Justification Statement marries the two sets of Goals, Objectives and Policies (City and County) together into a cohesive, comprehensive approach to set standards for South Lake Crossings to meet both WW and City Policies and allow the first large scale WW project to set high standards for all future WW projects in the City.



ISBA Boundary

Site Datum

- Property Owner (s): South Lake Crossings LLC
- Acreage: 743
- Current Use on the Property: Vacant
- Current Future Land Use Designation: Wellness Way 1 and 4
- Requested Future Land Use Designation: Mixed Use
- Current Zoning: Agriculture
- Requested Zoning: PUD
- Proposed Use & Development Program: 1,850 homes and 800,000 SF

Wellness Way Goals, Objectives and Policies

The WW policies set out how to achieve the aspirations of the WW concept. To the greatest extent practical, the WW policies have been included in the planning and master plan process of this project. The following analysis examines consistency to the County's Goals, Objectives and Policies. The most relevant County' policies are listed and then a response as to how South Lake Crossings is consistent with the Policy is offered. Listed below are important WW policies included in the master plan for South Lake Crossings as well as the WW Future land use map:

Wellness Way Land Use Policies

Policy 1-8.2.1 Future Land Use Categories

The following five future land use categories, as depicted on the Future Land Use Map, shall be unique to the WWUSA and are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses as follows:

B. Wellness Way 1 FLUC allows the permitted and conditional land uses listed below….

- *Agriculture, Agri-business, and Silviculture.*
- *Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, daycare, and similar uses.*
- *Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.*
- *Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.*

The intent for South Lake Crossings is to have a fully mixed land use community. Various residential products, a mix of commercial and employment uses, a community school, an integrated blue/green open space system with a vast number of trails.

Policy 1-8.1.2 Target Industries

Non-residential employment development within the WWUSA shall target but are not limited to a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

A. Ag-Tech
B. Eco-tourism and Agri-tourism
C. Education and Health Services
D. Human Performance, Sports Medicine and Sports Training
E. Leisure and Hospitality
F. Manufacturing
G. Medical and bio-medical
H. Professional and Business Services
I. Research Facilities
J. Retail Trade
K. Transportation, Trade and Utilities

These are a sampling of industries being marketed for South Lake Crossing. The 1,850 homes will generate a demand for up to 125,000 square feet of local retail by themselves. The emphasis on open space and trails within the community will entice sports and training land uses. US 27 itself will provide opportunities for employment uses.

Policy 1-8.2.1.1 Future Land Use Categories Capacity Allocation

- *Development potential within the WWUSA shall be determined utilizing the "Maximum Capacity Allocation Public/institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.*
- *Residential: Multi-family, single family, and similar uses.*
- *Target industries*
- *Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.*

Table." The capacity calculations provided in the "Maximum Capacity Allocation Table" determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of nonresidential acreage that must be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 1-8.2.1.2 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the "Maximum Capacity Allocation Table." Similarly, the set asides for non-residential uses cannot fall below the MINIMUM capacity determined utilizing the "Maximum Capacity Allocation Table." "Capacity" is calculated utilizing "net acres" (gross acres minus wetland acres minus water body acres).

Maximum	*Capacity*	*Allocation*	*Table*	
Residential	*Residential*	*Non-Resident*	*Non-Resident*	*Non-Resident*
FLU Category	*Max. Capacity/ Net Acre*	*Jobs to Housing Ratio*	*Square Feet per Employee*	*Maximum FAR*
WW 1	*1.85 homes/acre*	*1.75 / 1.00*	*450*	*0.25*

Policy 1-8.2.1.2 Future Land Use Categories Density and Intensity Calculations

FLU residential	*Designation residential*	*Summary non-residential*	*Table non-residential*	*non-residential*
FLU	*Min. Density/ Net Build. Acre*	*Max. Density/ Net Build. Acre*	*Min.Average FAR*	*Max. Average FAR*
WW1	*3.0*	*20.0*	*0.25*	*2.0*

The proposed development program for South Lake Crossing is approximate to these County minimums and maximums.

Policy 1-8.1.1 Jobs-to-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides
Lake County shall seek to achieve a target jobs-to-housing ratio of 1.5 jobs per one (1) dwelling unit (1.5:1) within the WWUSA area. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within each PUD. The County shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for employment uses to achieve the desired volume of non-residential square footage that will produce the targeted ratio. Proposed PUDs will determine the required volume of non-residential square footage utilizing the following calculation: Allocated number of residential dwelling units multiplied by the FLUC target jobs-to-housing ratio for the total number of PUD jobs multiplied by 450 square feet of building space per job to arrive at the total volume of non-residential square footage required to meet the jobs-to-housing ratio.

South Lake Crossings has over 120 acres of Economic Development District within the development program conceptually providing approximately 3,000 jobs.

Wellness Way Community Design Principals

Policy 1-8.2.2 Urban Form Guiding Principles
WWUSA is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses with in WWUSA are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Urban Service Area Goals, Objectives and Policies establish urban form guiding principles as follows:

B. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
C. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
D. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
E. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.
F. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
G. Allow interim and/or permanent agricultural uses.
H. All development will adhere to dark sky standards.

South Lake Crossing community starts with an integrated blue/green open space system. The community is organized around this open space system along with the Framework Roads of Wellness Way and Hancock Road extension. Both Wellness Way and Hancock Road have associated multi-purpose trails to augment the 8+ miles of trails with SLC. This pedestrian framework assists with a multi-modal transportation approach for SLC. The trail systems leads to the Economic Development District, the future school site and the community park spaces in each neighborhood as well as the community center.

Policy 1-8.2.3 Pedestrian Orientation
Design decisions must be oriented to the pedestrian scale. This begins at the Urban Service Area level, is documented as development standards in the PUD zoning and culminates at the detailed design level with the specifications for complete street design.
Policy 1-8.2.4 Wellness Corridors Wellness Corridor (WC) networks connect communities, the Town Center, Job Hubs, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

A. Community farms and gardens
B. Wetlands
C. Water bodies
D. Preserved uplands
E. Trails, pedestrian ways and bikeways
F. Viewsheds and scenic resources
G. Cultural and environmental resources
H. Wellness Corridors/open space
I. Parks/recreation facilities for active and passive use
J. Stormwater management facilities

The entire SLC is focused on a pedestrian orientation. Each neighborhood is less than an 1/8 mile walking radius for convenience. To enhance the convenience, the neighborhoods and trails are comfortable for the pedestrian or cyclist with shade, destinations and amenities. The rolling topography provides interest and viewsheds. In fact, it is proposed to leave Five Mile Road as a clay road with perhaps the

name change to Five Mile Trail. All residents can bike or walk to the neighborhood park, the school, the community center or the Economic Development District. The trails are also interconnected to make a myriad of lengths for loops of various distances for people of various stamina.

Policy 1-8.2.5 Open Space

The WWUSA will preserve a significant amount of land area in the form of open space and natural protected areas. The natural protected areas include wetlands and water bodies.

The 743 acre total site is proposed to have approximately 33% open space with almost 40 acres of park, over 80 acres of preserved natural area and approximately 100 acres of storm water management area designed as amenities along with almost 100 acres of wetland preservation. To meet the parks and community amenities requirements, a minimum of 4% of the gross acreage will be provided in the form of useable parks, playgrounds, tot lots, community gardens, stormwater ponds, wetlands, buffers, multi-use trails or similar related use.

Policy 1-8.3.1 Primary Roadway Network

System-wide transportation capacity within the WWUSA area shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

Planned Unit Developments (PUD) within the WWUSA shall be generally consistent with the primary roadway network identified on the Framework Map. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent are possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Right of way for both Wellness Way and Hancock Road will be provided through the PUD zoning process. The Developer's Agreement will set out road construction conditions for the community to move forward.

Policy 1-8.3.2 Roadway Network

Thoroughfares within the WWUSA shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections have been placed in WWUSA and shall be used to guide the design of proposed facilities during the PUD process.

Framework Road rights of way are set at 120' in width. This is to allow a separated multi-purpose trail with each of these roads.

Policy 1-8.3.3 Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within the WWUSA shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses within the Urban Service Area shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

a. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;

b. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;

c. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,

d. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.

e. Provision of Wellness Corridors with multi-use paths and trails.

SLC will have a hierarchy of street types; all complete street designs. Properly sized facilities with destinations, convenience of location and comfort of use is a requisite to ensure pedestrian and cyclist use of the facilities.

Policy 1-8.3.4 Bicycle Facilities

PUDs within the WWUSA shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Town Center, Job Hubs, neighborhoods and parks and schools and may include:

a. Shared lane markings;

b. Designated bike lanes;

c. Separated bike facilities or "cycle tracks"; and/or,

d. Multi-use paths and trails.

SLC will have a hierarchy of street types; all complete street designs. Properly sized facilities with destinations, convenience of location and comfort of use is a requisite to ensure pedestrian and cyclist use of the facilities.

Policy 1-8.3.8 Multimodal Street Design Standards

Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

All the proposed streets within SLC will by designed as complete streets. This will enhance the opportunities for multi-modal transportation modes within SLC. The design elements called out in this policy will be included in the street design.

Policy 1-8.3.9 Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connect ions shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

SLC has an interconnected roadway pattern with connections to Wellness way and Hancock Road enhanced by an internal "Loop Road". The Loop Road also has a separate multi-purpose trail. Each neighborhood is connected to adjacent neighborhoods and street connections are provided beyond the bounds of SLC. Finally, Five Mile Trail and the Cemex Trail enhance connections throughout WW.

Conclusion to WW Goals, Objectives and Policies Consistency

WW is an aspirational vision for a community. SLC adopts this vision and implements the tenants of the Policies. Job creation and economic development, regional transportation connectivity, creation of the wellness corridor/recreation/open space network, promotion of recreation and healthy living, water smart approaches, preservation of scenic resources including topography and health and wellness community development are all included in the SLC master plan.

Clermont Supporting Goals, Objectives and Policies

The following analysis examines consistency to the City's Goals, Objectives and Policies as well as compatibility to surrounding lands. The most relevant City' policies are listed and then a response as to how SLC is consistent with the Policy is offered.

Future Land Use

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

The essence of SLC is a balanced community of physical development blended with the natural environment with a commitment to economic development through the land required for the Economic Development District.

Objective 1.1: Discourage Urban Sprawl. *The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.*

WW was vetted through State review as discouraging sprawl. The development pattern is orderly and compact and public facilities for roads, water, sewer, school and parks are being provided by the

developers. In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, none of these urban sprawl indicators are found in this proposal:

a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

f. Fails to maximize use of existing public facilities and services.

g. Fails to minimize the use of future public facilities and services.

h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

i. Fails to provide a clear separation between urban and rural uses.

j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

k. Fails to encourage an attractive and functional mix of land uses.

l. Results in poor accessibility among linked or related land uses.

m. Results in the loss of a significant amount of functional open space.

Policy 1.1.1*: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.*

SLC is within the City JPA and ISBA.

Policy 1.2.1*: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.*

SLC is adjacent on two sides to Conserv land and on one side to Cemex property. These lands provide substantial buffers to any other land to be developed other than the west side of SLC. This land is programmed for more intense land uses than SLC due to the designation from the WW Plan.

***Policy 1.2.4**: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:*

Future Land Use Categories	*Maximum Density/Intensity (per gross acre)*
Conservation	*Not Developable*
Parks	*N/A*
Public Facilities/Institutional	*0.25 FAR*
Residential Low-Density	*3 units per acre*
Medium-Density	*8 units per acre*
High-Density	*12 units per acre*
Office	*1.0 FAR*
Mixed Use	
Residential/office	*12 units per acre/0.25 FAR*
Master Planned Developments	*12 units per acre/0.25 FAR*
Downtown Mixed use	*12 units per acre/3.0 FAR*
Commercial	*12 units per acre/0.25 FAR*
Industrial	*12 units per acre/1.0 FAR*

This request is for the Mixed Use future land use designation as a Master Planned Community. The entire development program is below the maximums established by this Policy.

***Objective 1.3: Conservation Land Use Category.** The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.*

The vast majority of wetland areas are being preserved with this master plan. The primary wetland impacts come from the Roadway Network for WW. Preservation will be set out in the PUD zoning.

***Policy 1.3.1**: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.*

The central SLC open space area will include trails and preservation.

***Policy 1.3.4**: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the*

burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

The central open space area must be crossed by the Hancock Road extension, two other internal roadways and a portion of the Economic Development District.

***Objective 1.4: Parks Land Use Category**. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.*

There are 9 neighborhood parks, two community parks, over eight miles of trails all available to the public.

***Policy 1.4.1**: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).*

Understood.

Public Facilities/Institutional Land Use Category

***Objective 1.5: Public Facilities/Institutional Land Use Category**. The public facilities/institutional category is established for publicly-owned institutional parcels and privately owned, non-profit institutional parcels meeting threshold sizes established herein.*

A 15 acre school site is located in the heart of the community. It is adjacent to other civic uses and a community park.

***Policy 1.5.1**: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.*

A 15 acre school site is provided in the master plan.

***Policy 1.5.2**: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.*

There is a civic site next to the school and religious institutions will be permitted in the Economic Development District along with adult living facilities of various accommodation.

***Policy 1.5.3**: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.*

The school site is 15 acres.

Mixed-Use Land Use Categories

***Policy 1.7.2: Planned Development**. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.*

SLC is a master planned community within the density/intensity range of this Policy.

Future Land Use Designations Policies

***Objective 1.6: Residential Land Use Categories**. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.*

***Policy 1.6.1: Low-Density Residential**. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.*

The majority of the residential uses within SLC are below the 12 unit per acre maximum as an entitlement. There is the possibility of permitting residential uses at a density greater than 12 units per acre in the Economic Development District to allow a true mixed use employment center for SLC.

***Policy 1.6.2: Medium-Density Residential.** Areas delineated on the FLUM for medium density residential development shall accommodate a maximum density of up to eight units per acre. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments.*

The residential products mentioned in this policy may be included in the SLC community. Town Homes, condominiums and apartments would be limited to the Job Hub.

Policy 1.6.3: High-Density Residential*. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.*

As a PUD, the zoning will request the conditional use permit as a part of the approval. Also, the entire SLC is well below the 12 units per acre entitlement cap but individual parcels may exceed 12 units per acre. Additionally, as a PUD future conditional use permits will not be required for densities higher than eight units per acre within the Economic Development District as long as the total approved density is not increased.

Policy 1.6.4*: Performance standards for residential uses shall include, but are not limited to, the following:*

- *The land development regulations shall include performance standards for high density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient onsite/structured parking where applicable, and provide open space and recreation amenities.*
- *The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.*
- *Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.*
- *Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged. Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.*

These performance standards will be included in the PUD zoning and multi-family uses are limited to the Economic Development District.

Policy 1.8.2*: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.*

Adult living facilities such as those listed in this policy as well as other varieties of adult facilities are proposed in the Economic Development District of SLC. Aging in place is a valuable component of smart growth and a balanced community.

Objective 1.9: Commercial Land Use Category*. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.*

Policy 1.9.1*: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.*

The Economic Development District will include commercial, office, civic, multi-family and park(s) uses in a pedestrian friendly orientation. Permitted uses in the Economic Development District will include at a minimum:

Employment uses	Office	Warehouse	Distribution
Retail	Food and beverage	Hospitals	Schools
Medical facilities	Town homes	Apartments	Recreation
Hotel	Day care	Vehicle sales	Convenience stores
Senior living	Personal storage	Gasoline sales	Farmer's markets
Veterinarians	Manufacturing	Food processing	Personal services
Real estate offices	Travel agencies	Drug stores	Equipment repair
Liquor sales	Banks	Insurance brokers	Investment brokers
Dry cleaners	Spas and salons	Auto repair	Movie theaters
Bowling facilities	Arcades	Private clubs	Youth organizations
Libraries	Social services	Museums	Gardens
Religious facilities	Architecture/engineering	Accountants	Public safety
Post office	Wholesale trade	Shopping centers	Hardware store
Big box retail	Food stores	Bakeries	Furniture stores
Clothing stores	Appliance sales	Alcohol beverage sales	Book stores
Sporting good sales	Jewelry sales	Florists	Vehicle rentals

Policy 1.9.2*: The maximum intensity of commercial development shall be limited to 0.25 FAR. Residential development shall be limited to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit.*

The entitlements for SLC are below these intensities. Individual parcels may exceed these limits as provided for in the PUD.

Policy 1.9.3*: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.*

Hotels and hospitals are included in the permitted uses table of the PUD plan.

***Policy 1.9.4**: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.*

All forms of adult living facilities are included in the permitted use table of the PUD as a smart growth measure for aging in place.

Smart Growth Principles

***Objective 1.11: Smart Growth Principles**. New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's land development regulations prior to the next required Evaluation and Appraisal Report.*

***Policy 1.11.1**: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).*

SLC is designed as a pedestrian oriented community to provide for multi-modal transportation opportunities of walking, cycling and driving. Pedestrian friendly street design will be included in the PUD documents.

***Policy 1.11.2**: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.*

SLC has an interconnected street hierarchy with multiple street connections in addition to trail connections.

***Policy 1.11.3**: New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.*

The Economic Development District shall provide a mix of shops, offices, apartments and town homes.

***Policy 1.11.4**: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.*

To create a pedestrian friendly environment, the tenants of this policy will be included in the PUD documents.

Public facilities and Services

***Objective 1.12: Public Facilities and Services.** Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.*

***Policy 1.12.1**: The Lake-Sumter Metropolitan Planning Organization's transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines, Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City's transportation concurrency management system.*

Adequate public facilities will be provided by the developer for roads, water and sewer in association with the City and the County.

***Policy 1.12.2**: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.*

Sufficient capacities will be provided for public facilities in association with the City and the County.

***Policy 1.12.3**: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.*

SLC is requesting voluntary annexation into the City.

***Policy 1.12.5**: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.*

Parks, open space, school and fire station have been included in SLC.

***Policy 1.12.6**: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.*

SLC will participate in a Developer's Agreement for the provision of public facilities including framework roads, utility extensions and school capacity.

***Policy 1.12.7**: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.*

SLC will participate in right of way dedication.

Natural Resources

***Policy 1.13.2**: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.*

A PUD and Developer's Agreement will be companion documents to this future land use map amendment.

***Policy 1.13.3**: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.*

All land development regulations for potable water wellfields and environmentally sensitive land protection shall be met.

***Policy 1.13.4**: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.*

The Land Development Code will be included in PUD standards or the PUD shall set specific development standards using the proposed Neighborhood Design Guidelines.

***Policy 1.13.5**: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.*

The SLC master plan has used the natural topography in determining the drainage pattern for the community.

***Policy 1.13.6**: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.*

FEMA requirements will be met.

***Policy 1.13.7**: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.*

Green Swamp Area of Critical State Concern regulations shall be met should any development within SLC be in the green swamp area.

Plan Implementation

***Policy 1.16.3**: It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:*

- *active or passive recreation sites;*
- *landscaped buffers;*
- *protected natural resource lands;*
- *protected environmentally sensitive lands;*
- *areas devoted to drainage and stormwater retention;*
- *landscaping requirements;*
- *and minimum open space requirements for master-planned developments.*

All the principals of the Policy are included in the SLC master plan.

***Policy 1.16.5**: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.*

SLC has a street hierarchy of complete streets to allow multi-modal transportation options including on street and off street parking.

***Policy 1.16.6**: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.*

SLC is a mixed use, traditional development master plan with innovative site design emphasizing a pedestrian orientation, preservation of natural systems and a mix of land uses.

***Policy 1.16.7**: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the*

land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

SLC is surrounded on three sides by Conserve and Cemex. The fourth side is more heavily entitled than SLC.

Policy 1.16.8*: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:*

- *Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.*
- *Public middle and high schools may be sited in areas with a mix of land uses, including commercial.*
- *Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools.*
- *Ingress and egress should not create detrimental impacts on roads adjacent to the site.*
- *Approaches to the site should be safe for pedestrians, bicycles, cars and buses. Public utilities shall be available to the site.*

A 15 acre school site is provided in the heart of the community.

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____ FEE: _____

Project Name (if applicable): _____

Applicant: Shutts & Bowen

Contact Person: Daniel O'Keefe

Address: 300 S. Orange Ave., Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-835-6956 Fax: _____

E-Mail: dokeefe@shutts.com

OWNER: South Lake Crossings I LLC; South Lake Crossings III LLC

Address: PO Box 135

City: Windermere State: FL Zip: 34786

Phone: _____ Fax: _____

E-Mail: landminus@aol.com

General Location: 14811 Shell Pond Road; east of US 27/west of Five Mile Road

Legal Description (include copy of survey): please see attached

Property size (in acres or square feet): 743 acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: A (Lake County)

Existing Future Land Use: Wellness Way (Lake County)

Proposed Future Land Use: Master Planned Development

Type of development proposed: Mixed-use development

Proposed density (dwelling units/acre) or intensity: 2 du/ac (gross)

Proposed Zoning District: PUD

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).

please refer to the attached justification statement.

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

CLERMONT
Choice of Champions

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~LAKE~~: ORANGE

Before me, the undersigned authority personally appeared

Daniel O'Keefe, Shutts & Bowen, 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 Wellness Way (Lake County) to Master Planned Development 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.

Daniel T. O'Keefe
Affiant - Applicant Name (print)

X Dan O'Keefe
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by DANIEL T. O'KEEFE

or personally known by me this 31st day of OCTOBER, 2018.

X Terry E. Bissen
Notary Public, State of Florida at Large

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
TERRY E. BISSEN
MY COMMISSION # FF 980268
EXPIRES: May 22, 2020
Bonded Thru Budget Notary Services

CLERMONT
Choice of Champions

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jim Karr, South Lake Crossings I LLC/South Lake Crossings III LLC, 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 Wellness Way (Lake County) to Master Planned Development for the property legally described on the attachment of this application.

3. That the owner of said property has appointed Daniel O'Keefe 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.

Thomas J. Karr, Jr.
Affiant - Applicant Name (print)

X Thomas J. Karr Jr.
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 1st day of November, 2018.

ERIKA HUGHES
MY COMMISSION # FF 225019
EXPIRES: May 30, 2019
Bonded Thru Notary Public Underwriters

X
Notary Public, State of Florida at Large

My Commission Expires: 5/30/2019

INSTRUMENT#: 2011032528 OR BK 4020 PG 462 PAGES: 10 4/11/2011 9:55:15 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $86.50 DEED DOC:$17052.00

RETURN

Prepared By
And Return to:
Andrea J. Fowler, Esq.
The Rosenthal Law Firm, P.A.
4798 New Broad Street, Suite 310
Orlando, FL 32814

For Recording Purposes Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made and executed the 31st day of March, 2011, by **BRANCH BANKING AND TRUST COMPANY, successor in interest to Colonial Bank (formerly known as Colonial Bank, N.A.) by acquisition of assets from the FDIC as Receiver for Colonial Bank** ("Grantor"), whose post office address is 2501 20th Place South, Birmingham, Alabama 35223, in favor of **SOUTH LAKE CROSSINGS I, LLC, a Florida limited liability company** ("Grantee"), whose post office address is P.O. Box 135, Windermere, Florida 34786.

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land located in Lake County, Florida and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property") having the parcel identification numbers set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by or through Grantor, but against none other; and that the Property is free and clear of all encumbrances, except those set forth on Exhibit "C" attached hereto and incorporated herein by this reference, but reference thereto shall not serve to reimpose the same.

For Recording Purposes Only

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

BRANCH BANKING AND TRUST COMPANY, successor in interest to Colonial Bank (formerly known as Colonial Bank, N.A.) by acquisition of assets from the FDIC as Receiver for Colonial Bank

Print Name: Nathan Kennedy

Print Name: Sylvia Hancock

By: _____
Stanley E. Weir, Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

The foregoing general warranty deed was acknowledged before me this 30th day of March, 2011, by Stanley E. Weir, as Senior Vice President of Branch Banking and Trust Company, on behalf of the bank. He is personally known to me or has produced _____ as identification.

(Signature of Notary Public)
KATHARINA BIALKO
(Typed name of Notary Public)
Notary Public, State of Alabama
Commission No. & Expiration My Commission Expires July 22, 2011

For Recording Purposes Only

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL A

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 22, SAID EAST 1/4 CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1-1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE S89°36'30"W ALONG THE EAST-WEST CENTER SECTION LINE OF THE AFORESAID SECTION 21, 1287.60 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

For Recording Purposes Only

THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:

PARCEL 122 (FEE SIMPLE) :

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 123 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 124 (FEE SIMPLE):

THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:

PARCEL 129 (FEE SIMPLE):

THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:

PARCEL 130 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

AND:

PARCEL B

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID

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EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT LINE BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 1210.47 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER OF SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

NORTH PARCEL (CUT OUT PARCEL)

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT LINE BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 2498.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF AFORESAID SECTION 22; THENCE, DEPARTING SAID EAST-WEST CENTER OF

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SECTION LINE, N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 22, 1327.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22; THENCE DEPARTING SAID WEST LINE RUN S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARILY DESCRIBED AS:

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 22, SAID EAST 1/4 CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1-1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE

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N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 1327.85 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:

PARCEL 122 (FEE SIMPLE) :

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 123 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 124 (FEE SIMPLE):

THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:

PARCEL 129 (FEE SIMPLE):

THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:

PARCEL 130 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS DATED MAY 25, 2006 AND WHICH IS RECORDED ON JUNE 2, 2006 IN OFFICIAL RECORDS BOOK 3175, PAGE 997, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

For Recording Purposes Only

EXHIBIT "B"

PROPERTY PARCEL IDENTIFICATION NUMBERS

2223260001-000-00900
2223260003-000-00300
2223260003-000-00400
2223260004-000-00600

For Recording Purposes Only

EXHIBIT "C"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.

2. Blanket Right of Way Easement to Sumter Electric Cooperative, Inc., recorded November 4, 1968 in Book 369, Page 533.

3. Right of Way Easement to Sumter Electric Cooperative, Inc. recorded November 4, 1968 in Book 369, Page 538.

4. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 220.

5. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 222.

6. Utility Easement in favor of Orange County, Florida recorded August 27, 1985 in Book 849, Page 2156; and as subordinated by Subordination of Encumbrance to Property Rights to Orange County, Florida recorded August 27, 1985 in Book 849, Page 2162.

7. Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded October 9, 1985 in Book 854, Page 1026.

8. Pipeline Easement in favor of Orange County in Stipulated Final Judgment recorded August 30, 1984 in Book 816, Page 2115.

9. Permanent Utility Easement and Permanent Drainage Easement in favor of Orange County in Order of Taking recorded July 8, 1986 in Book 845, Page 567; and Stipulated Final Judgment recorded August 29, 1985 in Book 850, Page 506.

10. Access right with respect to the fee interest to that certain compound created by virtue of Taking recorded July 8, 1986 in Book 845, Page 567; and Stipulated Final Judgment recorded August 29, 1985 in Book 850, Page 506.

11. Utility Easement in favor of Orange County recorded September 3, 1985 in Book 851, Page 1456.

For Recording Purposes Only

12. Utility Easement in Stipulated Final Judgment styled Orange County, Florida vs. Gator Pool, Inc., et. al. under Case Number 86-2279-CA-N, recorded October 27, 1988 in Book 985, Page 1724.

13. Obligations contained in Declaration of Easements and Agreement Regarding Road and Utility Improvements recorded June 2, 2006 in Book 3175, Page 997.

14. Agreement for the Delivery and Use of Reclaimed Irrigation Water with Orange County and Amendment Number 1 to Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded October 9, 1985 in Book 854, Page 865; Partial Release of Rights Under Agreement for Delivery and Use of Reclaimed Irrigation Water recorded March 7, 1994 in Book 1280, Page 1674; Acknowledgment of Assignment of Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded December 17, 1997 in Book 1569, Page 1174; and Acknowledgment of Assignment of Agreement by Floribra U.S.A., Inc. recorded May 19, 1999 in Book 1717, Page 2045.

South Lake Crossings

Legal Description:

Parcel 1:

Parcel A

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence N89°16'46"E, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence S88°49'23"E along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue S88°49'23"E along said north line, 1976.14 feet; thence S88°49'23"E along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence S00°20’55"W along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence S89°00'54"E along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66’ wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence S00°19'09"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of N89°12'24"W, from a 5/8" iron rod and cap #PLS4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence S00°27'16"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of N89°12'03"W from a 4"x4" concrete monument #RLSL993 found at the northeast corner of said northeast ¼ of section 27, thence N89°12'03"W along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence N89°32'30"W along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of S89°32'30”E from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence N00°23'38"E along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence N89°12'24"W, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence S89°36'30"W along the east-west center section line of the aforesaid section 21, 1287.60 feet; thence, departing said east-west center section line, N00°00'00"E, 456.14 feet; thence N55°49'12"E, 1567.27 feet to an iron rod with cap #LB68 set at the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence S89°00'54"E along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, N00°00'00"W, 1325.72 feet to the point of beginning.

Less and except therefrom: those parcels described in Official Records Book 849, page 2162; Parcel 122 (fee simple); the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple): the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple): the northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567;

Parcel 129 (fee simple): the westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple): the northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

and:

Parcel b

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16’46"e along the north line of said northeast ¼, 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 1210.47 feet; thence, departing said east-west center of section line, n00°00'00"e, 456.14 feet; thence n55°49'12"e, 1567.27 feet to the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼,

679.40 feet; thence, departing said north line, n00°00'00" w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Less and except

North Parcel (Cut Out Parcel)

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4 " iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast ¼, 518.50 feet to the east right- of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a “specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼ , run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13' 52"w, 181.39 feet; s09°21'18" w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of si5°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Being more particularly described as:

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows;

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence s88°49'23"e along the north line of the northwest ¼ of

the aforesaid section 22, 670.44 feet to the point of beginning; thence continue s88°49'23"e along said north line, 1976.14 feet; thence s88°49'23"e along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence s00°20'55"w along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence s89°00'54"e along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence s00°19'09"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of n89°12'24"w, from a 5/8" iron rod and cap #pls4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence s00°27'16"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of n89°12'03"w from a 4"x4" concrete monument #rlsl993 found at the northeast corner of said northeast ¼ of section 27, thence n89°12'03"w along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence n89°32'30"w along the north line of said northwest ¼ , 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of s89°32'30"e from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence n00°23'38"e along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence n89°12'24"w, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of the aforesaid section 22, 1327.85 feet to an iron rod with cap #lb68 set at the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00’00"w, 1325.72 feet to the point of beginning.

Less and except therefrom;

Those parcels described in Official Records Book 849, page 2162;

Parcel 122 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple):

The northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567:

Parcel 129 (fee simple):

The westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast ¼ of the southeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that Parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple):

The northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast ¼ of the northeast ¼ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, all in the Public Records of Lake County, Florida.

Parcel 2:

The land referred to herein below is situated in the County of Lake, state of Florida, and is described as follows:

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. Mcintosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. Mcintosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼, run the following fourteen (14) courses and distances along said east right-of-way line; s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03" w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22"w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east

right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼ , 679.40 feet; thence, departing said north line, n00°00’00”w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670. 44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼ , 2134.70 feet to the point of beginning.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, and that certain declaration of easement and agreement regarding Road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 1023, all in the Public Records of Lake County, Florida.

Contains 743.00 acres more or less.

SOUTH LAKE CROSSINGS
AREA MAP
City of Clermont ■ Florida

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2018 VHB

DATE: October 30, 2018
PROJECT NUMBER: 63302.00
FILE PATH: \\vhb\proj\Orlando\63302.00 Lennar-Wellness Way\graphics\BOARDS\11x17 Exhibits for Shell Pond Rd North\Exhibits 8.5x11

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL A

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1–1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT–OF–WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT–OF–WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT–OF–WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 22, SAID EAST 1/4 CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT–OF–WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT–OF–WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT–OF–WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1–1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE S89°36'30"W ALONG THE EAST–WEST CENTER SECTION LINE OF THE AFORESAID SECTION 21, 1287.60 FEET; THENCE, DEPARTING SAID EAST–WEST CENTER SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THEREFROM: THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:
PARCEL 122 (FEE SIMPLE) : THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.
PARCEL 123 (FEE SIMPLE): THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.
PARCEL 124 (FEE SIMPLE): THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.
ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:
PARCEL 129 (FEE SIMPLE): THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.
ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:
PARCEL 130 (FEE SIMPLE): THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

AND:

PARCEL B

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1–1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 518.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT–OF–WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02–203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT–OF–WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON–TANGENT LINE BEING THE EAST–WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT–OF–WAY LINE, N89°36'30"E ALONG SAID EAST–WEST CENTER OF SECTION LINE 1210.47 FEET; THENCE, DEPARTING SAID EAST–WEST CENTER OF SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

NORTH PARCEL (CUT OUT PARCEL)

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1–1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 518.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT–OF–WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02–203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT–OF–WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON–TANGENT LINE BEING THE EAST–WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT–OF–WAY LINE, N89°36'30"E ALONG SAID EAST–WEST CENTER OF SECTION LINE 2498.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF AFORESAID SECTION 22; THENCE, DEPARTING SAID EAST–WEST CENTER OF SECTION LINE, N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 22, 1327.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22; THENCE DEPARTING SAID WEST LINE RUN S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

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LEGAL DESCRIPTION: (CONT.)

BEING MORE PARTICULARLY DESCRIBED AS:

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1–1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER
RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT–OF–WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT–OF–WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT–OF–WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 22, SAID EAST 1/4 CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT–OF–WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT–OF–WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT–OF–WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1–1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 1327.85 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:

PARCEL 122 (FEE SIMPLE) :

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 123 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 124 (FEE SIMPLE):

THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:

PARCEL 129 (FEE SIMPLE) :

THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:

PARCEL 130 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

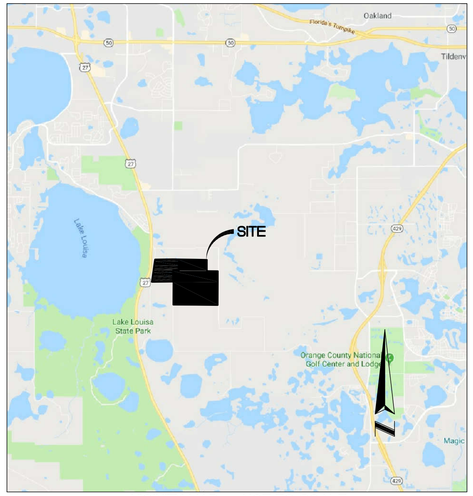
TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS DATED MAY 25, 2006 AND WHICH IS RECORDED ON JUNE 2, 2006 IN OFFICIAL RECORDS BOOK 3175, PAGE 997, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCE AT A 1–1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST 518.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT–OF–WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02–203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT–OF–WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S 15°39'01" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON–TANGENT LINE BEING THE EAST–WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT–OF–WAY LINE, N89°36'30"E ALONG SAID EAST–WEST CENTER OF SECTION LINE 2498.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 22; THENCE, DEPARTING SAID EAST–WEST CENTER OF SECTION LINE, N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, 1327.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE DEPARTING SAID WEST LINE RUN S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS DATED MAY 25, 2006 AND WHICH IS RECORDED ON JUNE 2, 2006 IN OFFICIAL RECORDS BOOK 3175, PAGE 997, AND THAT CERTAIN DECLARATION OF EASEMENT AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS DATED MAY 25, 2006 AND WHICH IS RECORDED ON JUNE 2, 2006 IN OFFICIAL RECORDS BOOK 3175, PAGE 1023, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINS 743.00 ACRES MORE OR LESS.



VICINITY MAP NOT TO SCALE

CERTIFIED TO:
LENNAR HOMES, LLC,
SOUTH LAKE CROSSINGS I, LLC
SOUTH LAKE CROSSINGS III, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
SHUTTS & BOWEN, LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11 AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 23, 2018.

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633 DATE

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA * 34787
(407) 654–5355/(407)654–5356 FAX

ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY

OF

PORTIONS OF

SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

DATE	REVISIONS

JOB #	20180429
DATE:	7/23/2018
SCALE:	1" = 300 FEET
CALC BY:	JLR
FIELD BY:	GJ/BS
DRAWN BY:	PJR/DY
CHECKED BY:	JLR

SURVEYOR'S NOTES ON TITLE INSURANCE COMMITMENT

9. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED APRIL 26, 1965 IN BOOK 285, PAGE 317. (AS TO PARCELS 1 AND 2) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

10. BLANKET RIGHT OF WAY EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 4, 1968 IN BOOK 369, PAGE 533. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

11. RIGHT OF WAY EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED NOVEMBER 4, 1968 IN BOOK 369, PAGE 538. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

12. PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA, RECORDED AUGUST 8, 1984 IN BOOK 815, PAGE 220. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

13. PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA, RECORDED AUGUST 8, 1984 IN BOOK 815, PAGE 222. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

14. PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY IN STIPULATED FINAL JUDGMENT RECORDED AUGUST 30, 1984 IN BOOK 816, PAGE 2115. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

15. PERMANENT UTILITY EASEMENT AND PERMANENT DRAINAGE EASEMENT IN FAVOR OF ORANGE COUNTY IN ORDER OF TAKING RECORDED JULY 8, 1985 IN BOOK 845, PAGE 567; AND STIPULATED FINAL JUDGMENT RECORDED AUGUST 29, 1985 IN BOOK 850, PAGE 506. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

16. ACCESS RIGHT WITH RESPECT TO THE FEE INTEREST TO THAT CERTAIN COMPOUND CREATED BY VIRTUE OF TAKING RECORDED JULY 8, 1985 IN BOOK 845, PAGE 567; AND STIPULATED FINAL JUDGMENT RECORDED AUGUST 29, 1985 IN BOOK 850, PAGE 506. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY

17. UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA RECORDED AUGUST 27, 1985 IN BOOK 849, PAGE 2156; AS SUBORDINATED BY SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY, FLORIDA RECORDED AUGUST 27, 1985 IN BOOK 849, PAGE 2162. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY

18. UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY RECORDED SEPTEMBER 13, 1985 IN BOOK 851, PAGE 1456. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY

19. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER WITH ORANGE COUNTY AND AMENDMENT NUMBER 1 TO AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 9, 1985 IN BOOK 854, PAGE 865; PARTIAL RELEASE OF RIGHTS UNDER AGREEMENT FOR DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED MARCH 7, 1994 IN BOOK 1280, PAGE 1674; ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED DECEMBER 17, 1997 IN BOOK 1569, PAGE 1174; AND ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT BY FLORIBRA U.S.A., INC., RECORDED MAY 19, 1999 IN BOOK 1717, PAGE 2045. (AS TO PARCELS 1 & 2) AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND THE LIMITS OF THE BLANKET EASEMENT IS PLOTTED ON THE FACE OF THIS SURVEY.

20. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 9, 1985 IN BOOK 854, PAGE 1026. (AS TO PARCEL 1) AFFECTS SECTION 22 OF SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE FACE OF THIS SURVEY.

21. UTILITY EASEMENT IN STIPULATED FINAL JUDGMENT STYLED ORANGE COUNTY, FLORIDA VS. GATOR POOL, INC., ET. AL. UNDER CASE NUMBER 86-2279-CA-N, RECORDED OCTOBER 27, 1988 IN BOOK 985, PAGE 1724. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.

22. OBLIGATIONS CONTAINED IN DECLARATION OF EASEMENTS AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS RECORDED JUNE 2, 2006 IN BOOK 3175, PAGE 997. (AS TO PARCELS 1 AND 2) BENEFITS SUBJECT PROPERTY IS BLANKET IN NATURE AND, WHERE DESCRIPTION PERMITS, IS PLOTTED ON THE FACE OF THIS SURVEY.

23. CONDITIONAL USE PERMIT #859-3 DATED AUGUST 4, 1983 GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, TO HI ACRES, INC. AS CITED IN SPECIAL WARRANTY DEED RECORDED JUNE 2, 2006 IN BOOK 3175, PAGE 1019. (AS TO PARCELS 1 AND 2) AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.

24. CONDITIONS AND OBLIGATIONS CONTAINED IN DECLARATION OF EASEMENTS AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS RECORDED JUNE 2, 2006 IN BOOK 3175, PAGE 1023. (AS TO PARCELS 1 AND 2) BENEFITS SUBJECT PROPERTY IS BLANKET IN NATURE AND, WHERE DESCRIPTION PERMITS, IS PLOTTED ON THE FACE OF THIS SURVEY.

25. TERMS AND CONDITIONS OF THAT CERTAIN SETTLEMENT AGREEMENT BY AND BETWEEN CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, LAKE LOUISA, LLC, LAKE COUNTY, FLORIDA A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; SOUTH LAKE CROSSINGS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CATHERINE E. ROSS GROVES, INC., A FLORIDA CORPORATION; CLONTS GROVES, INC., A FLORIDA CORPORATION AND CRA-MAR GROVES, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 22, 2017 IN BOOK 5030, PAGE 1620. AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE FACE OF THIS SURVEY.

26. TERMS AND CONDITIONS OF MCUP APPLICATION; LAKE COUNTY "PLANNING HORIZON 2030" COMPREHENSIVE PLAN; DEVELOPMENT AGREEMENT AND IMPACT FEE CREDITS AGREEMENT AS EVIDENCED BY THAT CERTAIN SETTLEMENT AGREEMENT BY AND BETWEEN CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, LAKE LOUISA, LLC, LAKE COUNTY, FLORIDA A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; SOUTH LAKE CROSSINGS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CATHERINE E. ROSS GROVES, INC., A FLORIDA CORPORATION; CLONTS GROVES, INC., A FLORIDA CORPORATION AND CRA-MAR GROVES, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 22, 2017 IN BOOK 5030, PAGE 1620. AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE FACE OF THIS SURVEY.

LINE TABLE

LINE	LENGTH	BEARING
L1	226.88'	S09°07'38"W
L2	483.61'	S08°14'05"W
L3	111.11'	S08°51'03"W
L4	235.08'	S08°15'58"W
L5	73.87'	S07°40'42"W
L6	120.18'	S08°15'45"W
L7	293.65'	S08°15'35"W
L8	391.90'	S07°52'00"W
L9	126.07'	S08°15'41"W
L10	181.39'	S09°13'52"W
L11	192.16'	S09°21'18"W
L12	191.95'	S08°48'22"W
L13	16.87'	S10°07'14"W
L14	35.00'	S89°32'30"E
L15	50.00'	S00°23'38"W
L16	35.00'	N89°32'30"W
L17	50.00'	N00°23'38"E
L18	30.00'	N89°32'30"W
L19	20.00'	N00°23'38"E
L20	30.00'	S89°32'30"E
L21	20.00'	S00°23'38"W
L22	50.00'	N00°23'38"E
L23	35.00'	S89°12'03"E
L24	50.00'	S00°23'38"W
L25	35.00'	N89°12'03"W
L26	50.00'	N00°27'16"E
L27	35.00'	S89°12'03"E
L28	50.00'	S00°27'16"W
L29	35.00'	N89°12'03"W
L30	50.00'	N00°19'09"E
L31	35.00'	S89°12'33"E
L32	50.00'	S00°19'09"W
L33	35.00'	N89°12'33"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	36.00'	32.38'	31.30'	S 15°39'01" E	51°32'31"

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST AS BEING SOUTH 88°49'23" EAST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-3993584, EFFECTIVE DATE: APRIL 26, 2018 AT 08:00 A.M., REVISED JUNE 14, 2018.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AND ZONE A, FLOOD ELEVATION NOT DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0675E, MAP REVISED 12/18/2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LAST DATE IN FIELD: 7/23/2018

WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.

THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES.

THERE ARE NO ADDRESSES POSTED.

THERE IS NO OBSERVED EVIDENCE OF CEMETERIES AND BURIAL GROUNDS ON THE PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

WETLANDS DEPICTED HEREON WERE DIGITZED FROM AERIAL IMAGERY AND NOT FIELD LOCATED

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA * 34787
(407) 654-5355/(407)654-5356 FAX

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
OF
PORTIONS OF
SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

DATE	REVISIONS

JOB # 20180429
DATE: 7/23/2018
SCALE: 1" = 300 FEET
CALC BY: JLR
FIELD BY: GJ/BS
DRAWN BY: PJR/DY
CHECKED BY: JLR

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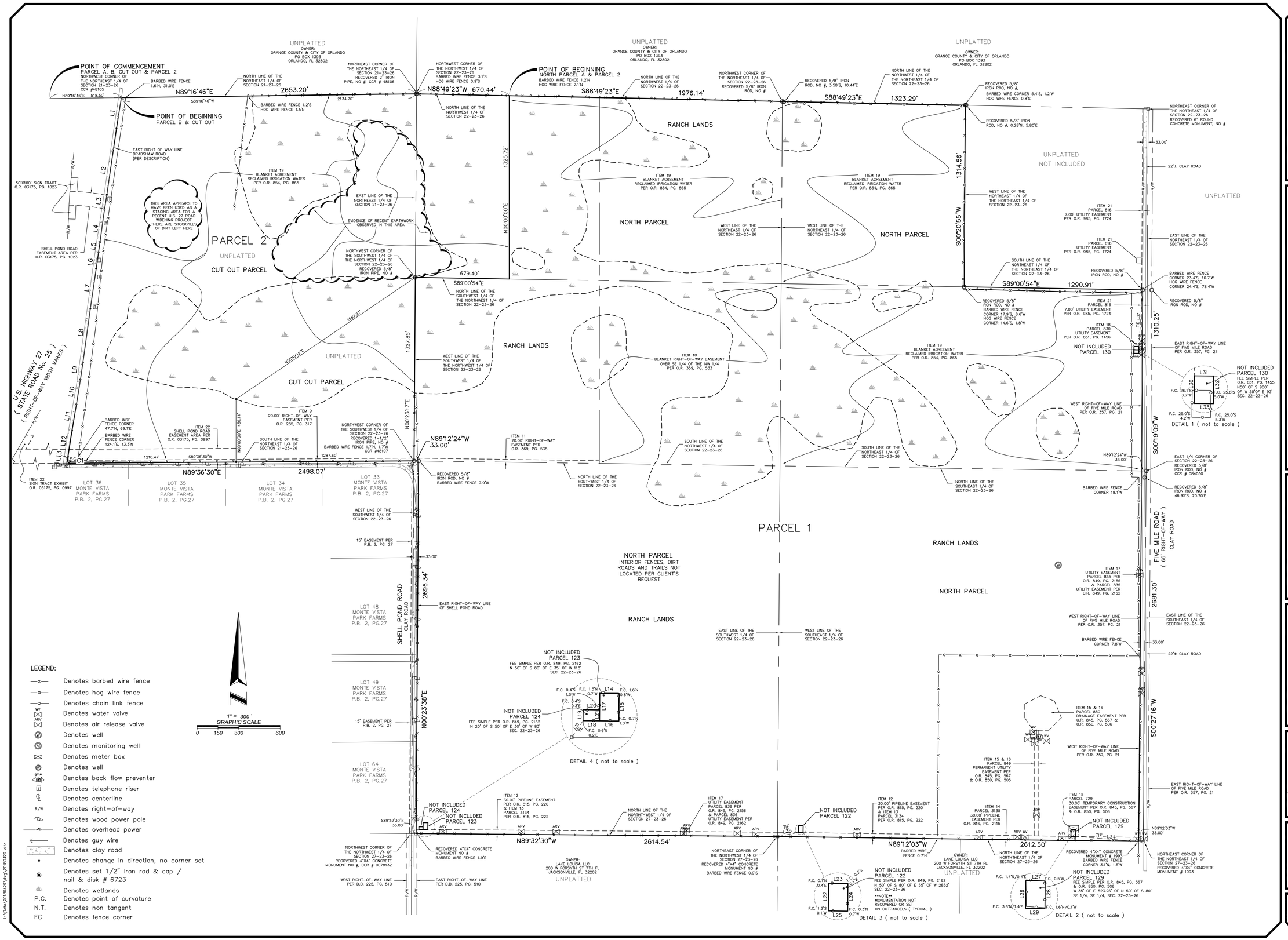

LEGEND:

- Denotes barbed wire fence
- Denotes hog wire fence
- Denotes chain link fence
- WV Denotes water valve
- ARV Denotes air release valve
- Denotes well
- Denotes monitoring well
- Denotes meter box
- Denotes well
- Denotes back flow preventer
- Denotes telephone riser
- Denotes centerline
- R/W Denotes right-of-way
- Denotes wood power pole
- Denotes overhead power
- Denotes guy wire
- Denotes clay road
- Denotes change in direction, no corner set
- Denotes set 1/2" iron rod & cap / nail & disk # 6723
- Denotes wetlands
- P.C. Denotes point of curvature
- N.T. Denotes non tangent
- FC Denotes fence corner

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(407) 654-5355/(407)654-5356 FAX

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
OF
PORTIONS OF
SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST
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DATE	REVISIONS

JOB # 20180429
DATE: 7/23/2018
SCALE: 1" = 300 FEET
CALC BY: JLR
FIELD BY: GJ/BS
DRAWN BY: PJR/DY
CHECKED BY: JLR

SHEET 3 OF 3

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720-6834

KEVIN J. THIBAULT.
SECRETARY

May 24, 2019

Curt Henschel
Development Services Director
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

SUBJECT: **TRAFFIC IMPACT STUDY**
LOCAL GOVERNMENT: **CITY OF CLERMONT**
PROJECT: **SOUTH LAKE CROSSINGS PUD**

Dear Mr. Henschel,

The Department of Transportation has completed its review of the South Lake Crossings Planned Unit Development (PUD) Traffic Impact Study (TIS) dated April 23, 2019 and received by the Department on May 6, 2019.

We appreciate the opportunity to participate in this review process. The Department requests continued coordination, and copies of all transportation related documents associated with South Lake Crossings PUD as the project continues to progress, and any documents submitted or produced in association with any updates or changes made to any submittals regarding traffic impacts to the State highway system and SIS facilities.

If you have any questions, you may contact Tina Williamson at 386-943-5150 or by email at Tina.Williamson@dot.state.fl.us.

Sincerely,

Jean Parlow
Growth Management Coordinator

Attachment

C: Tim McClendon, Lake County
D. Ray Eubanks, DEO
Sherry Spiers, DEO
Kellie Smith, FDOT
Jennifer Carver, FDOT
Fred Milch, ECFRPC

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

Date Amendment Received FDOT: 05/06/2019

Today's Date: 05/24/2019

GENERAL BACKGROUND INFORMATION

The South Lake Crossings Planned Unit Development (PUD) is proposed on currently vacant land within Lake County and is proposed to be annexed into the City of Clermont. The property is approximately 735.8 acres in size and is generally located east of North Bradshaw Road and Schofield Road, south of Conserv II property, west of Five Mile Road, and north of the Clonts/Olympus property and undeveloped property. The proposed development will occur in two phase. In 2025, the first phase will contain single-family units, townhomes, a K-8 Charter School, and 100,000 square feet (s.f.) of retail. The second phase, to be completed by 2028, will include an additional 200,000 s.f. of retail, for a total of 300,000 s.f., and 500,000 s.f. of office use. This proposed development program is highlighted in the table below:

Table 1: Proposed Development by Phase and Land Use

Phase	Single Family	Townhomes	Commercial	Office	School
1 (2025)	1,500	300	100,000	-	625
2 (2028)	-	-	200,000	500,000	-
Total	1,550	300	300,000	500,000	625

South Lake Crossings is located within the Wellness Way Urban Service Area (WWUSA). The proposed roadway network was agreed upon by the City of Clermont, Lake County, and the Lake-Sumter MPO (LSMPO). Access to the development is dependent on the future development of Wellness Way Road from US 27 to the Orange County Line, and the Hancock Road Extension from Hartwood Marsh Road to Wellness Way. The location map of the development showing the proposed roadway network is provided in Figure 1.

FDOT Contact: Tina Williamson
In-house Consultant
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SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government:	City of Clermont
DEO Amendment #:	N/A
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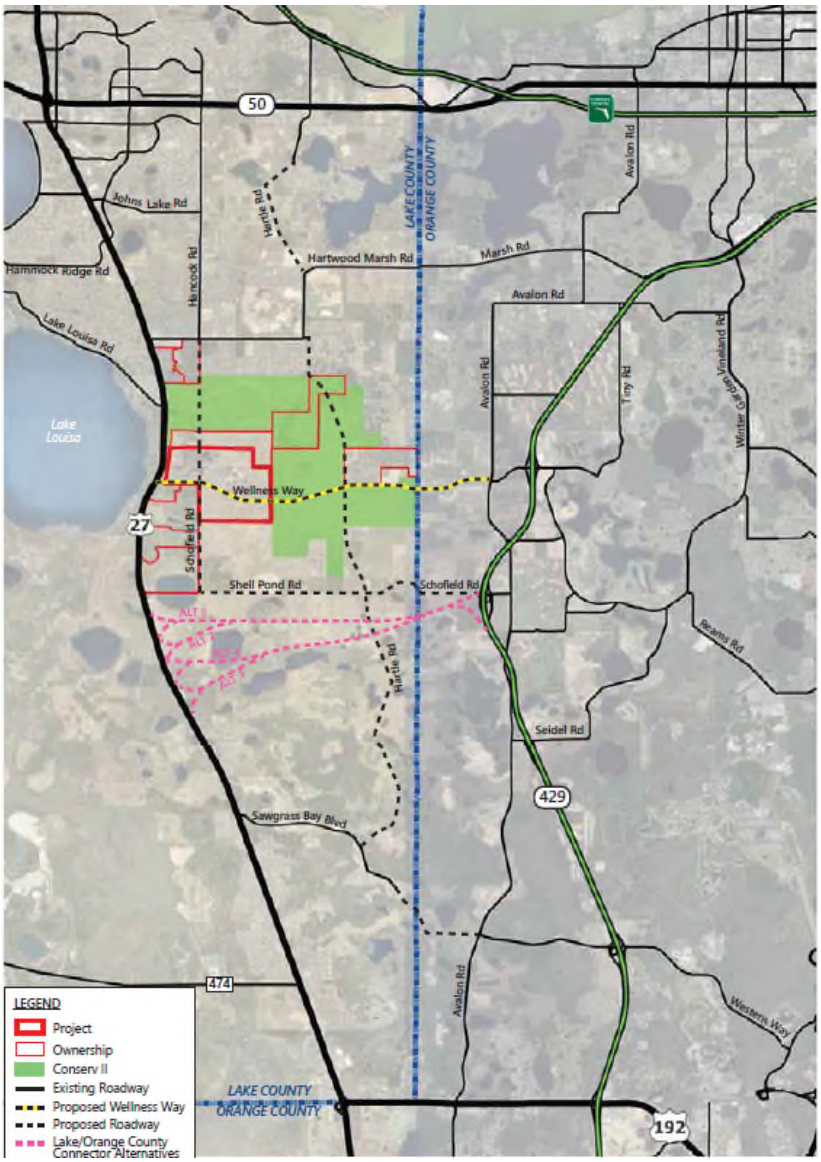
Today's Date:	05/24/2019

Figure 1: Location Map



FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI HDR, Inc.
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E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
File:	H:\Deland\Development\PLEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx		

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

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The trip generation analysis provided by the applicant represents the development in two phases and is provided in Table 2 below:

Table 2: Trip Generation Analysis prior to Internal Capture and Pass By Trips

Land Use	ITE Land Use Code	Proposed Development		PM Peak Hour Trips
Phase 1 (2025)				
Single Family	210	1,550	d.u.	1,535
Townhomes	220	300	d.u.	168
Charter School (K-8)	537	625	Students	88
Shopping Center	820	100,000	s.f.	543
			Total Trips	2,334
Buildout (2028)				
Single Family	210	1,550	d.u.	1,535
Townhomes	220	300	d.u.	168
Charter School (K-8)	537	625	Students	88
General Office	710	500,000	s.f.	575
Shopping Center	820	300,000	s.f.	1,225
			Total Trips	3,591

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units; s.f. = square feet

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

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Internal capture and pass by trip assumptions were provided by the applicant for the office, retail uses and residential land uses, based on the NCHRP 684 Estimation Tool developed by Texas A&M Transportation Institute, Version 2013.1. The applicant limited the pass by traffic to 25% for Phase 1 and 20.5% for full buildout, based on LSMPO Traffic Impact Study (TIS) Methodology guidelines. Table 3 below shows the new net external PM Peak Hour trips after the internal capture and pass by trips were applied.

Table 3: PM Peak Hour Analysis with Internal Capture and Pass By Trips

Land Use	PM Peak Hour	Internal Capture		Pass By		New Net External
	Trips	Percent	Trips	Percent	Trips	Total Trips
Phase 1 (2025)						
Single Family	1,535	1.4%	22	0%	-	1,513
Townhomes	168	2.4%	4	0%	-	164
Charter School (K-8)	88	9%	8	0%	-	80
Shopping Center	543	13.4%	73	25%	118	352
Total	2,334		107		118	2,109
Buildout (2028)						
Single Family	1,535	5%	76	0%	-	1,459
Townhomes	168	4.7%	8	0%	-	160
Charter School (K-8)	88	9%	8	0%	-	80
General Office	575	10%	57	0%	-	518
Shopping Center	1,225	14.6%	179	20.5%	214	832
Total	3,591		328		214	3,049

Source: Internal Capture based on NCHRP 684 Estimation Tool developed by Texas A&M Transportation Institute, Version 2013.1

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

Date Amendment Received FDOT: 05/06/2019

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Table 4 provides the resulting PM Peak Hour trips from the proposed development:

Table 4: Trip Generation Analysis subsequent to Internal Capture and Pass By Trips

Land Use	ITE Land Use Code	Proposed Development		PM Peak Hour Trips
Phase 1 (2025)				
Single Family	210	1,550	d.u.	1,513
Townhomes	220	300	d.u.	164
Charter School (K-8)	537	625	Students	80
Shopping Center	820	100,000	s.f.	352
			Total Trips	2,109
Buildout (2028)				
Single Family	210	1,550	d.u.	1,459
Townhomes	220	300	d.u.	160
Charter School (K-8)	537	625	Students	80
General Office	710	500,000	s.f.	518
Shopping Center	820	300,000	s.f.	832
			Total Trips	3,049

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units; s.f. = square feet

Tables 5 and 6 analyze the project trips anticipated to be distributed onto US 27 from Citrus Tower to US 192. Project distribution was determined by the Central Florida Regional Planning Model (CFRPM) provided by Lake County as part of the CR 45/Hartle Road PD&E Study (model files were provided as PDF in the application).

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

Date Amendment Received FDOT: 05/06/2019

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Table 5: US 27 Analysis Phase 1 (2025) Scenario

Roadway	Segment	Max Service Vol	Total Background & Project Trips		LOS	Exceed Adopted LOS?	Total Background & Project Trips		LOS	Exceed Adopted LOS?
			NB/EB	SB/WB			NB/EB	SB/WB		
			Without CFX Lake/Orange Connector				With CFX Lake/Orange Connector			
US 27	Citrus Tower Blvd to Hook St	2,940	1,675	2,000	C	N	2,046	2,439	C	N
	Hook St to Johns Lake Rd	2,940	1,952	2,341	C	N	1,949	2,337	C	N
	Johns Lake Rd to Hartwood Marsh Rd	2,940	2,129	1,880	C	N	2,332	2,053	C	N
	Hartwood Marsh Rd to Lake Louisa Rd	2,940	1,494	1,815	C	N	1,514	1,837	C	N
	Lake Louisa Rd to Wellness Way	2,940	2,292	2,055	C	N	2,203	1,980	C	N
	Wellness Way to E-W Connector	2,940	2,144	1,774	C	N	2,141	1,771	C	N
	E-W Connector to Boggy Creek Marsh Rd	2,940	2,059	1,708	C	N	2,095	1,737	C	N
	Boggy Creek Marsh Rd to CR 474	2,940	1,755	2,001	C	N	1,780	2,030	C	N
	CR 474 to US 192	2,940	2,184	2,522	C	N	2,111	2,435	C	N

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SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

Date Amendment Received FDOT: 05/06/2019

Today's Date: 05/24/2019

Table 6: US 27 Analysis Phase 2 (2028) Scenario

Roadway	Segment	Max Service Vol	Total Background & Project Trips		LOS	Exceed Adopted LOS?	Total Background & Project Trips		LOS	Exceed Adopted LOS?
			NB/EB	SB/WB			NB/EB	SB/WB		
			Without CFX Lake/Orange Connector				With CFX Lake/Orange Connector			
US 27	Citrus Tower Blvd to Hook St	2,940	1,907	2,236	C	N	1,927	2,260	C	N
	Hook St to Johns Lake Rd	2,940	2,157	2,516	C	N	2,097	2,443	C	N
	Johns Lake Rd to Hartwood Marsh Rd	2,940	2,405	2,068	C	N	2,344	2,015	C	N
	Hartwood Marsh Rd to Lake Louisa Rd	2,940	1,784	2,054	C	N	1,759	2,026	C	N
	Lake Louisa Rd to Wellness Way	2,940	2,503	2,166	C	N	2,512	2,173	C	N
	Wellness Way to E-W Connector	2,940	2,422	2,097	C	N	2,356	2,039	C	N
	E-W Connector to Boggy Creek Marsh Rd	2,940	2,335	2,018	C	N	2,310	1,994	C	N
	Boggy Creek Marsh Rd to CR 474	2,940	2,027	2,361	C	N	1,927	2,246	C	N
	CR 474 to US 192	2,940	2,386	2,792	C	N	2,233	2,613	C	N

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SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government:	City of Clermont
DEO Amendment #:	N/A
Date Amendment Received FDOT:	05/06/2019
Today's Date:	05/24/2019

Technical Analysis:

The reviewer replicated the PM Peak Hour trip generation analysis using the online ITE Trip Generation Manual 10th Edition and found all calculations accurate. According to the analysis, the proposed development will not have significant impacts to the state highway facility. US 27 will operate at a LOS C and will not exceed the adopted LOS Standard.

US 27/SR 25 is a SIS facility from Florida's Turnpike in the southern Leesburg area south into Polk County, and serves as a north-south spine for the Florida peninsula. US 27 in the City of Clermont is a constrained six-lane roadway with no additional capacity improvements planned or expected. The local roadway network is expected to augment US 27 by supporting local north-south traffic parallel to US 27 and connecting the development to surrounding land uses north, south, and east of the site. If the local roadway network is not developed as proposed, then it will result in significant impacts to US 27 and other state highway facilities and SIS connectors in the area.

The Department requests copies of all transportation related documents associated with South Lake Crossings as the project continues to progress, and any documents submitted or produced in association with any updates or changes made to any submittals regarding traffic impacts to the State highway system and SIS facilities.

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI HDR, Inc.
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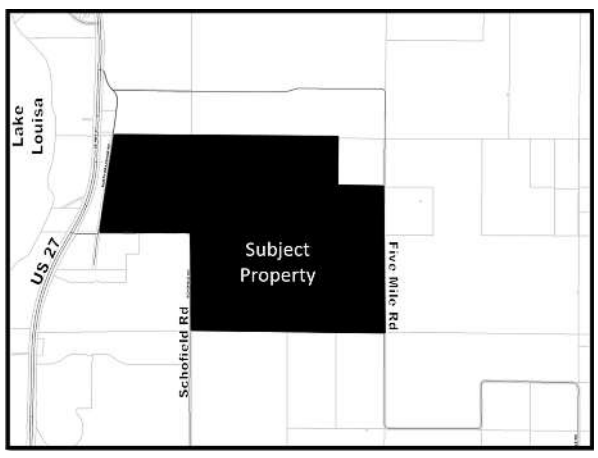
E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
File:	H:\Deland\Development\PLEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx		

CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-05

The City of Clermont will hold public hearings on Tuesday, July 2, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, July 9, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Wellness Way to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, September 24, 2019 (final hearing) 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:
1.75 miles south of Hartwood Marsh Road, East US 27
Alternate Keys 3777485, 1028477, 1594529, 1412315, 3853225, 3853226, 3777484

Ordinance #2019-05:
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. 3 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

D048697 - June 17 & September 9, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048697 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
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PROOF CREATED AT: 6/10/2019 8:16:20 AM
NEXT RUN DATE: 06/17/19
PROOF DUE: 06/14/19 12:59:55

CITY OF CLERMONT

AGENDA ITEM

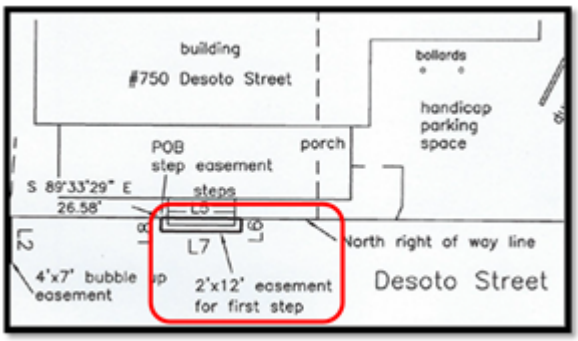
Meeting Date
Tuesday, July 9, 2019

Agenda Item Name
Ordinance No. 2019-34 *Introduction* *Vacation Request*

Requested Action
Recommend introduction of Ordinance 2019-34.

Staff Report

The applicant, Darren Johnson, is requesting the vacation of 24 square feet within the Desoto Street right-of-way. The 2 feet by 12 feet strip is the area surrounding the first step going into a new building, Clermont Brewing Company, located at 750 Desoto Street. A final survey revealed the steps to the new building were erroneously placed within the Desoto Street right-of-way. If the applicant removes the first step out of the right-of-way, then this access point would not meet building code and would have to be closed.



In an effort to properly address the situation, the most effective way is to vacate this portion of right-of-way. Staff has no evidence that abandoning and permanently closing this 2 feet by 12 feet section of right-of-way will interfere with any further City objective. Staff recommends approval of Ordinance 2019-34 for the right-of-way vacation request.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2019-34 CBC ROW Ordinance	2019-34 CBC ROW Ordinance.doc
2.	Sketch-legal-bubble-up-and-first-step-06-13-19	Sketch-legal-bubble-up-and-first-step-06-13-19.pdf

3.	Exhibits	Exhibits.pdf
4.	CBC ROW Application	CBC ROW Application.pdf
5.	ORDINANCE NO 2019-34 ROW Legal Ad	ORDINANCE NO 2019-34 ROW Legal Ad.pdf

CITY OF CLERMONT

ORDINANCE NO. 2019-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A PORTION OF DESOTO STREET AS SHOWN IN THE OFFICIAL MAP OF THE CITY OF CLERMONT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, PUBLICATION AND FOR AN EFFECTIVE DATE.

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

SECTION 1.

That any and all portions, closing and permanently abandoning a portion of Eleventh Street of the following described boundary:

LEGAL DESCRIPTION

Commence at the Southwest corner of Lot 12, Block 81, OFFICIAL MAP OF THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida, thence run S 89°33'29" E along the South line of said Lot 12, also being the North right of way line of Desoto Street, for a distance of 26.58 feet to the POINT OF BEGINNING; thence run S 89°33'29" E along the South line of said Lot 12, also being the North right of way line of Desoto Street, for a distance of 12.00 feet; thence leaving said South line of Lot 12 and the North right of way line of Desoto Street run S 00°26'31" W for a distance of 2.00 feet; thence run N 89°33'29" W for a distance of 12.00 feet; thence run N 00°26'31" E for a distance of 2.00 feet to the Point of Beginning.

SECTION 2.

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3.

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.

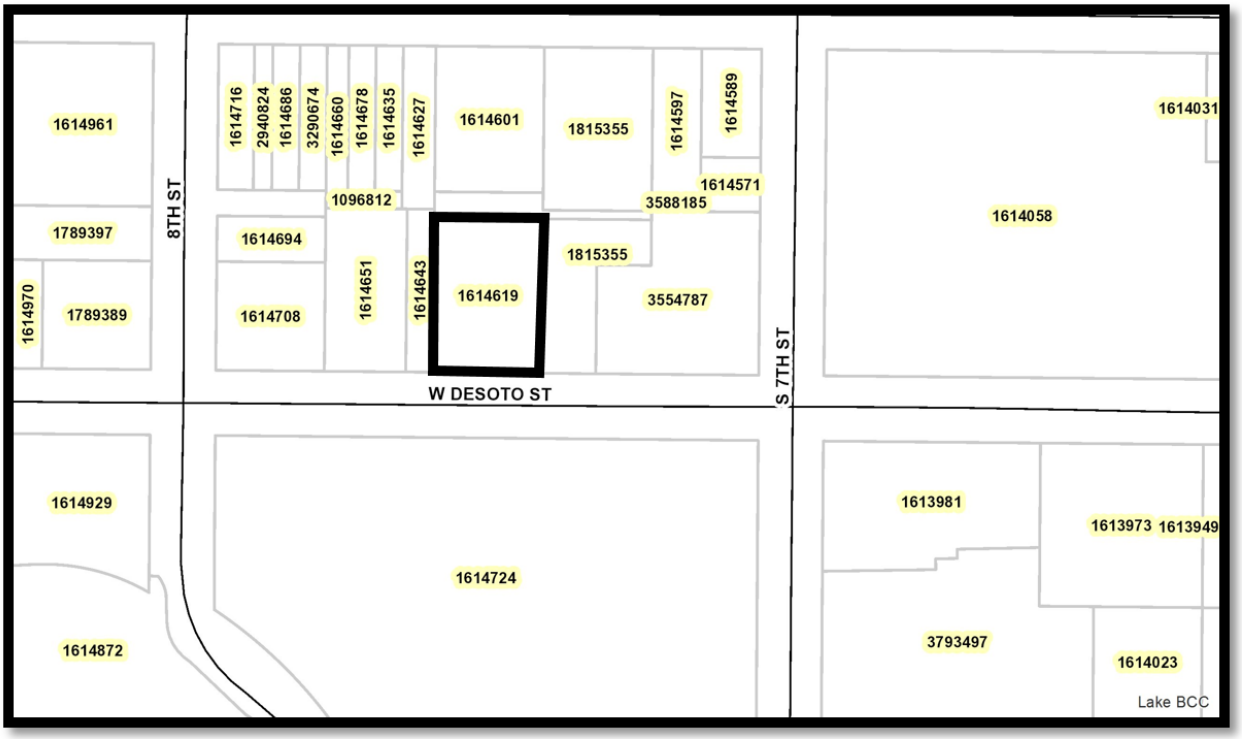
SECTION 4.

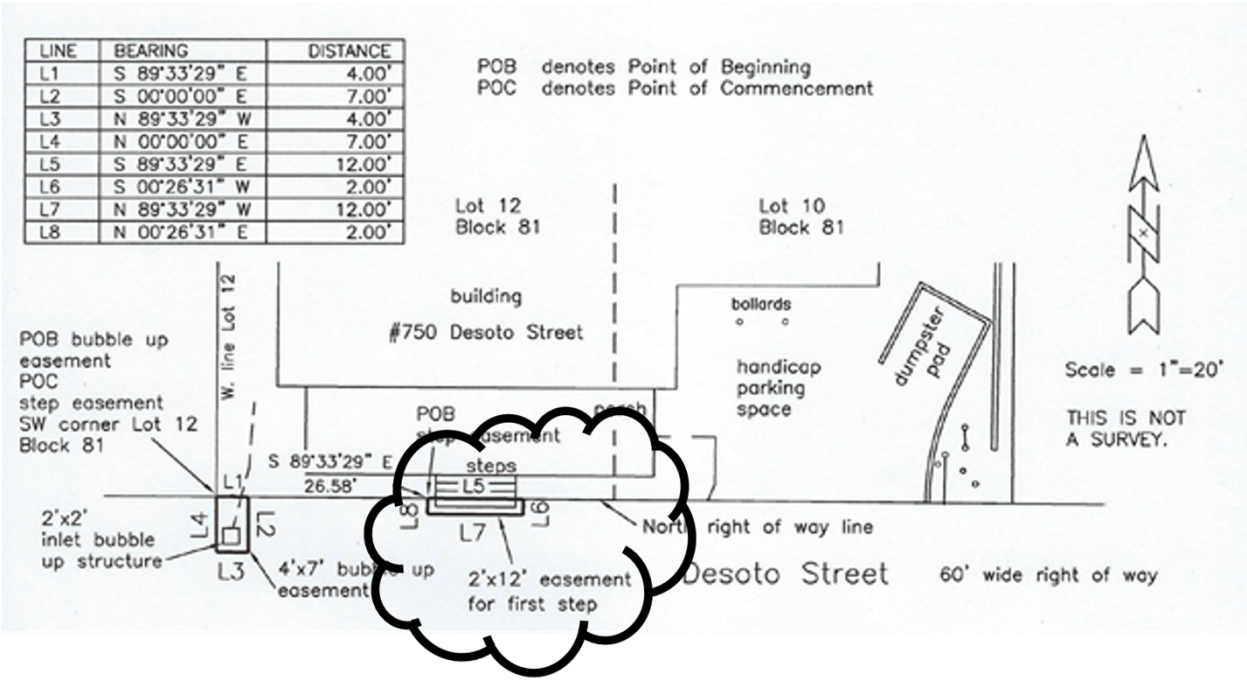
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5.

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:




POB denotes Point of Beginning
POC denotes Point of Commencement
Lot 12
Block 81
Lot 10
Block 81
building
#750 Desoto Street
bollards
handicap
parking
space
dumpster
pad
Scale = 1"=20'
THIS IS NOT
A SURVEY.
W. line Lot 12
POB bubble up
easement
POC
step easement
SW corner Lot 12
Block 81
S 89°33'29" E
26.58'
steps
L1
L2
L3
L4
L5
L6
L7
L8
2'x2'
inlet bubble
up structure
4'x7' bubble up
easement
2'x12' easement
for first step
Desoto Street
60' wide right of way

CITY OF CLERMONT
ORDINANCE NO. 2019-34

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of July, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Map of Description

Description bubble up easement:

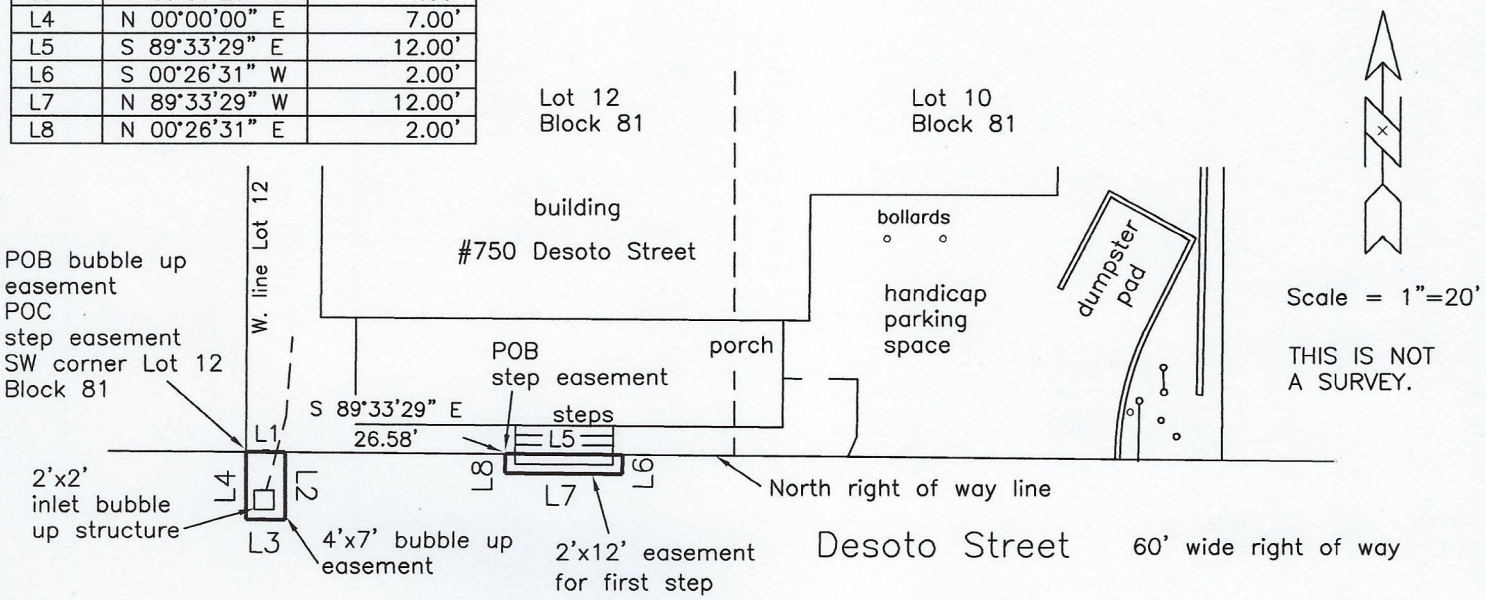
BEGIN at the Southwest corner of Lot 12, Block 81, OFFICIAL MAP OF THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida, thence run S 89°33'29" E along the South line of said Lot 12, also being the North right of way line of Desoto Street, for a distance of 4.00 feet; thence leaving said South line of Lot 12 and the North right of way line of Desoto Street run S 00°00'00" E for a distance of 7.00 feet; thence run N 89°33'29" W for a distance of 4.00 feet; thence run N 00°00'00" E for a distance of 7.00 feet to the Point of Beginning.

Description first step easement:

Commence at the Southwest corner of Lot 12, Block 81, OFFICIAL MAP OF THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida, thence run S 89°33'29" E along the South line of said Lot 12, also being the North right of way line of Desoto Street, for a distance of 26.58 feet to the POINT OF BEGINNING; thence run S 89°33'29" E along the South line of said Lot 12, also being the North right of way line of Desoto Street, for a distance of 12.00 feet; thence leaving said South line of Lot 12 and the North right of way line of Desoto Street run S 00°26'31" W for a distance of 2.00 feet; thence run N 89°33'29" W for a distance of 12.00 feet; thence run N 00°26'31" E for a distance of 2.00 feet to the Point of Beginning.

LINE	BEARING	DISTANCE
L1	S 89°33'29" E	4.00'
L2	S 00°00'00" E	7.00'
L3	N 89°33'29" W	4.00'
L4	N 00°00'00" E	7.00'
L5	S 89°33'29" E	12.00'
L6	S 00°26'31" W	2.00'
L7	N 89°33'29" W	12.00'
L8	N 00°26'31" E	2.00'

POB denotes Point of Beginning
POC denotes Point of Commencement



Jeffrey P. Rhoden 06/13/19

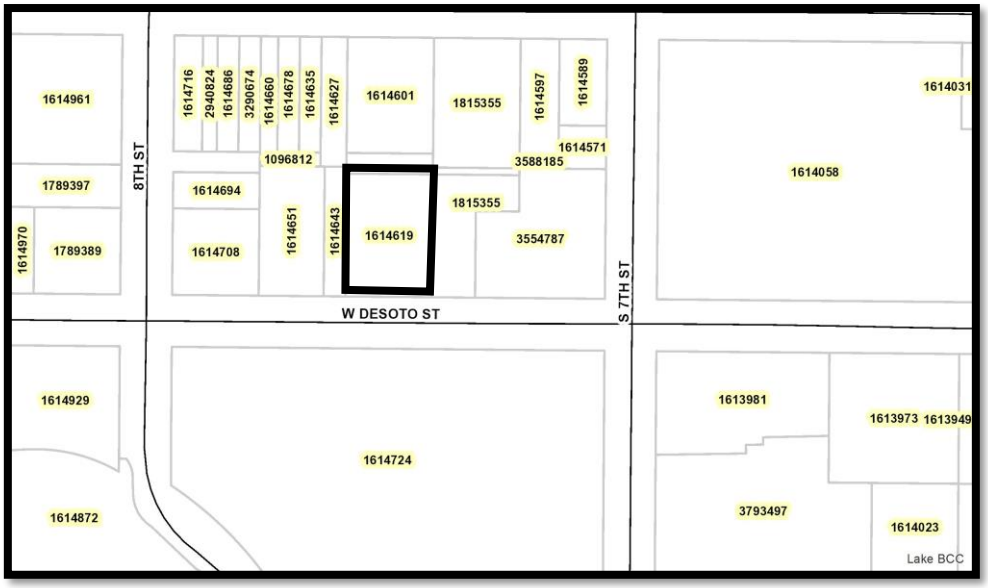
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

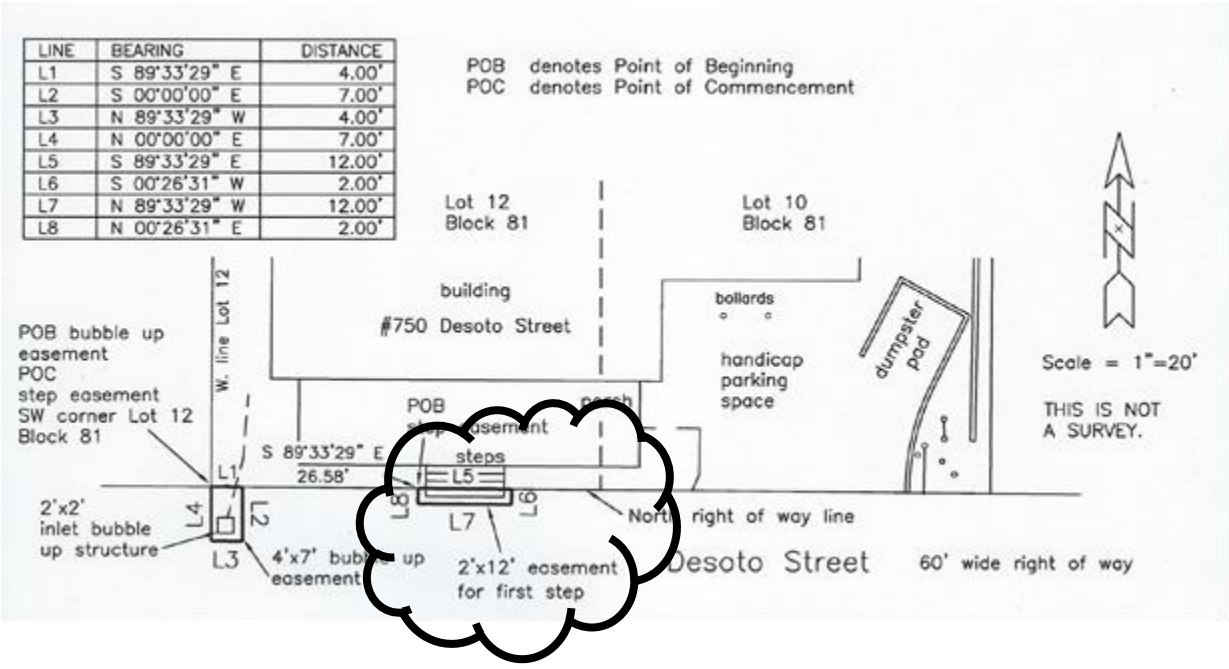
JEFFREY P RHODEN CERTIFICATE NO. 5322 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Prepared for: 18025.012
Housing for Champions, LLC

Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255

750 Desoto Street – ROW Vacation Request





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L5	S 89°33'29" E	12.00'
L6	S 00°26'31" W	2.00'
L7	N 89°33'29" W	12.00'
L8	N 00°26'31" E	2.00'

Step area

ROW 1906-0001

received 6/19/19 JC

CLERMONT
Choice of Champions

CITY OF CLERMONT
STREET RIGHT-OF-WAY / EASEMENT CLOSING
PETITION

DATE: 6/19/2019

FEE: $1000.00
+ cost of advertisement

PETITIONER'S NAME: Clermont Brewing Co. / Darren Johnson

Address: 750 W. De Soto St.
City: Clermont State: FL. Zip: 34711
Phone: 352-205-6866 Fax: _____

Alt#1614619

Legal Description of Petitioner's property abutting Street ROW/easement to be closed (Attach survey if available): See attached

If named - name of street to be closed: _____

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):

Purpose or reason for closing: First Step at Building

Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closed and abandoned. _____ yes _____ no

This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month.

All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the city council or the city attorney.

Darren Johnson
Petitioner Name (print)

X [signature]
Petitioner Name (signature)

Daily Commercial

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: 10088650
Phone: (352) 241-7331
Date: 06/24/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE The City Council of the City of Clermont will consider the enac	07/08/2019	07/08/2019	**$140.90**

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, July 23, 2019 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. 2019-34

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, Closing and Permanently abandoning a portion of Desoto Street as shown in The Official Map of the City of Clermont according to the Plat thereof as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded and described as follows.

Commence at the Southwest corner of Lot 12, Block 81, OFFICIAL MAP OF THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida, thence run S 89° 33'29" E along the South line of said Lot 12, also being the North right of way line of Desoto Street, for a distance of 26.58 feet to the POINT OF BEGINNING; thence run S 89°33'29" E along the South line of said Lot 12, also being the North right of way line of Desoto Street, for a distance of 12.00 feet; thence leaving said South line of Lot 12 and the North right of way line of Desoto Street run S 00° 26'31" W for a distance of 2.00 feet; thence run N 89°33'29" W for a distance of 12.00 feet; thence run N 00° 26'31" E for a distance of 2.00 feet to the Point of Beginning.

This ordinance is available for public inspection in the Development Services Department, 685 W. Montrose Street, Clermont, Florida, 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

Ad No: 10088650
July 08, 2019

Payment Info	
Ad Price	$140.90
Tax	$0.00
Sub Total	$140.90
Prepaid Amount	$0.00
Balance Due	$140.90