



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, June 23, 2020**

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 & Recreation Month

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 May 26 and June 9 Council Meeting minutes.

Item No. 2 - Plat Approval

Consider plat approval of Lakeview Preserve Subdivision Phase 2 for 133 lots.

Item No. 3 - Resolution No. 2020-32R
SR 50 ROW Transfer

Consider Inter-local Agreement transferring a thirty-foot (30') platted right of way that runs parallel to SR 50 in front of the Advent Health property.

UNFINISHED BUSINESS

Item No. 4 - Ordinance No. 2020-12 *Final*
Hartle Road Industrial Park Annexation

Consider voluntary annexation of 36+/- acres located 3/4 mile south of the CR 455 and SR 50 intersection.

Item No. 5 - Ordinance No. 2020-13 *Final*
Hartle Road Industrial Park CPA

Consider changing the future land use from Lake County Regional Office to City of Clermont Industrial for property located 3/4 mile south of the CR 455 and SR 50 intersection.

Item No. 6 - Ordinance No. 2020-14 *Final*
Hartle Road Industrial Park PUD

Consider Planned Unit Development of an industrial park/warehouse with outside storage on 36 +/- acres located 3/4 mile south of SR 50 on CR 455/Hartle Road.

**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, June 23, 2020**

Item No. 7 - Ordinance No. 2020-19 *Final
Affordable Housing Density Bonus Criteria
Amendment*

Consider Land Development Code amendment to provide an increase in the supply of workforce housing in new development.

Item No. 8 - Ordinance No. 2020-20 *Final
Accessory Dwelling Unit (ADU)*

Consider Land Development Code amendment to allow Accessory Dwelling Units (ADU) within the City.

Item No. 9 - Ordinance No. 2020-22 *Final
CBD Density Bonus Amendment*

Consider Land Development Code amendment to remove two adopted criteria components, fee simple ownership and wood construction in the Central Business District.

Item No. 10 - Ordinance No. 2020-24 *Final
Governor's Lake PUD Amendment
Table to July 28, 2020*

The applicant has requested tabling this item to July 28, 2020.

NEW BUSINESS

Item No. 11 - Lien Reduction Request

Consider lien reduction request by Legends Golf Course.

Item No. 12 - Ordinance No. 2020-16 *Introduction
Hartwood Marsh Assisted Living Facility CPA*

Consider Future Land Use change from low density residential to high density residential for property located at the southeast corner Hartwood Marsh and Hancock Road.

Item No. 13 - Ordinance No. 2020-17 *Introduction
Hartwood Marsh Assisted Living Facility*

Consider Rezoning from R-1 Single Family Medium Density Residential to Planned Unit Development (PUD) for property located at the southeast corner of Hartwood Marsh Road and Hancock Road.

Item No. 14 - Ordinance No. 2020-25 *Introduction
Medical Marijuana Dispensary*

Consider allowing Medical Marijuana Dispensary as a permitted use in designated zoning districts.

ADJOURN

Public Notice

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, June 23, 2020

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.

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

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

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



PROCLAMATION

- Whereas,* parks and recreation programming enhance our quality of life by contributing to healthy lifestyles, building community, creating economic development and encouraging environmental stewardship; and
- Whereas,* recreation creates opportunities for people of all ages and cultures to participate in activities that encourage health, education, and social interaction; and
- Whereas,* parks and recreation programs boost the economy, enhance property values, attract new business, increase tourism, and reduce crime; and
- Whereas,* parks, trails and open spaces provide encounters in nature, maintenance of clean air, and the protection of plant and animal wildlife; and
- Whereas,* recreation, therapeutic recreation and leisure education are essential to the rehabilitation of individuals who have been ill or disabled; and
- Whereas,* parks, open spaces, and recreation services have been integral to keeping communities connected through the COVID-19 pandemic; and
- Whereas,* park and recreation staff have continued to provide critical services to their communities by caring for the children of front line workers, providing meals to families, and continuing to provide safe spaces for people to maintain healthy lifestyles; and
- Whereas,* the National Recreation and Park Association and the Florida Recreation and Park Association have designated July as Parks and Recreation Month;

Now, Therefore, I, Gail L. Ash, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the Month of July, Two-thousand and Twenty as

PARKS AND RECREATION MONTH

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 23rd Day of June in the year Two Thousand and Twenty.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2020

The City Council met in a regular meeting on Tuesday, May 26, 2020 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30 pm.

Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

ROLL CALL

City Clerk Howe called the opening roll.

Present: Council Member Bates, Council Member Purvis, Council Member Brishke, Council Member Travis, and Mayor Ash

Absent: None

INVOCATION AND PLEDGE OF ALLEGIANCE

A moment of silence was observed followed by the Pledge of Allegiance.

PROCLAMATIONS

City Clerk Howe read the following proclamations into the record: 2020 Election Proclamation and Motorcycle Safety Month.

PUBLIC COMMENTS

Donald Tracy, 800 W. Lakeshore Drive, Clermont – Requesting speed tables on Lakeshore Drive on each side of the Winona Bridge.

City Manager Gray responded that the City lowered the speed limit on Lakeshore Drive and it is monitored by Clermont Police Department. Staff will contact Mr. Tracy and bring back to Council for further discussion.

Fred Sommer, 1271 Summers Court, Clermont – Updated the Council on changes to get ready for race season. Highest priority is health, safety and the wellbeing of the community. They are anticipating only one third of the crowds. They are discouraging spectators and will be doing away with the food tents and beer garden. They will start runs in groups of 25.

Steve Haas, W. Lakeshore Drive, Clermont – Concerned about speeding cars on Lakeshore. The stop signs help, but it is not slowing down cars and it is unsafe for pedestrians. He would like to see speed tables on Lakeshore Drive.

Tom Yerack, 667 W. Lakeshore Drive, Clermont – Concerned about the amount of traffic and speed on Lakeshore Drive and has continued to worsen over the years. It has become a cut through path.

REPORTS

CITY MANAGER REPORT

City Manager Gray introduced Finance Director Brosnoki to give a quarterly budget update for period October 1, 2019 through March 31, 2020. It represents an overview of the City's revenue, expenditures and key department statistics for the FY 2020. She reviewed the top 10 revenues, major fund revenues and expenditures, departmental expenditures, and major fund surplus/deficit.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2020

City Manager Gray highlighted a drop in sales tax revenue due to Covid-19. He stated that staff should know the full impact of Covid-19 on sales tax revenues by the end of this month and will report to council in June.

City Manager Gray told the Council that he hopes this will be the last virtual meeting, and he is planning to have in-person meetings on June 9 as well as the next Planning & Zoning Board meeting on June 2. He informed the Council that the Governor has issued another Executive Order allowing youth programs. He has been meeting with Scott Davidoff, Parks and Recreation Director and with youth sports organizations.

CITY ATTORNEY REPORT – No report.

CITY COUNCIL REPORT

Council Member Travis

- Attended the Lake Apopka Gas Board meeting. The next meeting is on June 22.
- The Tourism Development Council meeting is June 28.

Council Member Brishke – No report.

Council Member Purvis – No report

Council Member Bates

- Asked if fields were being opened for people to practice and play.
- Asked about competitive games that occurred over the weekend.

In regards to the question on fields being open, City Manager Gray stated the City was not opening fields to the public.

In regards to the question on competitive games, City Manager Gray stated that those did not occur at City facilities and he did not know how the entity hosting the games would be allowed to do so under the Governor's orders.

Mayor Ash

- Attended an event honoring Office Buckley. Announced there would be a Police Department scholarship in memory of Officer Buckley for \$10,000.

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 minutes from April 28, 2020 and May 12, 2020 Regular Council Meetings.

Item No. 2 – Plat Approval

Consider approval of Highland Ranch Esplanade Phase 4 plat – 88 lots.

Item No. 3 – School Resource Officer Agreement

Consider agreement between the City of Clermont and Lake County School Board for the SRO program.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2020

Item No. 4 – Piggyback Contract

Consider request to piggyback Polk County contract with Curry Controls Company to provide supervisory control and data acquisition (SCADA) services in the estimate initial budget amount of \$200,000

Item No. 5 – Piggyback Contract

Consider request to piggyback the Sarasota County contract with Engineered Spray Solutions LLC to provide Sprayroq protective lining for existing sewer manholes and storm water structures in the estimated annual budgeted amount of \$100,000.

Mayor Ash opened the floor for comments from the public. City Clerk Howe responded that there was no one from the public who wished to address the Council on the consent agenda.

MOTION TO APPROVE the Consent Agenda of May 26, 2020 made by Council Member Bates.
Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 6 – Ordinance No. 2020-23 – FINAL

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CLERMONT CODE OF ORDINANCES, CHAPTER 94 ENVIRONMENTAL PROTECTION TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO CONFORMANCE WITH THE MOST CURRENT FEMA-APPROVED, FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES THAT IS COORDINATED WITH THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Ash opened the floor for comments from the public. City Clerk Howe responded that there was no one from the public who wished to address the Council.

MOTION TO APPROVE and adopt Ordinance No. 2020-23 made by Council Member Bates.
Seconded by Council Member Purvis. Passed unanimously on a roll call vote with all members present voicing aye.

NEW BUSINESS

Item No. 7 – Joint Planning Area Review

Planning Manager John Kruse presented the subdivision in the Joint Planning Area (JPA) review via a PowerPoint presentation. The proposed subdivision would add 75 additional homes to the area. The current traffic infrastructure, which is Hartwood Marsh Road, is already exceeding its allowed limit. It is currently graded the letter, F.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2020

Tom Daily, 913 N. Pennsylvania Avenue, Winter Park – *Applicant Representative*. Mr. Daily informed the Council this is smaller than the previously proposed subdivision. The County informed them that since they applied as a Planned Unit Development (PUD) they are compliant with the Joint Planning Area agreement (JPA). Mr. Daily requested support from the City Council and send it to the Lake County Board of County Commissioners.

Mayor Ash opened the floor for comments from the public. City Clerk Howe responded there was no one from the public who wished to address the Council.

Council Member Brishke stated that traffic is awful on Hartwood Marsh Road and before she supports any additional homes, the County needs to upgrade that road. She feels this is bad timing and recommended the applicant return in a few years.

Council Member Purvis stated he will not support this due to access, service and traffic issues on Hartwood Marsh Road. He does not support accessing a development in the County through a gated community in Clermont.

Council Member Travis stated she agreed with the previous Council Member statements. She asked Council Member Purvis if there was any action taken by the Metropolitan Planning Organization (MPO). Council Member Purvis said no.

Mayor Ash agreed with the statements made by Council Members and added that sand trucks are doing further damage to that road on a daily basis.

Council Member Bates stated he agrees with the statements of the Council.

City Manager Gray stated he met with the applicant after the last presentation and explained the concerns about the traffic.

MOTION TO SEND concerns regarding developments along Hartwood Marsh Road to Lake County made by Council Member Brishke. Seconded by Council Member Bates. Passed unanimously all members present voicing aye

Item No. 8. – Fourth of July Event Options

City Manager Gray stated that the City put down a deposit of \$7,500 with the fireworks vendor. There is a \$6,000 insurance policy the vendor had to purchase and that would not be refunded to the City should the City choose to cancel.

Scott Davidoff, Parks and Recreation Director, informed the Council that most other cities had cancelled the 4th of July event or moved it to the fall. He stated that of the surrounding municipalities the overwhelming majority has cancelled. Only two (2) locations will have fireworks on July 4th and a couple others had moved events to Labor Day.

City Manager Gray stated they are looking for direction from the Council as to how to proceed. He reminded them that if they choose to move forward with the fall option, there is a chance that the second wave of Covid-19 could hit Florida in the fall, which could cause the City to cancel and have it next year.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2020

He also reminded them there is a shelf life to fireworks that could cause issues if pushed to a late in the year. The question is whether the City wishes to risk the rest of the \$15,000 payment or cut their losses of \$6,000 and get a refund of \$1,500.

After some discussion by the Council, the Council Members determined it was not worth the risk and that if the City cannot have the event on July 4, they should cancel and plan for next year.

Mayor Ash opened the floor for comments from the public. City Clerk Howe responded that there was no one from the public who wished to address the Council.

MOTION TO CANCEL the July 4th fireworks for 2020 and notify the fireworks vendor of the City's desire for the partial refund from the initial \$7,500 deposit made by Council Member Bates. Seconded by Council Member Travis. Passed 4-1 with one nay vote from Council Member Purvis.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 26, 2020

ADJOURN: With no further comments, this meeting adjourned at 7:38 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

The City Council met in a regular meeting on Tuesday, June 9, 2020 in the Clermont City Center. Mayor Ash called the meeting to order at 6:30 pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Purvis.

Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Pastor Brian Broadway followed by the Pledge of Allegiance.

PRESENTATIONS

City Clerk Howe presented to the City Council the 2020 Youth Council Recognition and distributed recognition plaques to the senior students who graduated this year.

On behalf of the Council, Mayor Ash expressed how proud the City was of this group of students and thanked them for their time, effort, and service.

PUBLIC COMMENTS

Charlene Forth, 939 West Desoto Street, Clermont - Thankful for peaceful protest the previous weekend regarding Black Lives Matter. Thanked Chief Broadway for his commitment to the community.

Dani Page, Tuscan Ridge, Clermont – Advocate for 125 residents of the city. Asked the Council to reconsider cancelling the July 4 fireworks display.

Gina Wakeman, 2049 Nautica Mile Drive, Clermont – Wanted to inform the Council about unintended issues regarding additional traffic with the boat ramp. Asked the Council to express to the State and County that airboats and jet skis are being too loud on the lake. Also commented on safety and traffic and that people need to slow down. The traffic laws are not being followed.

Paula Osington, 564 E Desoto Street, Clermont – Thanked the Council for allowing the demonstration in honor of George Floyd. Asked the Council to rename Desoto Street for Martin Luther King. She knows that the Council gave it an honorarium, but she is requesting they reconsider the issue and make the name change permanent. She also commented that Desoto Street is unsafe. She requested speed bumps be placed.

Chris Ballard, 773 W. Montrose, Clermont – Expressed concern about a parking problem in the Downtown area. He feels the City has no parking plan.

Brian Strausser, 235 2nd Street, Clermont – Wants to advocate for the Clermont Fish House. He believes that a wall that was repainted that is now covered up because it constitutes extra signage should be allowed to be viewed.

REPORTS

CITY ATTORNEY REPORT

No Report Provided

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

CITY MANAGER REPORT

City Manager Gray thanked the public for their patience and understating with the location change as the City attempts to observe social distancing guidelines. He then informed the Council that there were several changes to the agenda for that evening. The changes are as follows:

- Agenda Item No. 6 Withdrawn, as a variance is no longer needed.
- Agenda Item No. 7 is requested to be tabled to July 14.

City Manager Gray continued there is a planned Council Workshop for June 16 but the location is yet to be determined.

City Manager Gray thanked Chief Broadway for collaborating with the group that conducted the peaceful protest. He extended his thanks to all city staff that assisted with providing resources for that event.

City Manager Gray announced the Governor had directed that Florida could move into Phase 2, and so the City has moved into Phase 2 of reopening. He informed the Council that the Arts & Recreation Center would remain closed to the public until Phase 3. However, much of the City has reopened.

CITY COUNCIL REPORT

Council Member Bates – No Report

Council Member Purvis

- Thanked all participants and city staff that stepped up and made this a peaceful display of unity.

Council Member Brishke – No Report

Council Member Travis – No Report

Mayor Ash

- Announced that Lt. Scheller of the Clermont Police Department has retired after 31 years with the City.

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 – Surplus Request

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

Item No. 2 – Board Appointment

Consider appointing Kimberly Grogan to the CRA Board

Item No. 3 – Asphalt Paving Systems Inc Proposal

Consider Road Resurfacing of the Transportation Improvement Plan in the budgeted amount of \$648,597.10.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

Item No. 4 – Piggyback Contract

Consider Sourcewell contract piggyback with Musco Sports Lighting, LLC to provide sports lighting with related supplies and services in the anticipated contract value of \$300,000.

Item No. 5 – Resolution No. 2020-27R

Consider request to amend the City's fee schedules to increase meter installation fees and adopt a municipal lien search fee.

Mayor Ash opened the floor for comments from the public.

MOTION TO APPROVE the Consent Agenda of June 9, 2020 made by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 6 – Variance Request (*Fazoli's Restaurant*)

This item was withdrawn.

Item No. 7 – Variance Request (*Mirror Lake Subdivision*)

This item was voted on out of order and was considered during the City Manager's report.

MOTION TO TABLE until July 14, 2020 consideration of variance request for Mirror Lake Subdivision by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

Item No. 8 – Ordinance No. 2020-15 – Elykisan Hotel PUD – FINAL

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.

City Clerk Howe read the legal title of the ordinance into the record. John Kruse, Clermont City Planner provided the staff analysis for the Elykisan Hotel PUD. The request is to allow for construction of a fifty (50)-room boutique hotel located on W. Osceola Street and 8th Street. The structure will share an ingress and egress with the existing Epic Bike Shop. The development plans indicate that the square footage will be approximately 68,000 square feet with a maximum height of 80 ft. This is 20 feet above the maximum allowable height in the Downtown District. There will be a rooftop amenity located on the structure. Upon completion of review, city staff supports the request. The ordinance was presented to the Planning & Zoning Board who recommends approval of the ordinance. This concluded the staff presentation.

City Attorney Mantzaris informed the Council that Council Member Travis has recused herself from voting on this item.

Council Member(s) Bates, Brishke, and Purvis announced that they had met with the applicant individually.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

Mayor Ash invited the applicant to the podium for their presentation.

Alex Stringfellow, 2735 Woodside Ave., Winter Park – *Applicant's Representative*. Mr. Stringfellow stated that this project is exciting through the lens of the Clermont Master Plan. He compared their concept to several other hotels located in downtowns. Hotels have a wide economic impact in downtowns, and the indirect impacts stretch into myriad of positive opportunities.

Mr. Stringfellow informed the Council that they pulled the Top 20 counties who benefit from tourism in Florida, and currently Lake County is not on the list. They strongly believe that this hotel will help to change that and to bring economic tourism to Lake County. He then proceeded to review the project specs. Concerning parking, they have an agreement with Becker Funeral Homes to utilize their parking lot if needed. The main idea is for them to maintain the current skyline for the City and due to land elevations, they hotel will sit no higher on the skyline than Clermont City Hall. He asked the Council to remember that they are not in full architectural design; this is a concept plan so there is a flexibility when it comes to design of the building. This concluded the applicant's presentation.

Mayor Ash opened the floor to public comments.

Angela Ambrosio, 725 Shady Nook Drive, Clermont – Expressed concerns for the design and height. She felt that as drawn the structure does not fit into the city's character.

Michelle Pines, 550 East Avenue, Clermont – Agrees with previous speaker as to design. It does not fit in with character. She expressed concern about parking, especially with employee parking.

Gary Perigo, Executive Director of Lake Senior Games – Wanted to speak in support of Roman Brana. Mr. Perigo said that Mr. Brana is an amazing person who is a professional and has been in the service industry.

Keith Mullins, 640 Drew Avenue, Clermont – Did more research on the project and now supports the idea. A specialty hotel will bring economic impact to the area. It is a good spot. Supports project.

Kimberly Grogan, 518 S. Distance Ave., Minneola – Ms. Grogan brought a business to downtown last year and feels this hotel will help other businesses. She stated that Clermont needs elevated offerings in downtown. This will also add to the room tax, which is needed. Supports project.

Justin Gatlin, Olympian – Spoke in favor of Roman Brana. Olympic gold medalists need it, and it will be beneficial. Supports project.

Kayla Winig, Professional Athlete – Supports opening up the city to other world-class athletes.

Paula Jones, Unknown Address – Expressed concerns about parking. Adding fifty (50) rooms plus employees and only twenty two (22) parking spaces is not feasible. She also believes it will be an eyesore on the trail. She is not opposed to the project, but is opposed to the location.

Trista Faults, 1727 Chickadee Way, Clermont – She has mixed feelings on this project. She has concerns about the developer. Informed the Council that the Moonlight Players is not existent at this point because the Clermont Fire Department told them that they could not do business at their location. The adjoining property owner built a retention wall during quarantine. She is concerned about what else is to come from the development that is not being shared, as she does not trust the developer. She does feel that a hotel would do well in that location.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

Charlene Forth, 939 W. Desoto Street, Clermont - Feels that lies are being told about the City Visioning and Master Plan. Feels that people want bed and breakfasts, small lodging, and more cabanas that fit in with the current architecture.

Joye Ray, 156 Nautica Mile Drive, Clermont – She owns several buildings downtown and recently found out the Moonlight Players were not renewing their lease. She feels there needs to be more business in downtown. Supports project.

Chris Ballard, 773 W. Montrose, Clermont – He is a downtown business owner. Parking is a concern and needs to be a top priority. He feels there are some misconceptions about cyclists. They are not all high end.

Kirk Comish, 384 Division Street, Clermont – He is opposed to this project. He was put out of business by the developer. He feels this is the wrong project for that location.

Greg Amann, 550 East Avenue, Clermont – Expressed a concern, as the applicant wants over 50% of what code allows currently. The parking is an issue, as they need 76 spaces, and questioned what would happen if Becker's has a funeral. Feels the hotel should have permanent parking.

Dani Page, Tuscan Ridge, Clermont – Stated she is a proponent of development in the downtown, however, she has concerns about the developer. Asserted that Jayson Stringfellow did not follow city provisions with his own property and built a non-permitted retaining wall. Stated she does not trust this developer. Reminded the Council there are people in the Clermont community who do not care about sports.

Wayne Wolf, 11606 Osprey Point Blvd, Clermont – Spoke in support of the project. Talked about potential benefits for businesses outside of Clermont, such as his own.

Stephen Franklin, 378 12th Street, Clermont – Spoke in opposition. Objects to the height and appearance of building. He also objects to the overflow parking agreements. He informed the Council that Art Walk removed 14 spaces; if this continues, Clermont will have no parking in downtown. He also expressed concern that this property was zoned into Central Business District (CBD), but they are applying as a PUD in order to get around CBD requirements.

Kristen Evans, Pure Wellness Company owner – Works with Track and Field athletes. She believes the hotel could bring economic growth to the area. Supports the project.

Jayson Stringfellow – Informed the Council he is not the developer of this project and is not involved in this project other than selling the property to the investment group behind the hotel. He stated his son Alex Stringfellow is a professional planner in his own right and is providing a consulting service. Supports the project.

David Mitchell, Unknown Address – He is a candidate for Lake County Water Authority. He believes in business and supports anything that leads to economic growth.

Charley Livermoore, 780 Summit Greens, Clermont – Mr. Livermoore stated he moved here from Colorado as a professional cycling coach. He chose Clermont because the great potential of getting cyclists to come here from all over the world. He feels high-end cyclists will stay at this type of hotel and that it will be an asset to the City of Clermont. Supports the project.

Joe Gustafson, 3699 Corsica Lane, Clermont – He believes that this is a strategic choice and it will set the tone for what Clermont will be for the next 15 to 20 years. Supports the project.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

Seeing no further speakers come forth, Mayor Ash closed the floor from further public comments.

Alex Stringfellow returned to the podium and informed the Council he is an hourly consultant for the project and has no investment interest in the project. He thanked the community for speaking and sharing their opinions. He wanted to reiterate they are very flexible in working with the community. He hears what the community is saying about parking. Parking demand is actually a good problem to have, as it is an indicator of a strong business district. For the hotel, they are building parking in downtown for the first time in a long time. They do have an agreement with a neighbor for additional parking as well.

Jeff Powell, Powell Architecture, 353 W. Montrose, Clermont – *Applicant Representative*. Stated that he is a consultant brought in for assisting in planning. He reminded the Council that the architecture is schematic at this phase, and the goal is to design a unique building for downtown and to make it financially viable. Available for questions.

Roman Brana Gonzales, Unknown address, Clermont – *Applicant*. Mr. Brana gave a brief background of the project and stated that he is available for questions.

Mayor Ash recessed the meeting at 8:09pm; the meeting reconvened at 8:23pm.

Development Services Director Henschel provided clarification to the Council on parking availability in downtown. He explained the Central Business District has a light load of parking. In 2018, the City did eliminate employee-parking requirement as part of developments. For the project, there are 700 spaces in the surrounding nine-(9) block area. He continued that on-street parking accounts for an additional 340 spaces for a total of 1,000 spaces in the surrounding downtown area.

City Manager Gray stated there is a parking structure plan to be constructed in the future for the downtown on the Dehoyas property. The City has put in an offer to purchase that property and begin construction of the parking structure. He should be presenting this on the next agenda or the first meeting in July.

Council Member Bates stated he has a concern with the height. He asked if there was a way to reduce floors or move floors on top of epic cycles.

Council Member Brishke stated she is in support of the project, but has a concern on the height and that it will obscure the view.

Council Member Purvis agreed with the Council statements this far and stated that Clermont is evolving. He asked about the type of elevator being used. Mr. Powell responded.

Council Member Purvis asked additional questions about the agreement for offsite parking with Becker Funeral Homes.

Mayor Ash asked the applicant if they needed additional time to come up with a response to the Council's concerns.

Alex Stringfellow asked for a moment to consult with his client. The Council granted the request. They informed the Council they would like to come back with a revised proposal.

Attorney Mantzaris informed the Council they could continue this issue until a future Council meeting.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

MOTION TO CONTINUE the hearing of Ordinance 2020-15 until July 14, 2020 for further consideration by Council Member Bates. Seconded by Council Member Brishke. Passed 4-0 with one (1) abstention from Council Member Travis.

NEW BUSINESS

Item No. 9 – Resolution No. 2020-20R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 1488) TO ALLOW FOR AN EXPANSION TO THE EXISTING BUILDING IN A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT.

John Kruse, Clermont City Planner, presented the request from Lowe's to expand their building by 3,500 square feet. The addition would be for tool rentals in an outside storage east side of existing building. Staff recommends approval of the Conditional Use Permit. The Planning & Zoning Board also recommends approval. This concluded the staff presentation.

Jill Minton, CPH, Sanford, FL – *Applicants Representative*. Ms. Minton gave a brief overview of the request and asked the Council to approve.

Mayor Ash opened the floor for comments from the public; seeing none, the floor was closed.

Council Member Purvis asked if this would be part of the Lowe's brand or operated by a third party. Ms. Minton confirmed this is a Lowe's operation and will be fully contained.

Council Member Purvis asked if the screened enclosure meets code requirements. Attorney Mantzaris confirmed that it does.

MOTION TO APPROVE and adopt Resolution No. 2020-20R by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

Item No. 10 – Ordinance No. 2020-14 – INTRODUCTION

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

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-14 by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

Item No. 11 – Ordinance No. 2020-19 – *INTRODUCTION*

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING; AMENDING SECTION 122-358 AFFORDABLE HOUSING DENSITY BONUS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-19 by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

Item No. 12 – Ordinance No. 2020-20 – *INTRODUCTION*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-365, ACCESSORY DWELLING UNITS; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR ACCESSORY DWELLING UNITS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-20 by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

Item No. 13 – Ordinance No. 2020-21 – *TRANSMITTAL*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO AMEND THE MEDIUM-DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

John Kruse, Clermont City Planner, provided an overview of the request. The proposed area would increase development potential by twelve (12) units per acre, and any development over eight (8) per acre would require a Conditional Use Permit. There are 192 parcels within zone. A final hearing will come before the Council in August 2020. The Planning & Zoning Board recommends approval. This concluded the staff presentation.

Mayor Ash opened the floor for comments from the public; seeing none, the floor was closed.

MOTION TO TRANSMIT the language of Ordinance No. 2020-21 to the State of Florida for review by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

Item No. 14 – Ordinance No. 2020-22 – INTRODUCTION

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING; AMENDING SECTION 122-249 DENSITY BONUS CRITERIA; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-14 by Council Member Bates. Seconded by Council Member Brishke. Passed 4-1 with Council Member Purvis opposing.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
06/09/2020

ADJOURN: With no further comments, this meeting adjourned at 8:58pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 23, 2020		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of Lakeview Preserve Phase 2 plat.		
Staff Report		
This is the final plat for the Lakeview Preserve Subdivision, which includes 133 lots. The overall subdivision will have 323 lots. The plat appears to meet the requirements of Chapter 177 for platting, according to the City's Surveyor.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Lakeview Preserve Phase 2	Lakeview Preserve Phase 2.pdf	

LAKEVIEW PRESERVE PHASE 2

LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST

CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION.

PARCEL A

A parcel of land comprising a portion of Section 1, Township 23 South, Range 26 East, City of Clermont, Lake County, Florida.

Being more particularly described as follows:

BEGIN at the Northeast corner of Lot 28, LAKEVIEW PRESERVE as recorded in Plat Book 71, Pages 48 through 54 of the Public Records of Lake County, Florida; thence run South 89° 31' 15" East for a distance of 493.27 feet; thence run North 00° 10' 34" West for a distance of 132.00 feet; thence run North 02° 24' 54" East for a distance of 206.35 feet; thence run North 24° 27' 41" East a distance of 92.02 feet; thence run South 89° 31' 15" East for a distance of 937.51 feet to a point on the West line of an unnamed right-of-way according to an Agreement (Eddy Road Parcel) as recorded in Official Records Book 1267, Page 125 and the West line of a 70.00 foot wide Non-Exclusive Easement as recorded in Official Records Book 1286, Page 34 of aforesaid Public Records; thence run South 00° 27' 04" West along said West line for a distance of 348.15 feet to a point on the Northerly line of aforesaid LAKEVIEW PRESERVE; thence run the following courses along said Northerly line: North 89° 46' 26" West for a distance of 50.00 feet; thence run North 00° 27' 04" East for a distance of 141.00 feet; thence run North 89° 32' 57" West for a distance of 76.01 feet; thence run South 55° 27' 04" West for a distance of 1215.54 feet; thence run North 34° 32' 56" West for a distance of 290.00 feet; thence run North 53° 27' 04" East for a distance of 120.00 feet; thence run North 34° 32' 56" West for a distance of 45.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 245.00 feet, with a chord bearing of North 67° 51' 14" West, and a chord distance of 269.06 feet; thence run Westerly along the arc of said curve through a central angle of 66° 36'37" for a distance of 284.83 feet to a point on a radial line; thence run North 11° 09' 33" West for a distance of 41.11 feet to the POINT OF BEGINNING.

Contains 13.41 acres more or less.

PARCEL B

A parcel of land comprising a portion of Section 1, Township 23 South, Range 26 East, City of Clermont, Lake County, Florida.

Being more particularly described as follows:

COMMENCE at the Northeast corner of Lot 28, LAKEVIEW PRESERVE as recorded in Plat Book 71, Pages 48 through 54 of the Public Records of Lake County, Florida; thence run South 89° 31' 15" East for a distance of 493.27 feet; thence run North 00° 10' 34" West for a distance of 132.00 feet; thence run North 02° 24' 54" East for a distance of 206.35 feet; thence run North 24° 27' 41" East a distance of 92.02 feet; thence run South 89° 31' 15" East for a distance of 937.51 feet to a point on the West line of an unnamed right-of-way according to an Agreement (Eddy Road Parcel) as recorded in Official Records Book 1267, Page 125 and a the West line of a 70.00 foot wide Non-Exclusive Easement as recorded in Official Records Book 1286, Page 34 of aforesaid Public Records; thence run South 00° 27' 04" West along said West line for a distance of 348.15 feet to a point on the Northerly line of aforesaid LAKEVIEW PRESERVE; thence continuing along said West line run South 00° 27' 04" West for a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing along said West line run South 00° 27' 04" West for a distance of 1799.33 feet to the point of intersection of said West line and the North right-of-way line of Hartwood Marsh Road according to Official Records Book 1277, Page 1855 and Official Records Book 345, Page 47 of aforesaid Public Records; thence run North 89° 26' 06" West along said North right-of-way line for a distance of 751.44 feet to the Southeast corner of Tract OS-3, aforesaid LAKEVIEW PRESERVE; thence departing said North right-of-way line run the following courses along the Easterly line of said LAKEVIEW PRESERVE North 09° 46' 31" East for a distance of 20.26 feet; thence run North 71° 00' 53" West for a distance of 42.48 feet to the point of curvature of a curve, concave Southerly having a radius of 587.00 feet, with a chord bearing of North 78° 02' 15" West, and a chord distance of 143.54 feet; thence run Westerly along the arc of said curve through a central angle of 14° 02' 44" for a distance of 143.90 feet to a point on a non tangent line; thence run North 73° 54' 51" West for a distance of 52.25 feet; thence run North 74° 26' 57" West for a distance of 34.93 feet to a point on a non tangent curve, concave Northeasterly having a radius of 60.00 feet, with a chord bearing of North 50° 21' 48" West, and a chord distance of 72.81 feet; thence run Northwesterly along the arc of said curve through a central angle of 74° 42' 24" for a distance of 76.23 feet to a point on a non tangent line; thence run North 52° 21' 36" West for a distance of 141.96 feet; thence run North 24° 27' 00" East for a distance of 57.43 feet; thence run North 41° 47' 36" East for a distance of 153.01 feet to the point of curvature of a curve, concave Westerly having a radius of 770.00 feet, with a chord bearing of North 14° 30' 39" East, and a chord distance of 705.91 feet; thence run Northerly along the arc of said curve through a central angle of 54° 33' 55" for a distance of 733.31 feet to a point on a non tangent line; thence run North 44° 13' 02" East for a distance of 137.59 feet; thence run North 55° 27' 04" East for a distance of 880.86 feet; thence run North 34° 32' 56" West for a distance of 120.00 feet; thence run North 55° 27' 04" East for a distance of 20.62 feet to the point of curvature of a curve, concave Southerly having a radius of 75.00 feet, with a chord bearing of North 72° 50' 19" East, and a chord distance of 44.82 feet; thence run Easterly along the arc of said curve through a central angle of 34° 46' 29" for a distance of 45.52 feet to a point of tangency; thence run South 89° 46' 26" East a distance of 79.22 feet to the POINT OF BEGINNING;

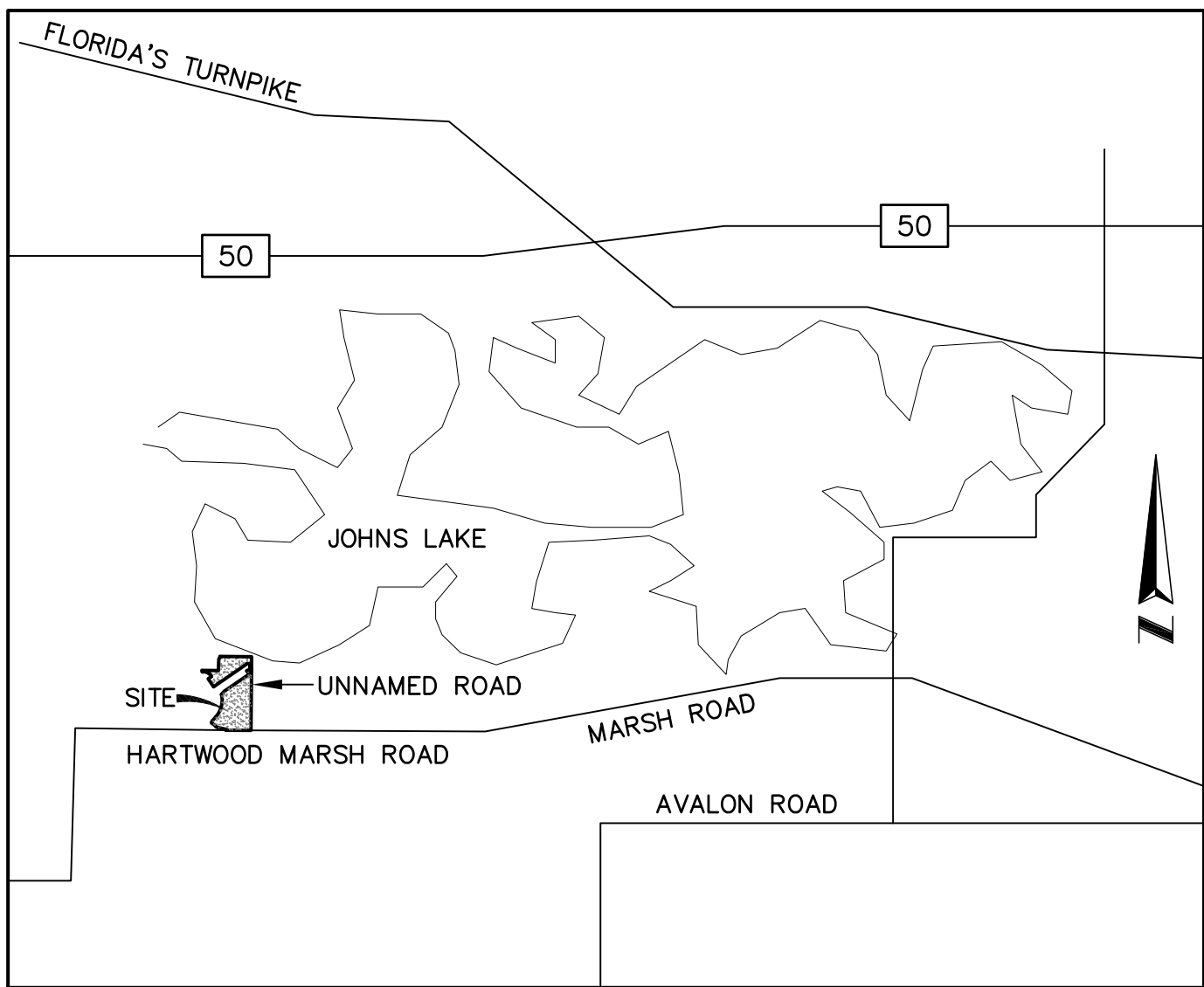
Contains 30.90 acres more or less.

LEGEND:

ORB	OFFICIAL RECORDS BOOK	PRC	POINT OF REVERSE CURVATURE
PG(S)	PAGE(S)	NR	NON-RADIAL
PB	PLAT BOOK	D.E.	DRAINAGE EASEMENT
CCR#	CERTIFIED CORNER RECORD	R/W	RIGHT-OF-WAY
NT	NON-TANGENT	PT	POINT OF TANGENCY
PC	POINT OF CURVATURE	□	RECOVERED 4" X 4" CONCRETE MONUMENT STAMPED LB 6723
○	SET NAIL AND DISK, STAMPED PRM 6723 PERMANENT REFERENCE MONUMENT (PRM)	■	SET 4" x 4" CONCRETE MONUMENT STAMPED PRM LB 6723, UNLESS OTHERWISE NOTED
●	SET NAIL AND DISK, STAMPED LB 6723 PERMANENT CONTROL POINT (PCP)	RP	RADIUS POINT
*	CHANGE IN DIRECTION, NO CORNER SET	R	DENOTES RADIUS
PI	POINT OF INTERSECTION	CB	DENOTES CHORD BEARING
℄	CENTERLINE	CH	DENOTES CHORD LENGTH
NHWL	NORMAL HIGH WATER LINE	△	DENOTES CENTRAL ANGLE
RLS	REGISTERED LAND SURVEYOR	L	DENOTES LENGTH
LB	LICENSED BUSINESS	PRM	DENOTES PERMANENT REFERENCE MONUMENT
D.U.E.	DRAINAGE UTILITY EASEMENT	NHWL	NORMAL HIGH WATER LINE
U.E.	UTILITY EASEMENT	○	SET 5/8 IRON ROD AND CAP STAMPED PRM 6723
L.S.E.	LANDSCAPE EASEMENT		
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
NAVD	NORTH AMERICAN VERTICAL DATUM		

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1-23-26, AS BEING NORTH 89°26'06" WEST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- TRACT ROW-1 AND TRACT ROW-2 CONSISTS OF ALL INTERNAL ROADWAYS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF LANDSCAPING, DRAINAGE, UTILITIES AND ROAD RIGHTS-OF-WAY. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OF CLERMONT, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE TRACT ROW-1 AND TRACT ROW-2.
- TRACTS OS-3 AND OS-4, OPEN SPACE/POND TRACTS SHALL BE OWNED AND MAINTAINED BY THE LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC., (THE ASSOCIATION).
- TRACT OS-5, OPEN SPACE TRACT SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 703, PAGE 801 AND PARTIAL RELEASE RECORDED IN O.R. 5255, PAGE 648, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 983, PAGE 1782 AND PARTIAL RELEASE RECORDED IN O.R. 5255, PAGE 643, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- CITY OF CLERMONT ORDINANCE NO. 2017-40 PROVIDING FOR THE ANNEXATION OF SUBJECT PROPERTY RECORDED IN O.R. BOOK 5062, PAGE 2212, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY IS BLANKET AND CANNOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT (PULTE EASEMENT) IN FAVOR OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY RECORDED AUGUST 5, 2019 IN OFFICIAL RECORDS BOOK 5320, PAGE 1961, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT (PHASE 2 PROPERTY) BY AND BETWEEN PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 61.4% INTEREST, AND TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AS TO AN UNDIVIDED 38.6% INTEREST AND MARY B. EDDY, AS TRUSTEE OF THE MARY B. EDDY FAMILY TRUST DATED JUNE 27, 1997 RECORDED OCTOBER 16, 2019 IN OFFICIAL RECORDS BOOK 5359, PAGE 112, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE LANDS SHOWN HEREON, OVER THE PROPOSED RIGHT-OF-WAYS DEPICTED ON THIS PLAT AND ALSO ALL OF THOSE DEPICTED ON LAKEVIEW PRESERVE, PLAT BOOK 71, PAGES 48 THROUGH 54 OF SAID PUBLIC RECORDS AS DEFINED ON EXHIBIT "C" OF THIS DOCUMENT
- NOTICE OF LAKE COUNTY'S APPROVAL OF LOT LINE DEVIATION/ADJUSTMENT RECORDED JANUARY 9, 2013 IN OFFICIAL RECORDS BOOK 4264, PAGE 122, AS CORRECTED BY CORRECTIVE FINAL DEVELOPMENT ORDER DUE TO ERROR IN LEGAL DESCRIPTION ON FINAL DEVELOPMENT ORDER RECORDED MARCH 19, 2013 IN OFFICIAL RECORDS BOOK 4295, PAGE 1242, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AS BEING A PORTION OF THE LANDS DESCRIBED IN NEW PARCEL 1, OFFICIAL RECORDS BOOK 4295, PAGE 1242
- MEMORANDUM OF JOINT OWNERSHIP AND DEVELOPMENT AGREEMENT BY AND BETWEEN TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY RECORDED AUGUST 23, 2018 IN OFFICIAL RECORDS BOOK 5158, PAGE 1731, AS AMENDED BY THAT CERTAIN AMENDMENT TO MEMORANDUM OF JOINT OWNERSHIP AND DEVELOPMENT AGREEMENT RECORDED OCTOBER 16, 2019 IN OFFICIAL RECORDS BOOK 5359, PAGE 98, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE, AS TO ALL OF PHASE 2, SHOWN HEREON.
- CITY OF CLERMONT ORDINANCE NO. 2019-01 RECORDED AUGUST 13, 2019 IN OFFICIAL RECORDS BOOK 5325, PAGE 932, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
- DRAINAGE EASEMENTS ARE TO BE DEDICATED TO AND MAINTAINED BY THE LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION.
- THE LANDSCAPE AND SIGNAGE EASEMENT OVER A PORTION OF TRACT OS-3 IS TO BE DEDICATED TO AND MAINTAINED BY THE LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION.



VICINITY MAP (not to scale)

SHEET 1 OF 5

PLAT BOOK _____ PAGE _____

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC a Michigan limited liability company has executed this Dedication in the manner provided by law _____, 2020.

IN WITNESS WHEREOF, the undersigned owner has executed this Dedication in the manner provided by law on _____, 2020.

Signed and sealed and delivered in our presence as witnesses:

1. _____	OWNER: PULTE HOME COMPANY, LLC a Michigan limited liability company
Signature: _____	Signature: _____
Printed Name: _____	Signature: _____
2. _____	Printed Name: _____
Signature: _____	Printed Name: _____
Printed Name: _____	

The foregoing Dedication was acknowledge before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2020 by _____ as _____ of PULTE HOME COMPANY, LLC a Michigan limited liability company. He is personally known to me / has produced _____ as identification and did / did not take an oath.

Signature of Acknowledger: _____

Printed Name of Acknowledger: _____

My Commission Expires: _____

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC, a Florida corporation has executed this Dedication in the manner provided by law _____, 2020.

IN WITNESS WHEREOF, the undersigned owner has executed this Dedication in the manner provided by law on _____, 2020.

Signed and sealed and delivered in our presence as witnesses:

1. _____	OWNER: TAYLOR MORRISON OF FLORIDA, INC. a Florida corporation
Signature: _____	Signature: _____
Printed Name: _____	Signature: _____
2. _____	Printed Name: _____
Signature: _____	Printed Name: _____
Printed Name: _____	

The foregoing Dedication was acknowledge before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2020 by _____ as _____ of TAYLOR MORRISON OF FLORIDA, INC. He is personally known to me / has produced _____ as identification and did / did not take an oath.

Signature of Acknowledger: _____

Printed Name of Acknowledger: _____

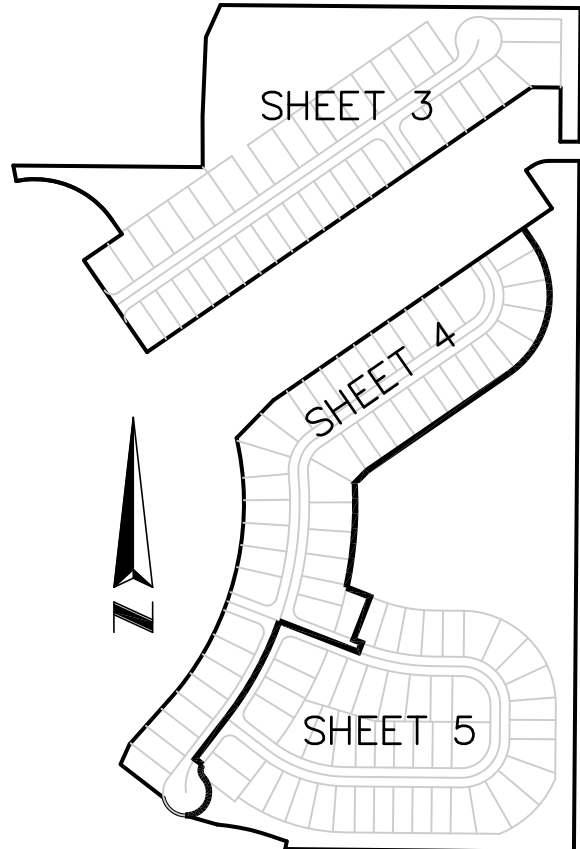
My Commission Expires: _____

SHEET INDEX

SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES

SHEET 2 OF 5 - BOUNDARY INFORMATION & TRACT GEOMETRY

SHEETS 3 - 5 OF 5 - CENTERLINE, TRACT & LOT GEOMETRY



KEY MAP (not to scale)

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LAKEVIEW PRESERVE PHASE 2

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, PULTE HOME COMPANY, LLC a Michigan limited liability company being the owner in fee simple of all the lands described herein with the exception of Lots 189 through 204, Lots 221 through 227, Lots 242 through 248 and Lots 298 through 310 and TAYLOR MORRISON OF FLORIDA, INC a Florida corporation being the owner of Lots 189 through 204, Lots 221 through 227, Lots 242 through 248 and Lots 298 through 310 do hereby dedicate the following for the purposes thereon expressed, subject to the general notes contained herein.

1. TO LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC.: Tracts ROW-1 and ROW-2 are subject to perpetual right of ingress and egress by the Lot Owners of LAKEVIEW PRESERVE, their tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services and their vehicles and personnel. A drainage easement is hereby granted over those areas designated as drainage easements shown or noted hereon. Tracts OS-3 and OS-4 shall be owned and maintained by the LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC, for the purpose of signage, drainage, utilities and landscaping. Tract OS-5 shall be owned and maintained by the LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC, for the purpose of open space.

2. TO LOT OWNERS OF LAKEVIEW PRESERVE: A perpetual ingress and egress easement is hereby granted over, across and upon Tracts ROW-1 and ROW-2 including the right of ingress and egress for said Lot Owner's tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services and their vehicles and personnel. A drainage easement is hereby granted over those areas designated as drainage easements shown or noted hereon.

3. TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES: A utility easement is hereby granted over, across and upon Tracts ROW-1 and ROW-2 and those areas designated as utility easements shown hereon, including the right of ingress and egress over and across Tract ROW-1 for the purpose of accessing said utility easements.

4. TO THE CITY OF CLERMONT: A utility easement is hereby granted over, across and upon Tracts ROW-1 and ROW-2 and those areas designated as utility easements shown hereon, including the right of ingress and egress over and across Tracts ROW-1 and ROW-2 for the purpose of accessing said utility easements.

TO RESPECTIVE OWNERS OF TAX PARCELS 01-23-26-0002-00000300 and their respective successors and assigns:

A perpetual ingress and egress easement is hereby granted over, across and upon Tracts ROW-1 and ROW-2 including the right of ingress and egress for such owner's tenants, invitees and licensees, to provide access to and from such owner's properties.

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida and approved by said CITY COUNCIL of Clermont for record on the ____ day of _____, 2020 provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within 365 days from the date of approval by said City of Clermont, Florida.

Attest: _____ City of Clermont

City Clerk _____ Mayor _____

Print Name _____ Print Name _____

REVIEWER STATEMENT

Pursuant to Section 177.081 F.S., I have reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes, and find said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Jennings E. Griffin _____ Date _____
Florida Professional Land Surveyor No.4486
Booth, Ern, Straughan & Hiott, Inc.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

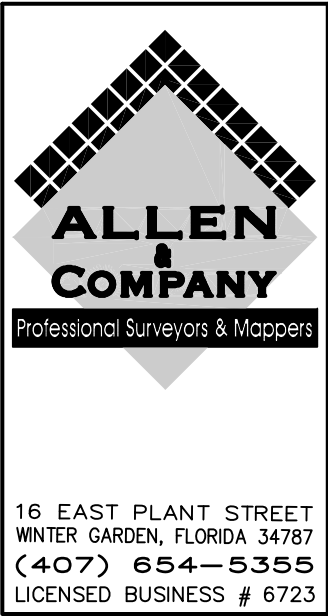
KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____, I completed the survey of the lands as shown in the foregoing plat: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes; and that said land is located in Lake County, Florida.

By: _____ Date: _____
James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

CERTIFICATE OF CLERK

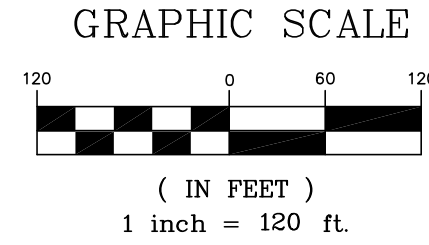
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S., AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR LAKE COUNTY, FLORIDA

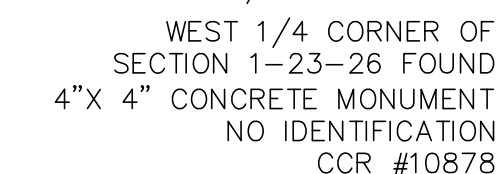


LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 5 - BOUNDARY INFORMATION & TRACT GEOMETRY
SHEETS 3 - 5 OF 5 - CENTERLINE, TRACT & LOT GEOMETRY



NORTHEAST CORNER OF
THE NORTHWEST 1/4 OF
SECTION 1-23-26
FOUND 4"X4" CONCRETE
MONUMENT, RLS#1993,
CCR#10873

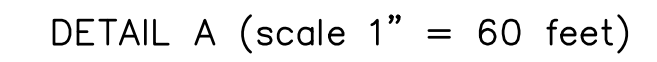
EAST LINE OF THE
NORTHWEST 1/4 OF
SECTION 1-23-26

25.00' INGRESS/EGRESS
EASEMENT PER
D.B. 339, PG. 142

— AGREEMENT
(EDDY ROAD PARCEL)
ORB 1267, PG. 125
70.00' NON-EXCLUSIVE
EASEMENT
ORB 1286, PG. 34

POINT OF INTERSECTION OF
WEST LINE OF UNNAMED
RIGHT-OF-WAY AND THE NORTH
RIGHT-OF-WAY LINE OF
HARTWOOD MARSH ROAD

— R/W —
— R/W —
SOUTHEAST CORNER OF
THE NORTHWEST 1/4 OF
SECTION 1-23-26,
FOUND 4"X 4" CONCRETE
MONUMENT, NO IDENTIFICATION



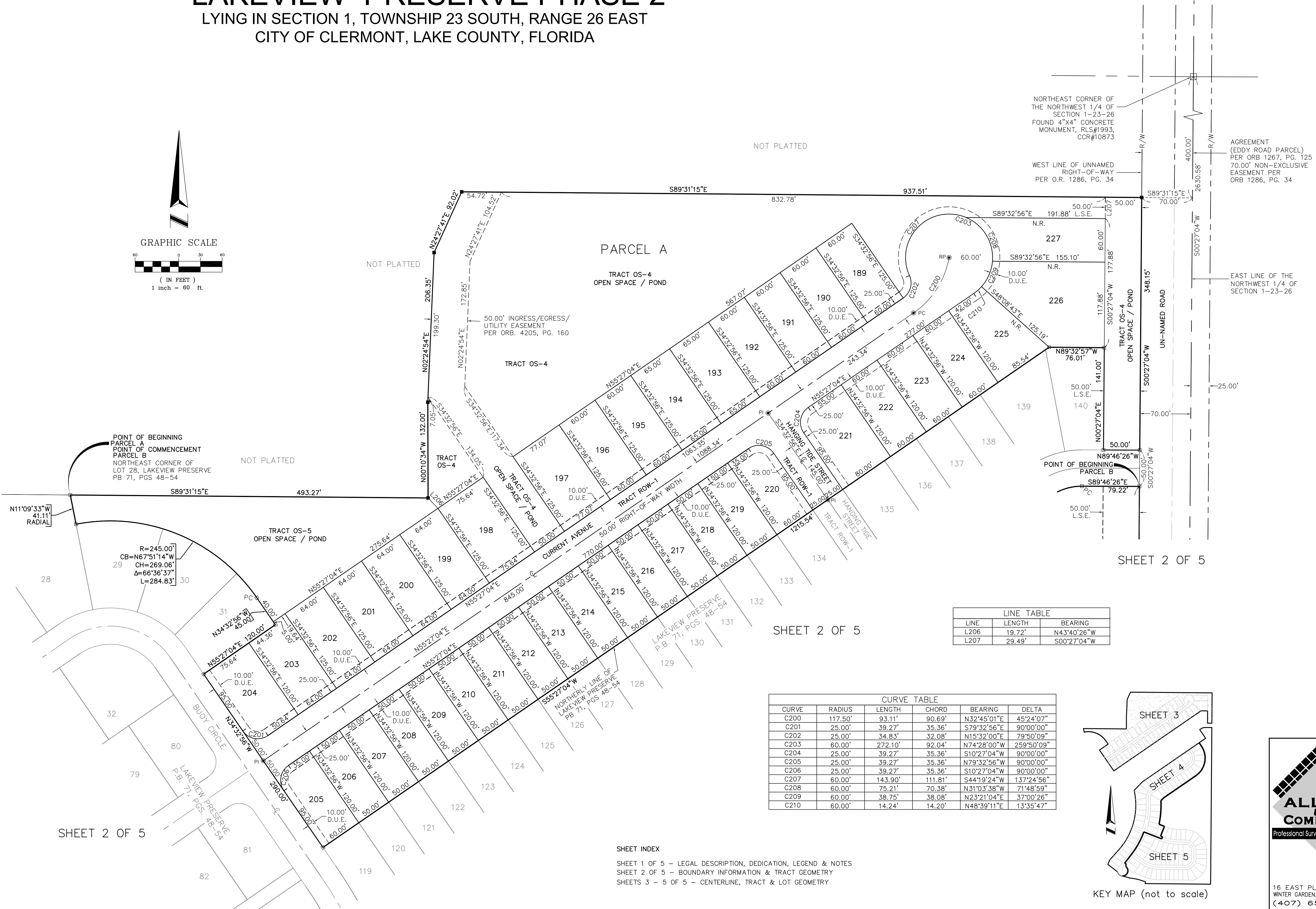
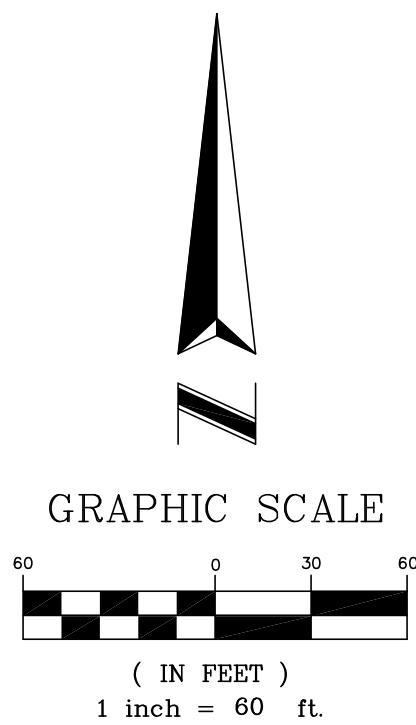
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C100	25.00'	34.83'	32.08'	N15°32'00"E	79°50'09"
C101	60.00'	143.90'	111.81'	S44°19'24"W	137°24'56"
C102	245.00'	384.85'	346.48'	N10°27'04"E	90°00'00"
C103	1060.00'	273.03'	272.27'	N04°33'41"E	14°45'28"
C104	405.00'	145.64'	144.86'	S79°07'58"E	20°36'15"
C105	245.00'	384.36'	346.14'	N44°29'31"W	89°53'10"
C106	265.00'	209.56'	204.14'	N25°30°29"E	45°18'31"
C107	480.00'	296.62'	291.93'	S71°43'54"E	35°24'24"
C108	60.00'	140.83'	110.66'	N25°02'45"E	134°28'51"

LINE TABLE		
LINE	LENGTH	BEARING
L100	19.72'	S43°40'26"E
L101	125.00'	S34°32'56"E
L102	50.00'	N55°27'04"W
L103	125.00'	S34°32'56"E
L104	125.00'	S34°32'56"E
L105	191.88'	S89°32'56"E
L106	177.88'	S00°27'04"W
L107	45.00'	S34°32'56"E
L108	45.66'	N44°33'09"E
L109	89.13'	S68°49'51"E
L110	77.20'	S89°26'06"E
L111	14.05'	N37°38'24"E
L112	104.41'	N52°21'36"W



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

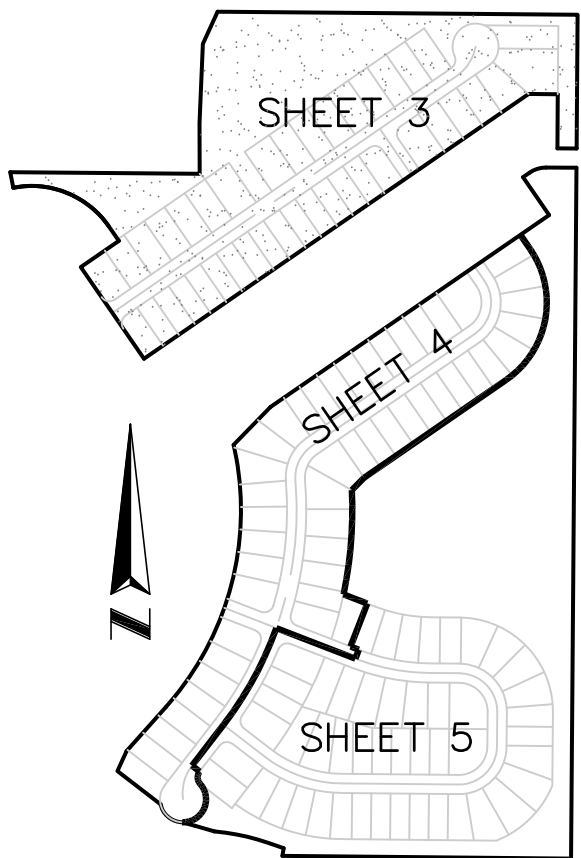
LAKEVIEW PRESERVE PHASE 2
LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L206	19.72'	N43°40'26"W
L207	29.49'	S00°27'04"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C200	117.50'	93.11'	90.69'	N32°45'01"E	45°24'07"
C201	25.00'	39.27'	35.36'	S79°32'56"E	90°00'00"
C202	25.00'	34.83'	32.08'	N15°32'00"E	79°50'09"
C203	60.00'	272.10'	92.04'	N74°28'00"W	259°50'09"
C204	25.00'	39.27'	35.36'	S10°27'04"W	90°00'00"
C205	25.00'	39.27'	35.36'	N79°32'56"W	90°00'00"
C206	25.00'	39.27'	35.36'	S10°27'04"W	90°00'00"
C207	60.00'	143.90'	111.81'	S44°19'24"W	137°24'56"
C208	60.00'	75.21'	70.38'	N31°03'38"W	71°48'59"
C209	60.00'	38.75'	38.08'	N23°21'04"E	37°00'26"
C210	60.00'	14.24'	14.20'	N48°39'11"E	13°35'47"

SHEET INDEX
SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
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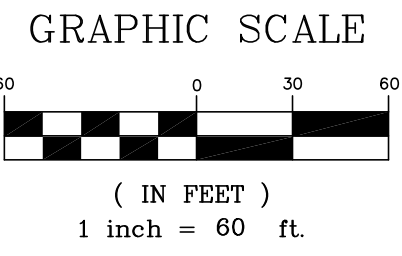
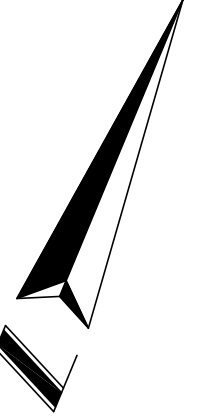


ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

LAKEVIEW PRESERVE PHASE 2
LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C211	100.00'	157.08'	141.42'	N10°27'04"E
C212	100.00'	105.13'	100.36'	S25°19'58"W
C213	915.00'	677.53'	662.15'	N16°25'37"E
C214	915.00'	389.49'	386.56'	N07°24'32"E
C215	915.00'	288.04'	286.85'	N28°37'18"E
C216	117.49'	93.10'	90.68'	S14°56'17"W
C221	125.00'	196.35'	176.78'	N10°27'04"E
C222	75.00'	78.85'	75.27'	S25°19'58"W
C223	940.00'	352.69'	350.62'	N05°57'46"E
C224	25.00'	37.32'	33.95'	S26°03'35"E
C230	25.00'	34.83'	32.08'	S02°16'39"E
C231	60.00'	272.10'	92.04'	N87°43'21"E
C232	890.00'	230.12'	229.48'	N30°13'57"E
C233	25.00'	39.99'	35.86'	N23°00'10"W
C234	25.00'	41.44'	36.86'	N63°40'55"E
C235	890.00'	325.90'	324.09'	N05°42'17"E
C236	125.00'	131.42'	125.45'	S25°19'58"W
C237	75.00'	117.81'	106.07'	N10°27'04"E
C245	245.00'	384.85'	346.48'	N10°27'04"E
C246	125.00'	8.92'	8.92'	N32°30'12"W
C247	125.00'	44.31'	44.08'	N20°18'06"W
C248	125.00'	44.31'	44.08'	N00°00'39"E
C249	125.00'	44.31'	44.08'	N20°19'23"E
C250	125.00'	44.31'	44.08'	N40°38'08"E
C251	125.00'	10.16'	10.16'	N53°07'18"E
C252	75.00'	39.42'	38.97'	S40°23'31"W
C253	75.00'	39.42'	38.97'	S10°16'24"W
C254	940.00'	76.03'	76.01'	N02°28'07"W
C255	940.00'	69.23'	69.21'	N01°57'31"E
C256	940.00'	63.96'	63.95'	N06°01'04"E
C257	940.00'	59.07'	59.06'	N09°46'03"E
C258	940.00'	49.21'	49.20'	N13°04'02"E
C259	940.00'	35.18'	35.18'	N15°38'21"E
C282	60.00'	53.04'	51.33'	S12°18'52"W
C283	890.00'	40.40'	40.40'	N36°20'22"E
C284	890.00'	68.04'	68.02'	N32°50'56"E
C285	890.00'	68.04'	68.02'	N28°28'08"E
C286	890.00'	53.65'	53.64'	N24°33'08"E
C287	890.00'	58.05'	58.04'	N14°19'35"E
C288	890.00'	67.66'	67.65'	N10°16'48"E
C289	890.00'	67.66'	67.64'	N05°55'27"E
C290	890.00'	67.67'	67.65'	N01°34'06"E
C291	890.00'	64.87'	64.85'	N02°41'52"W
C292	125.00'	2.77'	2.77'	S04°09'01"E
C293	125.00'	44.46'	44.23'	S06°40'31"W
C294	125.00'	44.31'	44.08'	S27°01'18"W
C295	125.00'	39.87'	39.70'	S46°18'52"W
C296	770.00'	31.52'	31.51'	N40°37'15"E
C297	770.00'	59.26'	59.24'	N37°14'37"E
C298	770.00'	58.86'	58.85'	N32°50'56"E
C299	770.00'	58.86'	58.85'	N28°28'08"E
C300	770.00'	68.67'	68.65'	N23°43'27"E
C301	770.00'	25.00'	25.00'	N20°14'20"E
C302	770.00'	25.03'	25.03'	N18°22'38"E
C303	770.00'	67.04'	67.01'	N14°57'07"E
C304	770.00'	58.54'	58.52'	N10°16'48"E
C305	770.00'	58.53'	58.52'	N05°55'27"E
C306	770.00'	58.54'	58.53'	N01°34'06"E



LINE TABLE		
LINE	LENGTH	BEARING
L200	45.00'	S34°32'56"E
L201	45.00'	S34°32'56"E
L202	45.00'	S34°32'56"E
L203	45.00'	S34°32'56"E
L204	45.66'	N44°33'09"E
L208	25.00'	S22°22'35"E
L209	25.00'	N21°10'09"E
L210	22.99'	S68°49'51"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C307	770.00'	58.52'	58.51'	N02°47'13"W
C308	770.00'	97.72'	97.65'	N08°36'00"W
C309	770.00'	7.21'	7.21'	N12°30'13"W
C310	245.00'	17.49'	17.49'	N32°30'12"W
C311	245.00'	86.86'	86.40'	N20°18'06"W
C312	245.00'	86.86'	86.40'	N00°00'39"E
C313	245.00'	86.86'	86.40'	N20°19'23"E
C314	245.00'	86.86'	86.40'	N40°38'08"E
C315	245.00'	19.92'	19.92'	N53°07'18"E
C316	1060.00'	273.03'	272.27'	N04°33'41"E
C317	1060.00'	49.33'	49.32'	N01°29'04"W
C318	1060.00'	78.07'	78.05'	N01°57'31"E
C319	1060.00'	72.13'	72.11'	N06°01'04"E
C320	1060.00'	66.61'	66.60'	N09°46'03"E
C321	1060.00'	55.49'	55.48'	N13°04'02"E
C322	1060.00'	72.12'	72.11'	N16°30'58"E
C323	1060.00'	120.72'	120.65'	N15°12'10"E

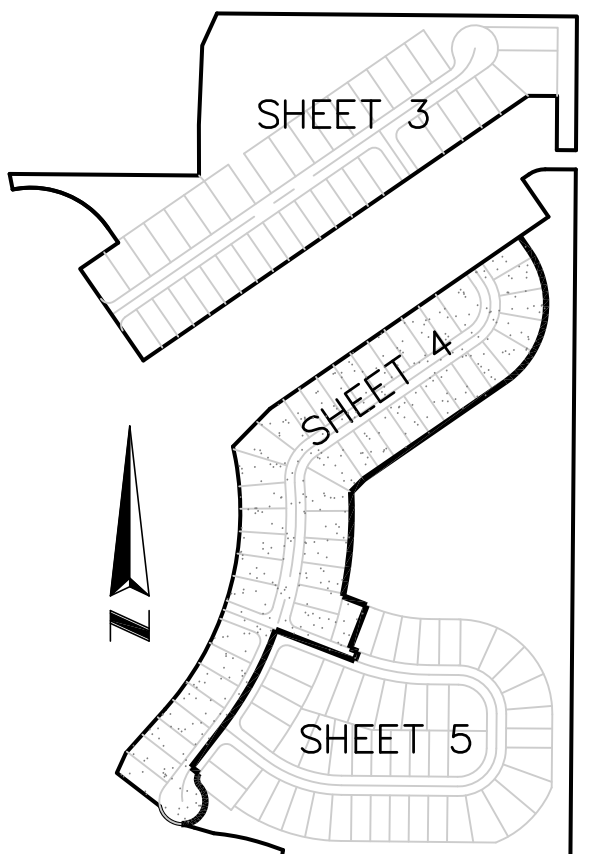
SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 5

SHEET INDEX
SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
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KEY MAP (not to scale)



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

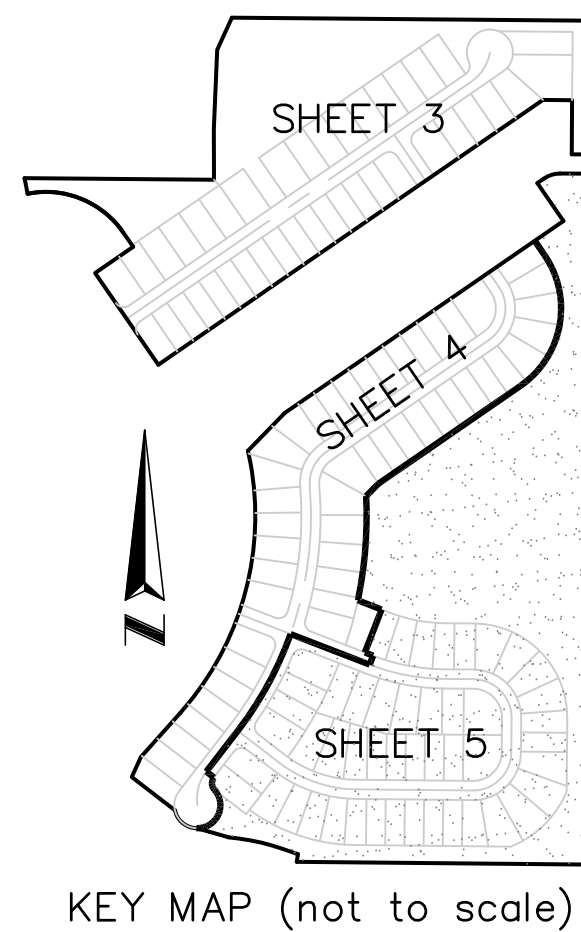
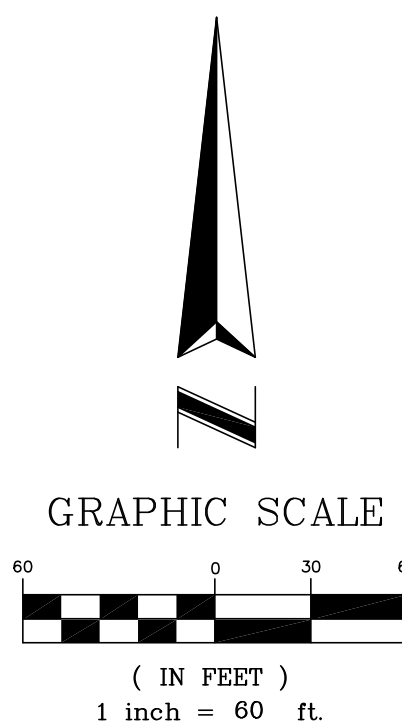
LAKEVIEW PRESERVE PHASE 2

LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 5 OF 5

PLAT BOOK

PAGE



WEST 1/4 CORNER OF
SECTION 1-23-26
FOUND 4"X 4"
CONCRETE MONUMENT
NO IDENTIFICATION
CCR #10878

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C215	915.00'	288.04'	286.85'	N28°37'18"E	18°02'11"
C217	550.00'	197.78'	196.72'	S79°07'58"E	20°36'15"
C218	100.00'	156.88'	141.28'	N44°29'31"W	89°53'10"
C219	100.00'	157.28'	141.56'	N45°30'29"E	90°06'50"
C220	335.00'	216.77'	213.01'	S70°53'51"E	37°04'29"
C225	525.00'	188.79'	187.78'	S79°07'58"E	20°36'15"
C226	125.00'	196.10'	176.60'	N44°29'31"W	89°53'10"
C227	125.00'	196.60'	176.95'	N45°30'29"E	90°06'50"
C228	360.00'	232.95'	228.90'	S70°53'51"E	37°04'29"
C229	25.00'	39.27'	35.36'	S82°38'24"W	90°00'00"
C230	25.00'	34.83'	32.08'	S02°16'39"E	79°50'04"
C231	60.00'	272.10'	92.04'	N87°43'21"E	259°50'04"
C238	25.00'	38.62'	34.89'	S66°54'41"W	88°30'56"
C239	575.00'	206.77'	205.66'	S79°07'58"E	20°36'15"
C240	75.00'	117.66'	105.96'	N44°29'31"W	89°53'10"
C241	75.00'	117.96'	106.17'	N45°30'29"E	90°06'50"
C242	310.00'	200.59'	197.11'	S70°53'51"E	37°04'29"
C243	25.00'	37.97'	34.43'	S08°50'43"E	87°01'48"
C244	940.00'	197.14'	196.78'	N28°39'42"E	12°00'58"
C260	525.00'	33.78'	33.77'	S70°40'27"E	03°41'11"
C261	525.00'	62.52'	62.48'	S75°55'44"E	06°49'23"
C262	525.00'	62.52'	62.48'	S82°45'07"E	06°49'23"
C263	525.00'	29.98'	29.97'	S87°47'57"E	03°16'18"
C264	125.00'	3.82'	3.82'	N88°33'31"W	01°45'09"
C265	125.00'	48.37'	48.07'	N76°35'51"W	22°10'12"
C266	125.00'	44.31'	44.08'	N55°21'22"W	20°18'45"
C267	125.00'	44.31'	44.08'	N35°02'37"W	20°18'45"
C268	125.00'	44.31'	44.08'	N14°43'52"W	20°18'45"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C269	125.00'	10.97'	10.96'	N02°03'43"W	05°01'34"
C270	125.00'	42.29'	42.09'	N10°08'33"E	19°22'58"
C271	125.00'	44.31'	44.08'	N29°59'25"E	20°18'45"
C272	125.00'	44.31'	44.08'	N50°18'10"E	20°18'45"
C273	125.00'	44.31'	44.08'	N70°36'55"E	20°18'45"
C274	125.00'	21.37'	21.34'	N85°40'06"E	09°47'37"
C275	360.00'	22.94'	22.93'	S87°36'35"E	03°39'02"
C276	360.00'	47.95'	47.91'	S81°58'07"E	07°37'54"
C277	360.00'	47.95'	47.91'	S74°20'14"E	07°37'54"
C278	360.00'	47.95'	47.91'	S66°42'20"E	07°37'54"
C279	360.00'	52.18'	52.14'	S58°44'14"E	08°18'20"
C280	360.00'	13.98'	13.98'	S53°28'20"E	02°13'28"
C281	60.00'	140.82'	110.65'	N25°02'37"E	134°28'36"
C324	405.00'	145.64'	144.86'	S79°07'58"E	20°36'15"
C325	405.00'	26.06'	26.05'	S70°40'27"E	03°41'11"
C326	405.00'	48.23'	48.20'	S75°55'44"E	06°49'23"
C327	405.00'	48.23'	48.20'	S82°45'07"E	06°49'23"
C328	405.00'	23.13'	23.12'	S87°47'57"E	03°16'18"
C329	245.00'	384.36'	346.14'	N44°29'31"W	89°53'10"
C330	245.00'	3.82'	3.82'	N88°59'16"W	00°53'39"
C331	245.00'	98.47'	97.81'	N77°01'36"W	23°01'43"
C332	245.00'	86.86'	86.40'	N55°21'22"W	20°18'45"
C333	245.00'	86.86'	86.40'	N35°02'37"W	20°18'45"
C334	245.00'	86.86'	86.40'	N14°43'52"W	20°18'45"
C335	245.00'	21.49'	21.49'	N02°03'43"W	05°01'34"
C336	265.00'	209.56'	204.14'	N45°30'29"E	45°18'31"
C337	265.00'	79.98'	79.68'	N31°30'01"E	17°17'34"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C338	265.00'	93.95'	93.46'	N50°18'10"E	20°18'45"
C339	265.00'	35.63'	35.60'	N64°18'39"E	07°42'12"
C340	480.00'	296.62'	291.93'	S71°43'54"E	35°24'24"
C341	480.00'	30.58'	30.58'	S87°36'35"E	03°39'02"
C342	480.00'	63.93'	63.89'	S81°58'07"E	07°37'54"
C343	480.00'	63.93'	63.89'	S74°20'14"E	07°37'54"
C344	480.00'	63.93'	63.89'	S66°42'20"E	07°37'54"
C345	480.00'	74.24'	74.17'	S58°27'33"E	08°51'42"
C346	940.00'	46.82'	46.82'	N33°14'34"E	02°51'15"
C347	940.00'	51.75'	51.74'	N30°14'19"E	03°09'14"
C348	940.00'	51.75'	51.74'	N27°05'05"E	03°09'14"
C349	940.00'	46.82'	46.82'	N24°04'50"E	02°51'15"
C350	575.00'	35.68'	35.68'	S70°36'32"E	03°33'21"
C351	575.00'	55.07'	55.05'	S75°07'49"E	05°29'14"
C352	575.00'	57.67'	57.64'	S80°44'48"E	05°44'46"
C353	575.00'	54.45'	54.43'	S86°19'57"E	05°25'32"
C354	575.00'	3.91'	3.91'	S89°14'25"E	00°23'22"
C355	310.00'	34.85'	34.83'	S86°12'53"E	06°26'25"
C356	310.00'	81.49'	81.26'	S75°27'49"E	15°03'42"
C357	310.00'	75.58'	75.39'	S60°56'54"E	13°58'09"
C358	310.00'	8.68'	8.68'	S53°09'43"E	01°36'13"
C359	1060.00'	82.63'	82.60'	N34°02'56"E	04°27'58"
C360	1060.00'	58.35'	58.34'	N30°14'19"E	03°09'14"
C361	1060.00'	58.35'	58.34'	N27°05'05"E	03°09'14"
C362	1060.00'	80.27'	80.25'	N23°20'18"E	04°20'19"
C363	1060.00'	137.30'	137.21'	N32°34'16"E	07°25'17"
C364	1060.00'	142.29'	142.18'	N25°00'53"E	07°41'28"

LINE TABLE		
LINE	LENGTH	BEARING
L205	14.05'	N37°38'2"
L208	25.00'	S52°22'3"
L209	25.00'	N21°10'0"

SHEET INDEX

SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 5 - BOUNDARY INFORMATION & TRACT GEOMETRY
SHEETS 3 - 5 OF 5 - CENTERLINE, TRACT & LOT GEOMETRY



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 23, 2020		
Agenda Item Name		
Resolution No. 2020-32R <i>SR 50 ROW Transfer</i>		
Requested Action		
Recommend approval of the interlocal agreement.		
Staff Report		
During the City's site review process for the development of the new Advent Health Campus, it was revealed an old thirty-foot right of way existed from a plat recorded in 1914 under the Lake Highlands Subdivision. This right of way has no purpose and the applicant has petitioned the City to close this right of way so they can move forward on the construction of the project. City and County staff have been working together on this issue and the most efficient way to process it is to transfer the right of way to the City through an interlocal agreement and then process the vacation petition. City staff has reviewed the agreement and recommends approval of the transfer of right of way with the full understanding the right of way will be closed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2020-32R - Interlocal ROW Transfer	2020-32R - Interlocal ROW Transfer.pdf	
2. Interlocal agreement - Advent Health	Interlocal agreement - Advent Health.pdf	
3. State Road 50 ROW Transfer Request.Advent Health5.21.2020	State Road 50 ROW Transfer Request.Advent Health5.21.2020.pdf	
4. Advent Health ROW Vacation Application	Advent Health ROW Vacation Application.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2020-32R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT APPROVING AN AGREEMENT WITH LAKE COUNTY, FLORIDA FOR THE TRANSFER OF RIGHT-OF-WAY ADJACENT TO STATE ROUTE 50; AND, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1.

The City Council of the City of Clermont does hereby approve that certain agreement with Lake County, Florida for the transfer jurisdiction of a portion of public right of way as detailed in the interlocal agreement hereto as Exhibit A.

SECTION 2.

The Mayor and/or City Manager are specifically authorized to withhold the formal written agreement upon his or her determination of any matter or factor, hereafter coming to their attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

SECTION 3.

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2020-32R

PASSED AND ADOPTED by the City Council of the City of Clermont, Florida on the 23rd day of June, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA
AND
THE CITY OF CLERMONT, FLORIDA
TO TRANSFER JURISDICTION OF
A PORTION OF PLATTED RIGHT OF WAY AS SHOWN ON THE
PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 28
AND PLAT BOOK 3, PAGE 24
(RIGHT-OF-WAY LYING ADJACENT TO LOTS 9, 10, 23 AND 24)**

THIS INTERLOCAL AGREEMENT by and between LAKE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", and the CITY OF CLERMONT, a municipal corporation pursuant to the laws of the State of Florida, hereinafter referred to as "CITY", to transfer jurisdiction of a portion of public right of way.

WHEREAS, there exists a public right of way, lying south of Tracts 9 and 10, north of Tracts 23 and 24, in Section 28, Township 22 South, Range 26 East, in the plat of Lake Highlands Company, recorded in Plat Book 2, Page 28 and Plat Book 3, Page 24, Lake County Public Records, more particularly described in Exhibit "A" and shown on Exhibit "B", attached hereto and incorporated herein (hereinafter referred to as the "Right-of-Way"); and

WHEREAS, the adjoining property to the north, south and west lie within the CITY limits; and

WHEREAS, the property owner who adjoins the Right-of-Way on the south has requested this platted Right-of-Way be transferred to CITY since the property is being developed in the CITY and CITY desires to accept the transfer; and

WHEREAS, COUNTY agrees to transfer jurisdiction of said Right-of-Way to the CITY in accordance with Section 335.0415, Florida Statutes; and

WHEREAS, COUNTY and CITY find this transfer and the entering of this Agreement is in the best interests of both parties and their citizens.

NOW THEREFORE, IN CONSIDERATION of the mutual promises, conditions and covenants provided for herein, the parties agree as follows:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. County obligations. COUNTY agrees to transfer to CITY, all jurisdiction, rights, interests and maintenance of the portion of platted Right-of-Way, as described in Exhibit "A", attached hereto, dedicated by said Lake Highlands Company in Plat Book 2, Page 28 and Plat Book 3, Page 24 (hereinafter "Right-of-Way"), effective on the date the last party hereto executes this Agreement ("effective date").

Section 3. City obligations. Upon the effective date of this Agreement, CITY agrees to accept jurisdiction of said Right-of-Way as described in Exhibit "A", attached hereto, including any ownership, interests and maintenance responsibilities.

Section 4. Modification. No modification or amendment to this Agreement shall be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

Section 5. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this

Interlocal Agreement between Lake County and City of Clermont (relating to the transfer of jurisdiction for a portion of Lake Highlands Company platted right of way lying adjacent to Tracts 9, 10, 23 and 24).

Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted here from, and shall not invalidate the remaining provisions.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: Lake County through its Board of County Commissioners, signing by and through its Chairman, and City of Clermont, through its City Council, signing by and through its Mayor.

COUNTY

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

ATTEST:

Gary J. Cooney, Clerk of the
Board of County Commissioners
Of Lake County, Florida

Leslie Campione, Chairman

This _____ day of _____, 2020

Approved as to Form and Legality

Melanie Marsh
County Attorney

Interlocal Agreement between Lake County and City of Clermont (relating to the transfer of jurisdiction for a portion of Lake Highlands Company platted right of way lying adjacent to Tracts 9, 10, 23 and 24).

ATTEST:

CITY

CITY OF CLERMONT, FLORIDA

Tracy Ackroyd Howe, City Clerk

Gail L. Ash, Mayor

This ____ day of _____, 2020

Approved as to form and legality

Daniel F. Mantzaris
City Attorney

EXHIBIT "A"

PAGE 1 OF 2

(Right-of-Way Description)

THAT UNNAMED RIGHT OF WAY LYING SOUTHERLY OF TRACTS 9 AND 10, AND NORTHERLY OF TRACTS 23 AND 24, AS SHOWN ON THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 28, AND PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BOUNDED AS FOLLOWS:

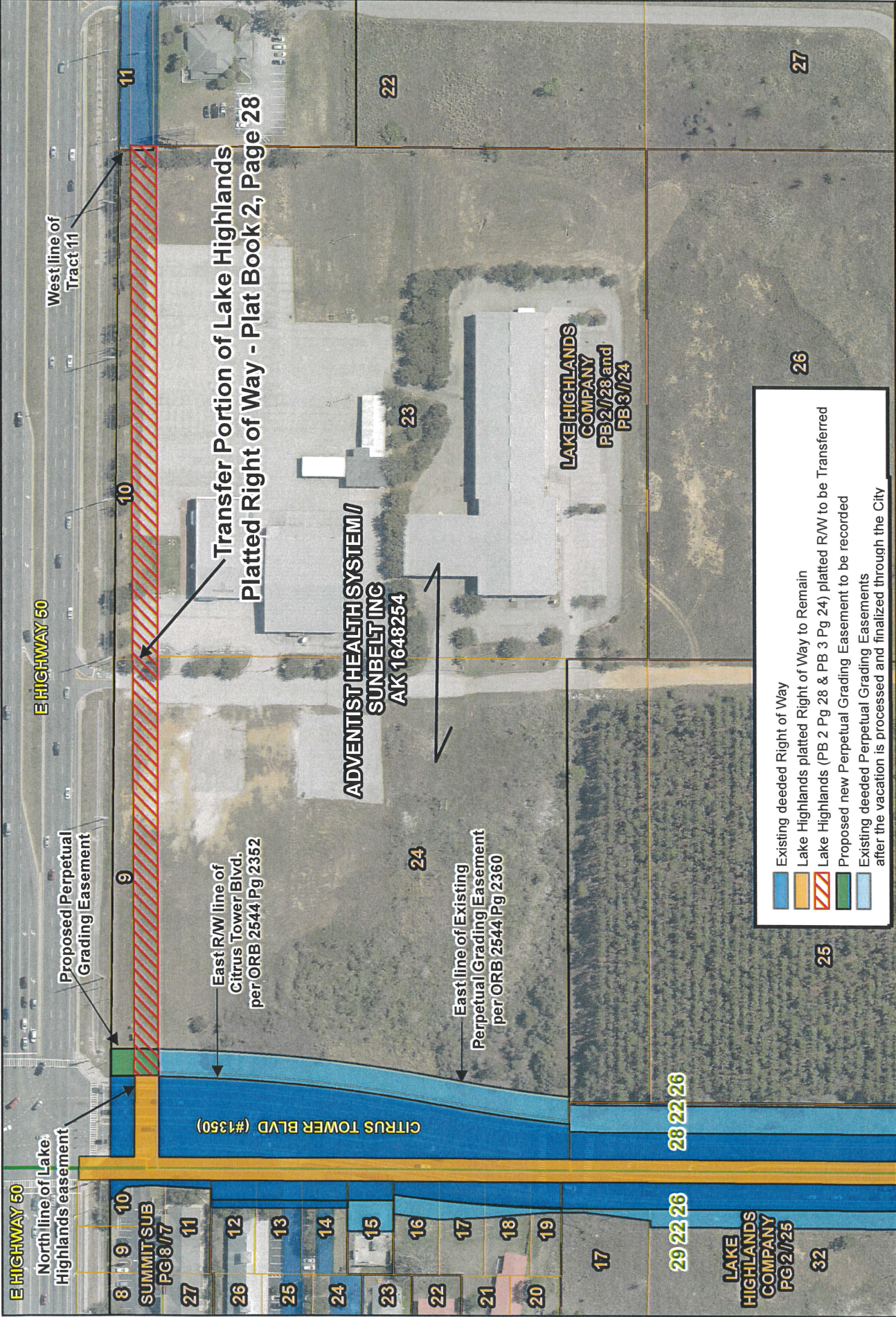
Bounded on the North by the South line of said Tracts 9 and 10; and

Bounded on the South by the North line of said Tracts 23 and 24; and

Bounded on the East by the West line of Tract 11 of said plats and the Southerly extension thereof; and

Bounded on the West by the Easterly right of way line of Citrus Tower Blvd. as recorded in Official Records Book 2544 Page 2352, Public Records of Lake County, Florida, and the Northerly extension thereof to the North line of said unnamed right of way.

EXHIBIT "B"



SECTION 28	TOWNSHIP 22S	RANGE 26E	SCALE NTS PAPER SIZE (TO SCALE)	NORTH N E S W
PREPARED BY: BG	DATE: 6/9/2020	LAKE COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION / RIGHT OF WAY SECTION THIS DRAWING IS A GENERAL REPRESENTATION AND IN NO WAY DOES LAKE COUNTY CERTIFY ITS ACCURACY	TRANSFER OF LAKE HIGHLANDS PLATTED RIGHT OF WAY TO THE CITY OF CLERMONT 2017 AERIAL ADVENTIST HEALTH	



Darren S. Gray
City Manager

352-241-7358
DGray@clermontfl.org

May 21, 2020

Lake County Public Works
Mr. Fred Schneider, PE
323 N. Sinclair Ave.
Tavares, FL 32778

Re: State Road 50 Right-of-Way Transfer Request for Development Purposes – Advent Health

Dear Mr. Schneider:

The property owner, Adventist Health System, of AK# 1648254 is requesting to develop their property within the City of Clermont. The development plan involves the vacation of the thirty-foot (30') platted right of way in the Lake Highlands Company Subdivision recorded in Plat Book 2, Page 28. The City is requesting transfer of the right of way to the City from the County. Legal description, map, and conceptual site plan is attached. The City will accept the transfer of this portion of the right of way with the intent to vacate to the property owner.

The signers of the acceptance will be Gail L. Ash, as Mayor, Tracy Ackroyd Howe, as City Clerk and Daniel F. Mantzaris as City Attorney.

If you have any questions for coordination, please feel free to contact John Kruse, Planning Manager at 352-241-7309.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. Gray', written over a blue circular stamp.

Darren S. Gray
City Manager

Sent via email: fschneider@lakecountyfl.gov
rgrimm@lakecountyfl.gov

[illegible]

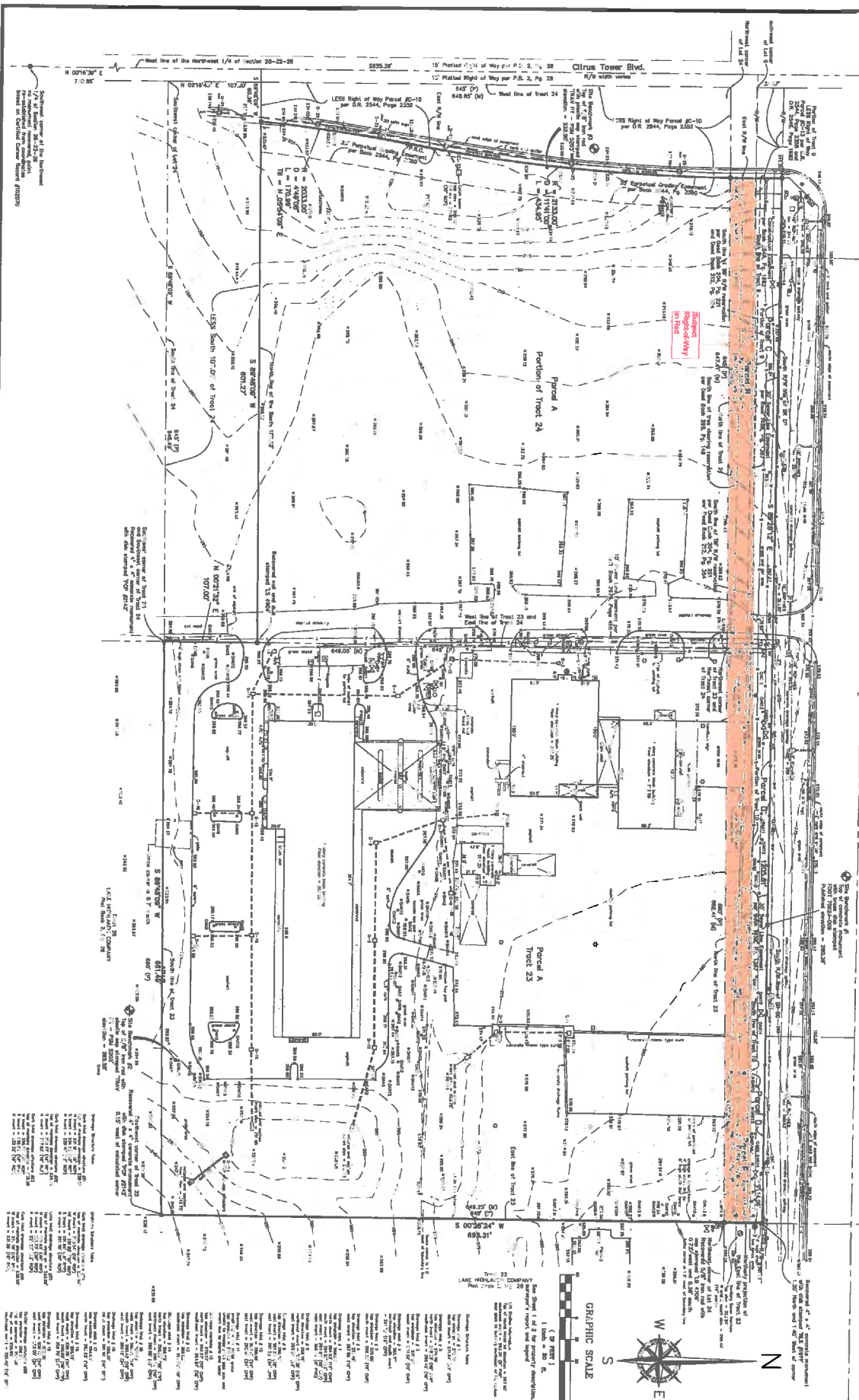
- 1.5 - denotes land surveyor
- LD - denotes surveying and mapping boundaries
- RLS - denotes Registered Land Surveyor
- PLM - denotes Professional Land Measurement Surveyor and Mapper
- (P) - denotes a claimant based on record data
- (N) - denotes distances based on field measurement
- TKM/PF - denotes Towns and Plat (Survey work plat-1)
- PL - denotes permanent control point
- CP - denotes computed control point
- CM - denotes computed plat point
- PLC - denotes computed plat point
- PRC - denotes plat boundary character 1-99
- MS - denotes measured concrete pipe
- MSD - denotes measured concrete pipe
- MS - denotes method and section
- Inv - denotes invert elevation
- MA - denotes water value
- W - denotes water feature
- W - denotes fire hydrant
- W - denotes water meter
- W - denotes water meter
- W - denotes cross wall centered box on pole
- W - denotes traffic signal support pole
- on - denotes at/against/along utility purpose
- o - denotes fire hydrant
- o - denotes meter for electric warning sign
- o - denotes meter for electric warning sign
- o - denotes meter for electric warning sign
- o - denotes cross wall with triangle
- o - denotes cross wall with triangle
- o - denotes cross wall with triangle and section

[illegible][illegible]

September 20, 2018	835.27	3/25/2018 and refers to Surveyor's Certification	Boundary and Topographic Survey of 14138 State Road 50, Clermont, Lake County, Florida Section 26, Township 22 South, Range 26 East	Prepared For: SMR Clermont, LLC		 Benchmark Surveying & Mapping, LLC Certificate of Authorization Number - LB-7574
Field Date	Project Number	2/26/2018 add monument crosses per parcel 6, 7 and 12		Digitally signed by Ely Joe Gering		
116/81	1" = 5'	add underground survey as marked by clients				
Field Book, Page	Scale	1/30/2018 locate legal description and title notes				
		11/2/2018 for all monument cross comments Date Revision				
			10/16/2018 826/91 = 701.600/24 826/91 = 4.0407	Post Office Box 771005, Winter Garden, Florida 3777-1005 3110 Reid Ave, Ft. Lauderdale, Florida 34746 (407) 464-4143 www.benchmarksurveyingandmapping.com		

**Boundary and Topographic Survey of
14138 State Road 50, Clermont, Lake County, Florida
Section 28, Township 22 South, Range 26 East**

State Road 50
302' W. Side of SR 50
302' W. Side of SR 50



September 20, 2018 Field Date 116/31 Field Book/Page		935.27 Project Number 1" = 50' Scale		2/4/2018 Date add underground utilities as marked by others Revision		Boundary and Topographic Survey of 14138 State Road 50, Clermont, Lake County, Florida Section 28, Township 22 South, Range 26 East		Benchmark Surveying & Mapping, LLC Certificate of Authorization Number - LB-7074 Post Office Box 771065, Winter Garden, Florida 34777-1065 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 854-8165 www.benchmarksurveyingandmapping.com	
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1



CITY OF CLERMONT
STREET RIGHT-OF-WAY / EASEMENT CLOSING
PETITION

DATE: 06/03/2020

FEE: \$1000.00
+ cost of advertisement

PETITIONER'S NAME: Adventist Health System/Sunbelt, Inc. - Tim Burrill, Senior Vice President

Address: 1919 N. Orange Avenue

City: Orlando State: FL Zip: 32804

Phone: 407-303-1197 Fax: _____

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available): See attached survey for legal description less Parcel B

If named - name of street to be closed: Street not named

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 23 of Section, 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way of Citrus

Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of

Lake County, Florida.

Purpose or reason for closing: Subject ROW was transferred from Lake County to the City of Clermont upon request of the city, with the intent of vacating the right-of-way to the
petitioner. The ROW divides the petitioner's property in a way that makes the northmost strip of the property unusable on its own and separates the balance of the property from the SR 50 frontage. This ROW vacation unites the
petitioner's property in a way that makes the proposed Health Park development viable and useful to the public. The ROW is not adjacent to other city RW, is not used by any adjacent property owners, and contains no public utilities.

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. X 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.

Tim Burrill, Senior Vice President

Petitioner Name (print)

X

Petitioner Name (signature)



DIVISION 2. CLOSING

Sec. 54-46. Purpose of division.

The purpose of this division is to establish an orderly procedure for closing and permanently abandoning municipal streets within the city.
(Code 1962, § 19-1; Ord. No. 96-C, § 1, 8-28-73)

Sec. 54-47. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Street means any public street, avenue, road, alley, highway, lane, path or other public way located in the city as shown on any of the various maps and plats of the city, recorded in the county public records.

(Code 1962, § 19-1; Ord. No. 96-C, § 1, 8-28-73)

Cross references: Definitions generally, § 1-2.

Sec. 54-48. Procedure.

(a) *Filing of petition; information required.* Whenever anyone who is the owner of or has any legal interest in property abutting a street within the city shall desire that the street be closed and permanently abandoned, he shall file a petition at the office of the city clerk setting forth the following information:

- (1) The petitioner's full name and mailing address.
- (2) The legal description of his property involved.
- (3) 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.
- (4) The purpose for which the street is requested to be closed.
- (5) The names and mailing addresses of all property owners abutting the portion of the street requested to be closed and abandoned.

(b) *Filing fee; notice; hearing; notification of property owners.* When a petition containing the information described in subsection (a) of this section is filed with the city clerk, along with the filing fee established by resolution of the council and on file in the city clerk's office, the clerk shall forthwith cause notice of the petition to be published as a legal notice in a local newspaper, no less than ten days prior to the date set for a hearing on the petition, and shall enter the matter on the agenda of the next regular meeting of the city council if the meeting is ten or more days forthcoming. Otherwise, the matter shall be advertised and set for hearing at the following regular meeting wherein ten days' notice could be given; furthermore, all property owners abutting that portion of the affected street shall be individually notified by an official letter from the city, stating the conditions of the request.



(c) *Council action.* At the regularly scheduled city council meeting wherein the requested street closing appears on the agenda, the city council will act upon the requested street closing. Upon motion and second of the city council, an ordinance may be introduced and passed, as provided by law, closing and permanently abandoning all or any portion of the street requested to be closed by the petition. Such ordinance shall be introduced and passed according to law.

(Code 1962, § 19-2; Ord. No. 96-C, § 2, 8-28-73)

Charter references: Construction of streets, sidewalks and other local improvements, § 5.

Sec. 54-49. Retention of utility easement.

Whenever it shall appear to the city council that the city does not have a utility easement along the street requested to be closed, the city shall retain a utility easement on any street closed and permanently abandoned pursuant to the provisions of this division.

(Code 1962, § 19-3; Ord. No. 96-C, § 3, 8-28-73)

Sec. 54-50. Recording of ordinances closing and abandoning streets.

Any municipal ordinance duly passed as provided by law, which closes and permanently abandons any street within the city, shall be recorded by the city clerk in the public records of the county.

(Code 1962, § 19-4; Ord. No. 96-C, § 4, 8-28-73)

PROPERTY OWNERS abutting portion of street requested to be closed/abandoned

LCPA Alternate Key: 1648254

ADVENTIST HEALTH SYSTEM/SUNBELT INC

ATTN ADVENT HEALTH ACCOUNTING DEPT

601 E ROLLINS ST

BOX 50

ORLANDO, FL 32803

LCPA Alternate Key: 3326601

MICHAEL PHILLIP PENNACHIO TRUSTEE

1100 S GROVE ST

EUSTIS, FL 32726

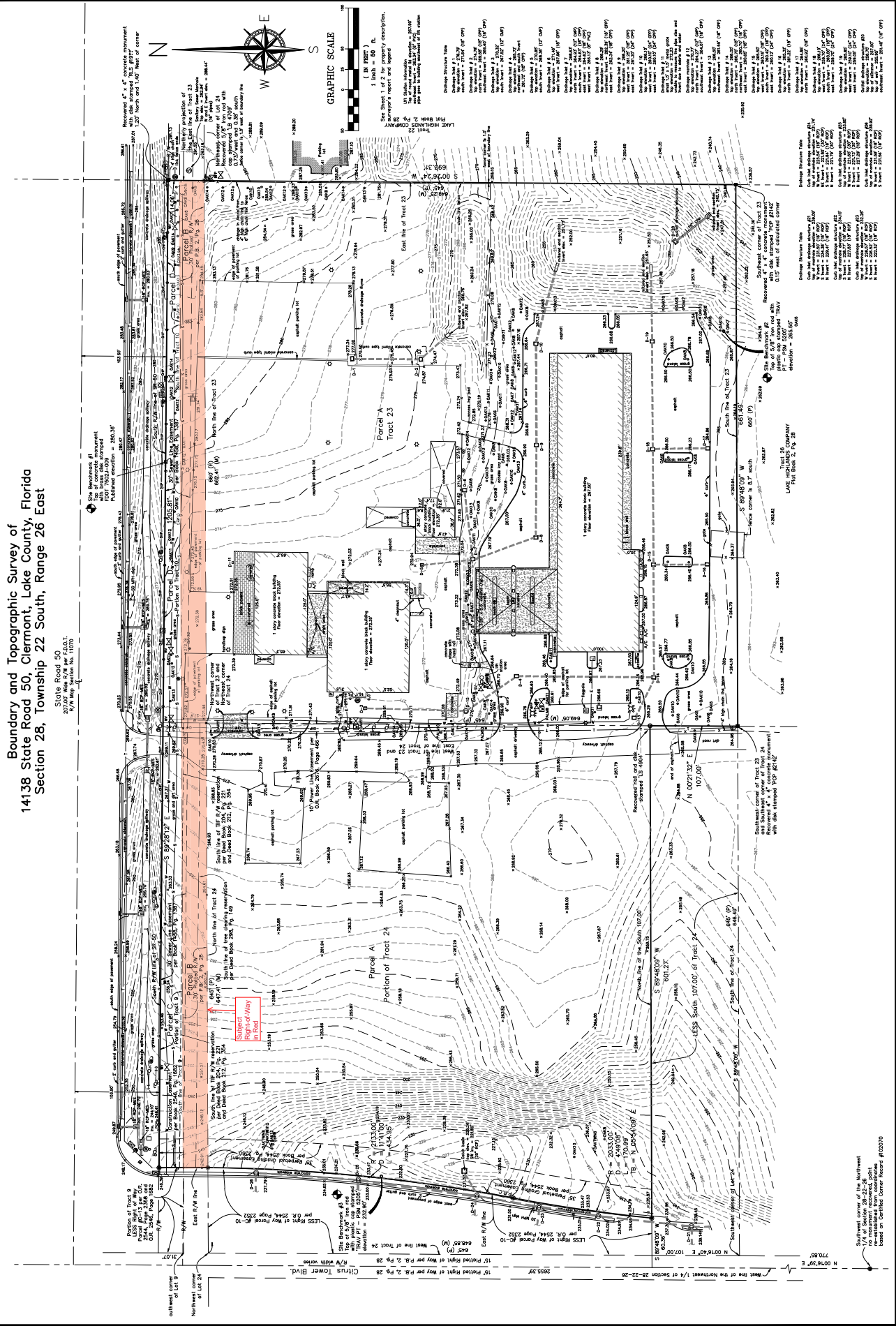
Boundary and Topographic Survey of
14138 State Road 50, Clermont, Lake County, Florida
Section 28, Township 22 South, Range 26 East

State Road 50, 14138
2017 Map Section No. 1070

Benchmark Surveying & Mapping, LLC
Certificate of Professional Surveyor - LA-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
(407) 554-6153
www.benchmarksurveyingandmapping.com

Section 28, Township 22 South, Range 26 East
Boundary and Topographic Survey of 14138
State Road 50, Clermont, Lake County, Florida

Field Book/Page	116/61
Field Date	September 20, 2018
Project Number	935.27
Scale	1" = 50'
Date	7/2/2019
Revision	add underground utilities as marked by others





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, June 23, 2020

Agenda Item Name

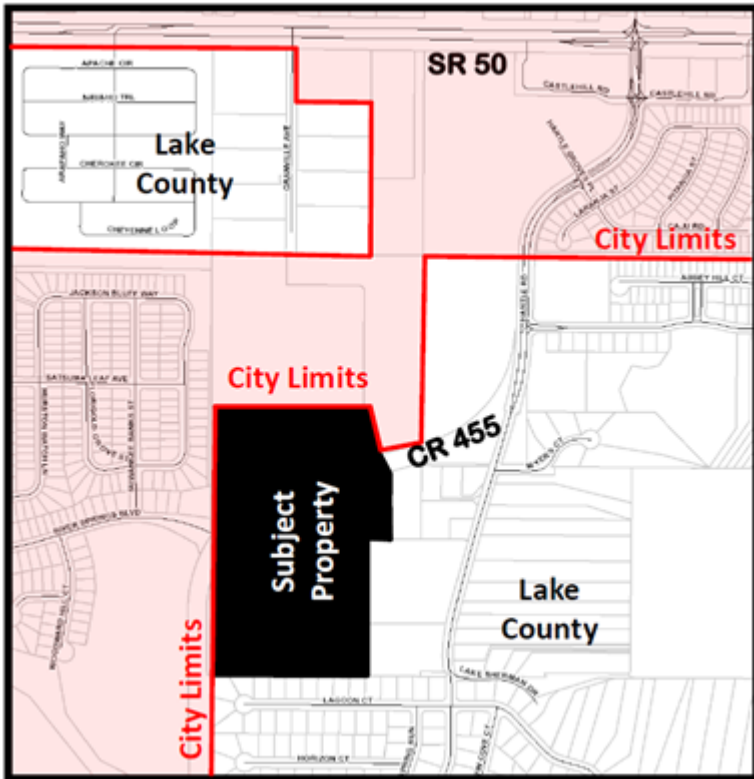
Ordinance No. 2020-12 *Final*
Hartle Road Industrial Park Annexation

Requested Action

Recommend approval of Ordinance 2020-12.

Staff Report

The applicant is requesting voluntary annexation of the subject property. The property, approximately 36 acres, is located $\frac{3}{4}$ mile south on CR 455 from the SR 50 intersection. This request is being heard concurrently with requests for a Large-Scale Comprehensive Plan Amendment and a rezoning for Industrial uses. The property has been historically used for agricultural uses in the production and testing of equipment in the irrigation industry.



The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the property, in which the City can fully serve. The property is contiguous with the City limits along the north and west property line and a portion of the east property line. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Office designation to the City's Industrial. The applicant is requesting a rezoning to a PUD with M-1 Industrial Use, which is compatible with the current zoning of the adjoining Senninger Irrigation, which is currently in the City.

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. | 2020-12 Hartle Road Ind Park ANN Formatted | 2020-12 Hartle Road Ind Park ANN Formatted.doc |
| 2. | Hartle Road Industrial Park Map | Hartle Road Industrial Park Map.pdf |
| 3. | ANN 2020-12 Hartle Road Ind Park Legal Ad | June 23 Legal Ad ANN.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-12

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:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property:

From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13"W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line



CITY OF CLERMONT
ORDINANCE NO. 2020-12

396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 26, Township 22 South, Range 26 East for a Point of Reference; thence run North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 988.12 feet to a point lying on the Northerly right-of-way line of Hartle Road, as described in that certain Special Warranty Deed, as recorded in Official Records Book 4621, Page 1850, of the Public Records of Lake County, Florida, and the Point of Beginning; thence continue North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 694.28 feet to the Southwest corner of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 4724, Page 205, of said Public Records; thence departing said West line, run South 89 deg. 33'20" East, along the South line of said Special Warranty Deed and the Easterly extension thereof, a distance of 985.74 feet; thence run South 15 deg. 24'55" East, 297.37 feet to a point on aforesaid Northerly right-of-way line of Hartle Road; thence run along said Northerly right-of-way line, the following four courses: South 74 deg. 35'05" West, 604.35 feet to the point of curvature of a curve concave Southeasterly; thence run Southwesterly along said Northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of South 57 deg. 59'18" West to the point of reverse curvature of a curve, concave Northerly; thence run Westerly along said Northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.



CITY OF CLERMONT
ORDINANCE NO. 2020-12

The above described tract of land lies in Lake County, Florida.

Site contains 36.43 +/- acres

LOCATION

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648165 & 1795052

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, and any other general or special taxes or assessments.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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



CITY OF CLERMONT
ORDINANCE NO. 2020-12

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June, 2020.

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 – Hartle Road Industrial Park

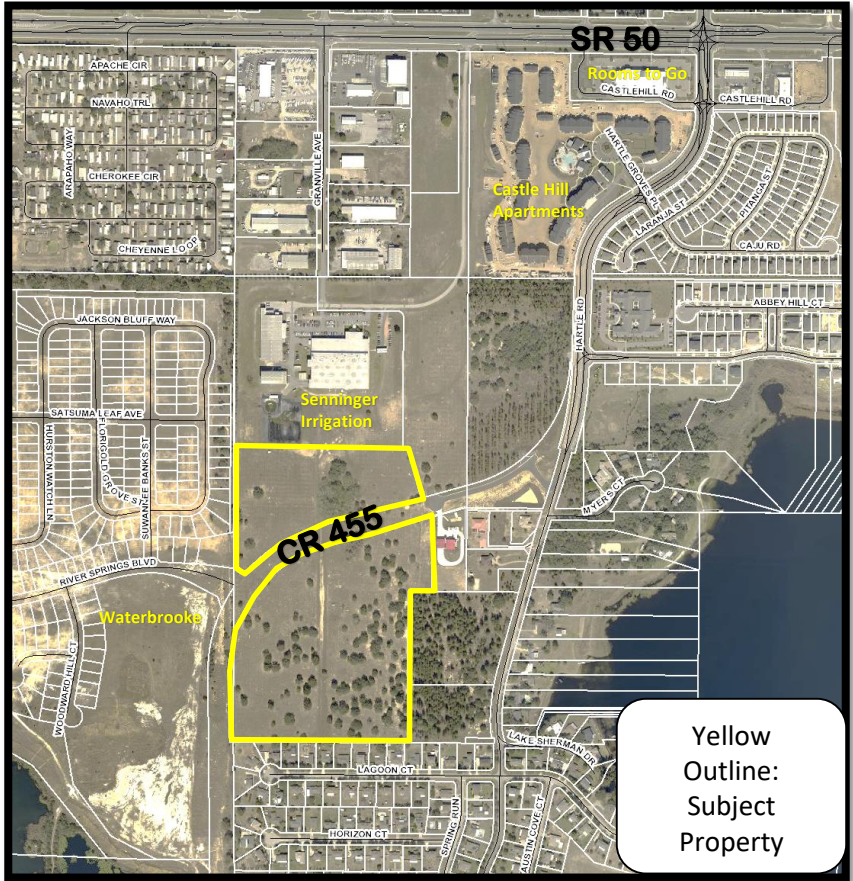
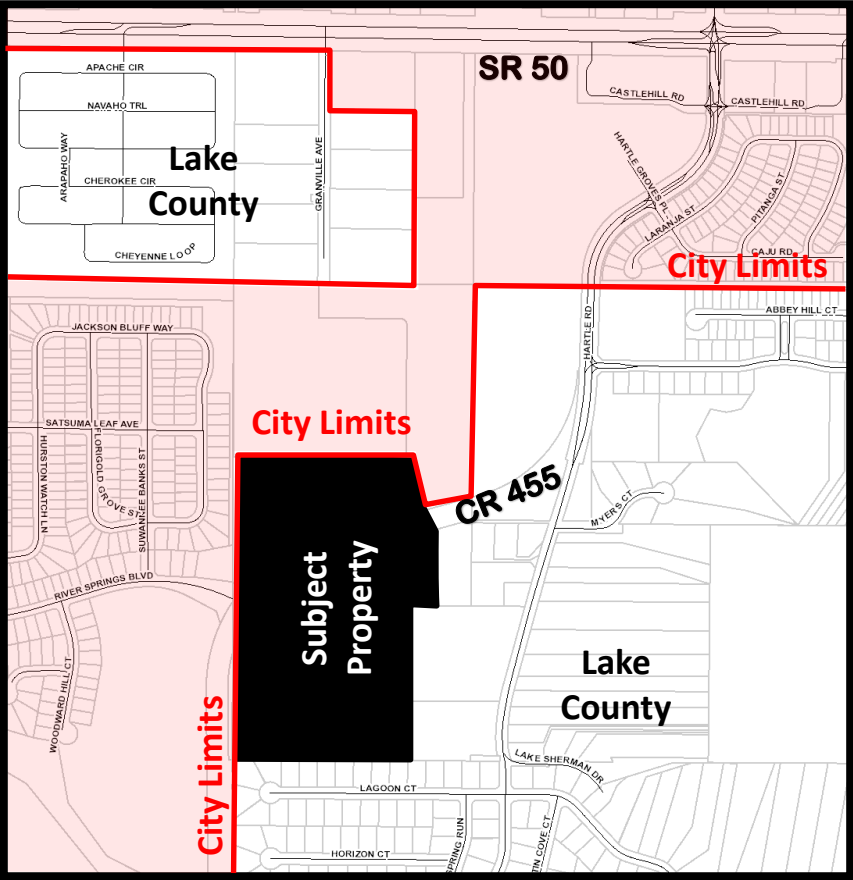


Exhibit – Future Land Use Map – Hartle Road Industrial Park

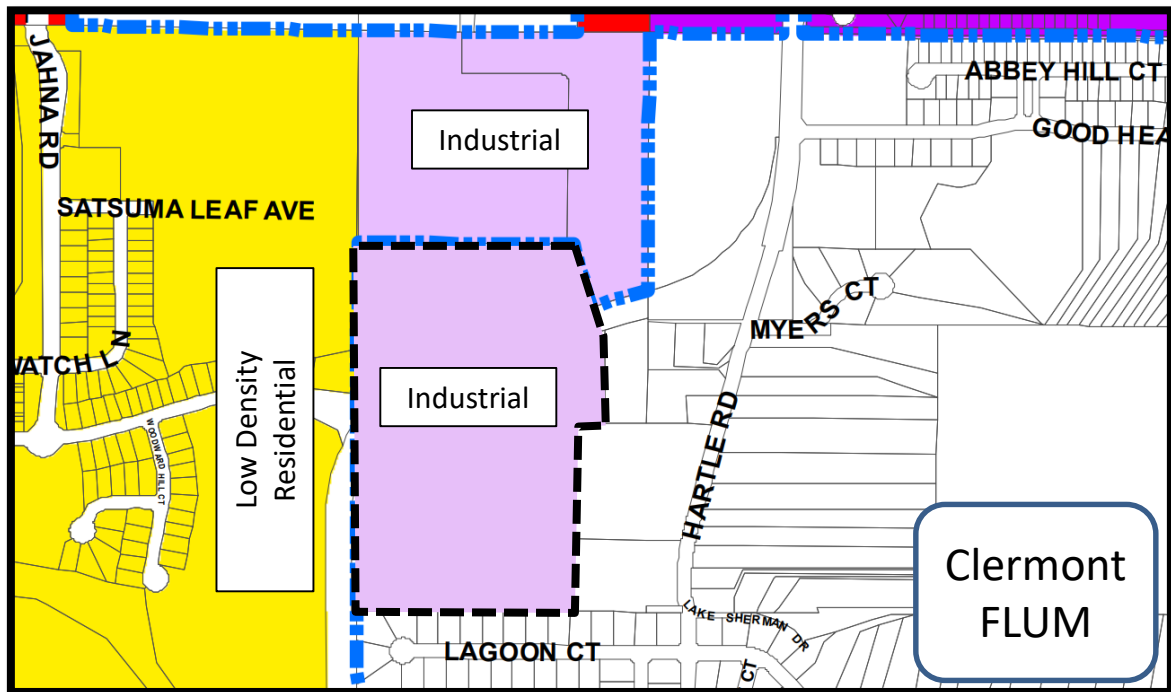
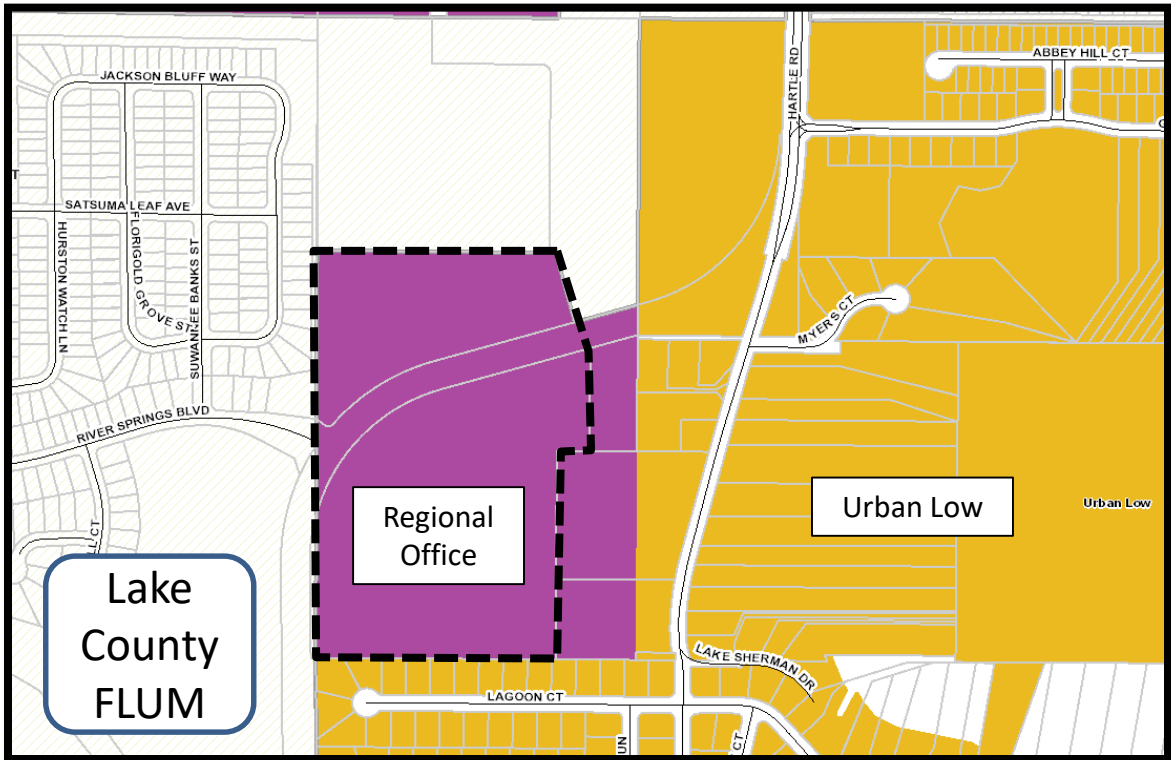
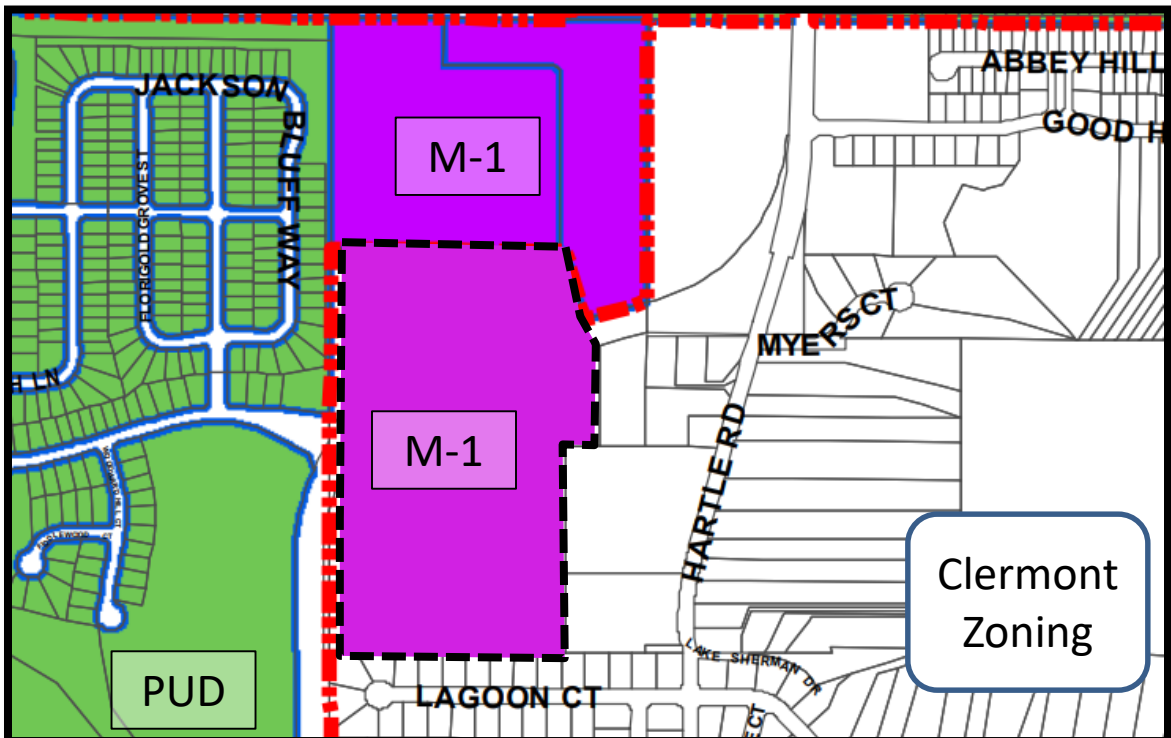
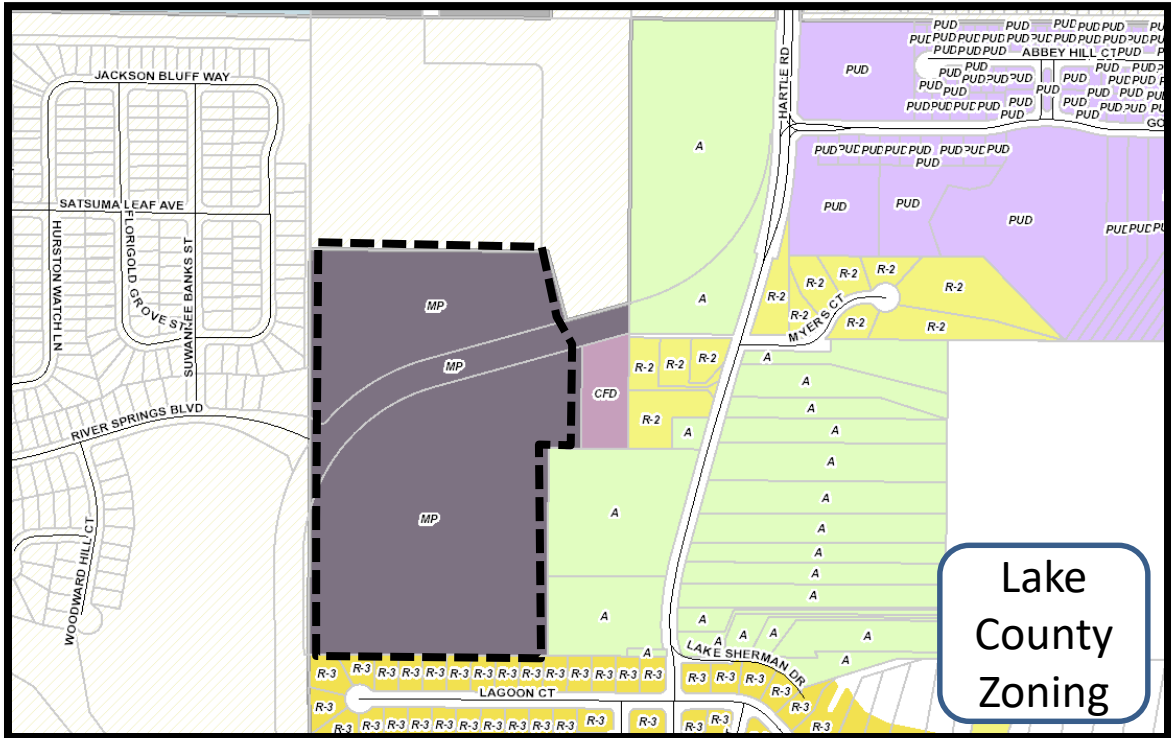


Exhibit – Zoning Map – Hartle Road Industrial Park



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, June 23, 2020 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. 2020-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE; SEVERABILITY; RECORDING, AND PUBLICATION.

LOCATION:

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648165 & 1795052

LEGAL DESCRIPTION

PARCEL 1:

SOUTH PARCEL
That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property:
From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13"W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:
Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 26, Township 22 South, Range 26 East for a Point of Reference; thence run North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 988.12 feet to a point lying on the Northerly right-of-way line of Hartle Road, as described in that certain Special Warranty Deed, as recorded in Official Records Book 4621, Page 1850, of the Public Records of Lake County, Florida, and the Point of Beginning; thence continue North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 694.28 feet to the Southwest corner of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 4724, Page 205, of said Public Records; thence departing said West line, run South 89 deg. 33'20" East, along the South line of said Special Warranty Deed and the Easterly extension thereof, a distance of 985.74 feet; thence run South 15 deg. 24'55" East, 297.37 feet to a point on aforesaid Northerly right-of-way line of Hartle Road; thence run along said Northerly right-of-way line, the following four courses: South 74 deg. 35'05" West, 604.35 feet to the point of curvature of a curve concave Southeasterly; thence run Southwesterly along said Northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of South 57 deg. 59'18" West to the point of reverse curvature of a curve, concave Northerly; thence run Westerly along said Northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.
The above described tract of land lies in Lake County, Florida.
Site contains 36.43 +/- acres

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



D053277 - June 9 & 16, 2020

☐ **PROOF O.K. BY:** _____

☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D053277 (100%)

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

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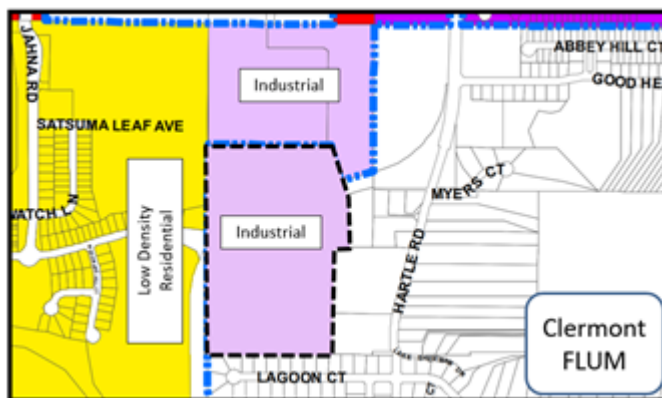
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 23, 2020	
Agenda Item Name	
Ordinance No. 2020-13 <i>Final</i> <i>Hartle Road Industrial Park CPA</i>	
Requested Action	
Recommend approval of Ordinance 2020-13.	
Staff Report	

The applicant is requesting a large-scale comprehensive plan amendment on the subject property. The property, approximately 36 acres, is located $\frac{3}{4}$ mile south on CR 455 from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City's Industrial Future Land Use. This request is being heard concurrently with requests for annexation and a rezoning to PUD with M-1 Industrial uses. 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 in the production and testing of equipment in the irrigation industry.



The proposed map amendment will change the future land use from Lake County's Regional Office to the City's Industrial. Under Lake County's Comprehensive Plan, FLU Policy I-1.3.6, the property can be developed at a maximum intensity with a floor area ratio of up to a maximum of 3.0 FAR. The City's Industrial Future Land Use allows up to 1.0 Floor Area Ratio (FAR), which is a reduction by two-fold. The proposed end use of the property will be an industrial park with flex office space and outdoor storage.

Several policies in the City's Comprehensive Plan support the proposed map amendment. These objective and 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.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

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 other State agencies for review. The City has received responses from three agencies that indicated either no comment or no adverse impact on state resources.

Staff has reviewed the request and finds the comprehensive plan amendment for the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, and it is not in conflict with the City's Comprehensive Plan. The subject property is adjacent to existing Industrial Future Land Use. Staff recommends approval of the adoption of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to the City's Industrial Future Land Use.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------------------|---------------------------------------|
| 1. | 2020-13 Hartle Road Ind Park CPA | 2020-13 Hartle Road Ind Park CPA.docx |
| 2. | Hartle Road Industrial Park Map | Hartle Road Industrial Park Map.pdf |
| 3. | Site Plan | Site Plan.pdf |
| 4. | Application - Comp Plan | Application - Comp Plan.pdf |
| 5. | Legal Ad Proof | CPA Legal AD Proof June 2020.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-13

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:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property: From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W



CITY OF CLERMONT
ORDINANCE NO. 2020-13

124.68 feet; S 74 deg. 35'13"W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

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AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

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CITY OF CLERMONT
ORDINANCE NO. 2020-13

deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.

The above described tract of land lies in Lake County, Florida.

Site contains 36.51 +/- acres.

LOCATION

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Key 1648165 & 1795052

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: REGIONAL OFFICE
TO CITY OF CLERMONT: INDUSTRIAL

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.

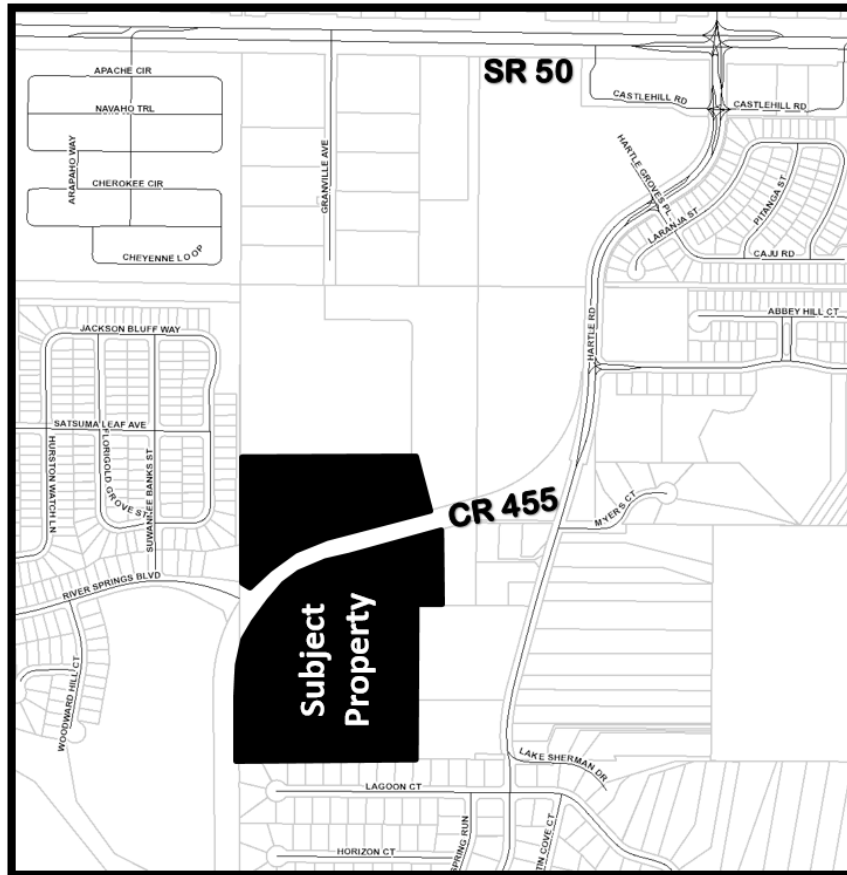
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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.

CITY OF CLERMONT
ORDINANCE NO. 2020-13

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-13

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of June, 2020.

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 – Hartle Road Industrial Park

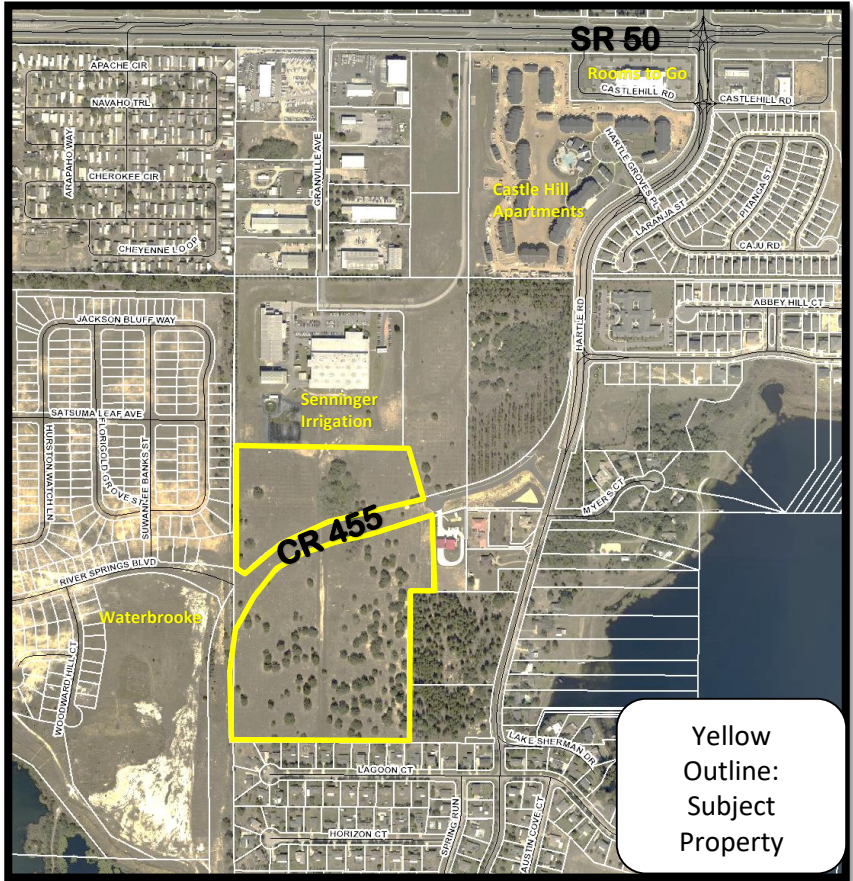
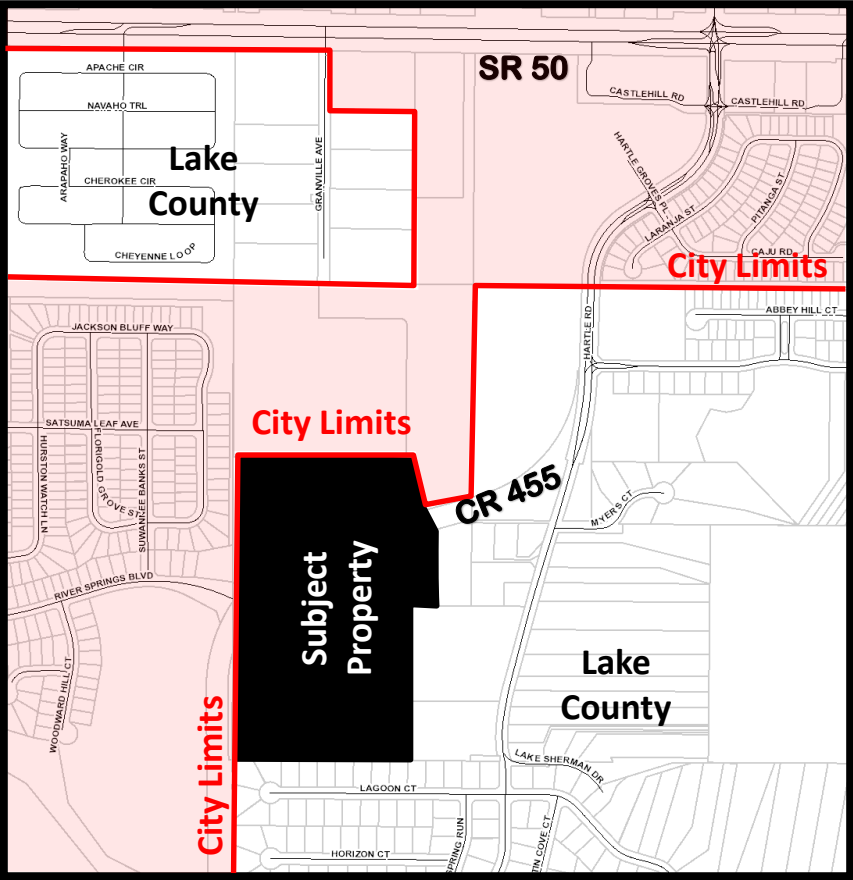


Exhibit – Future Land Use Map – Hartle Road Industrial Park

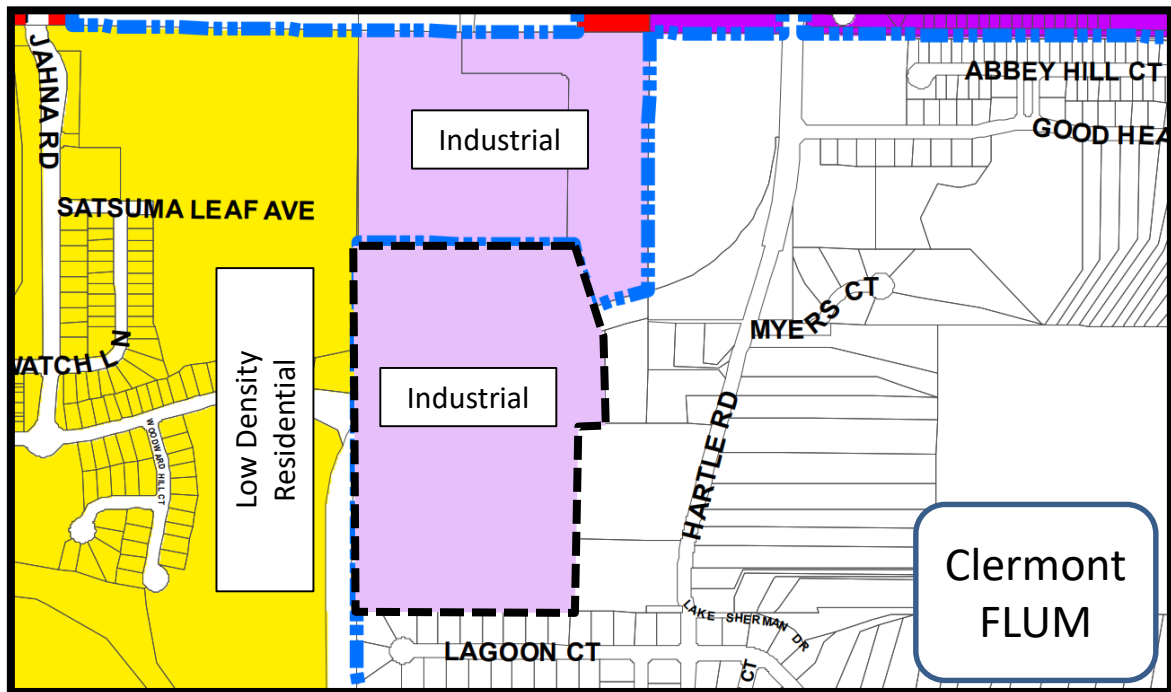
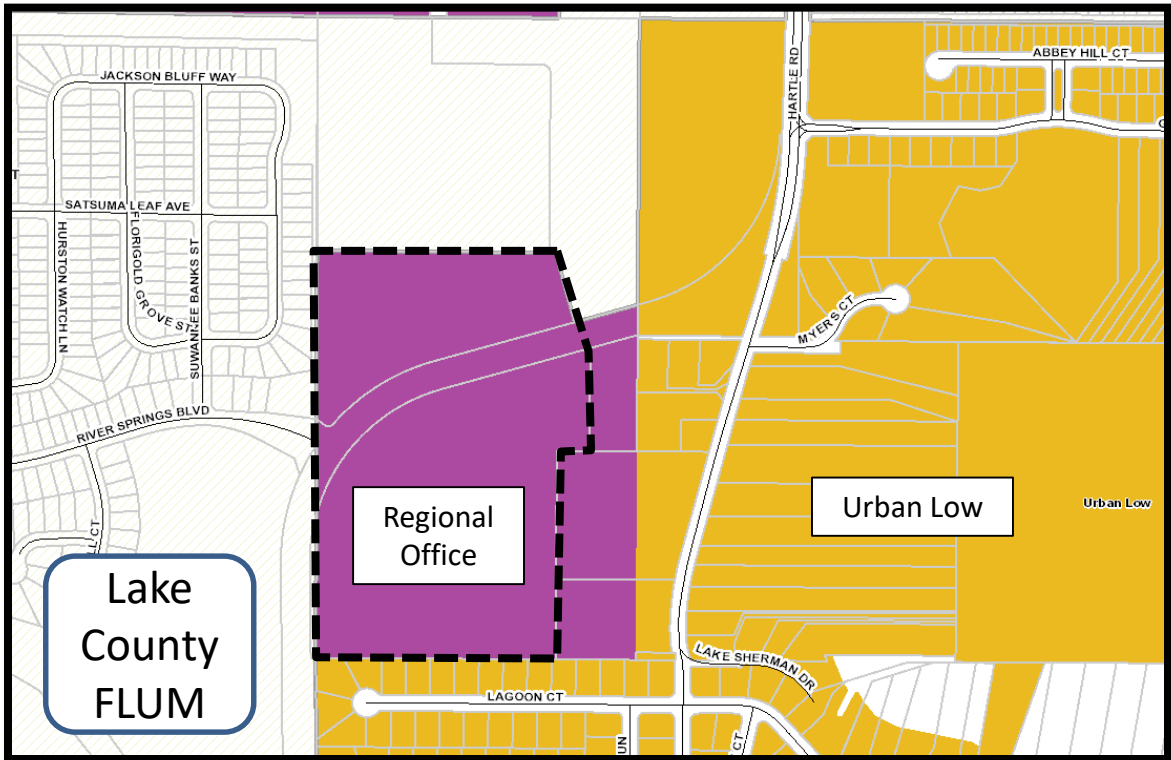
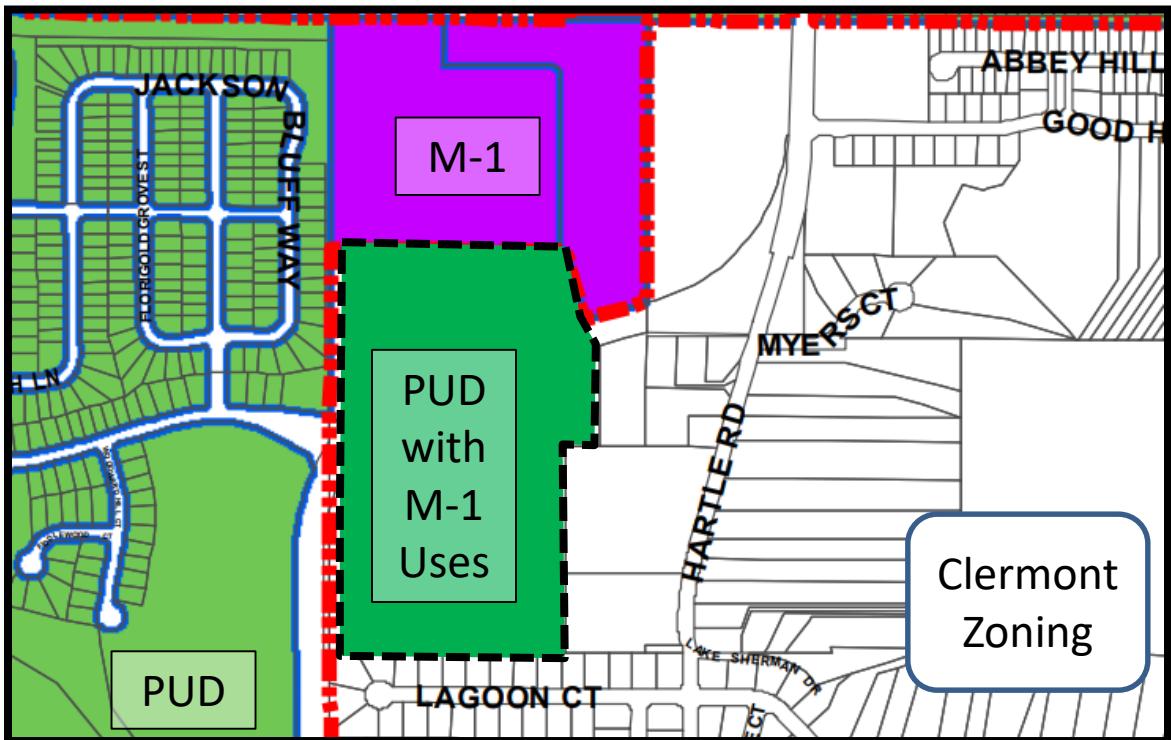
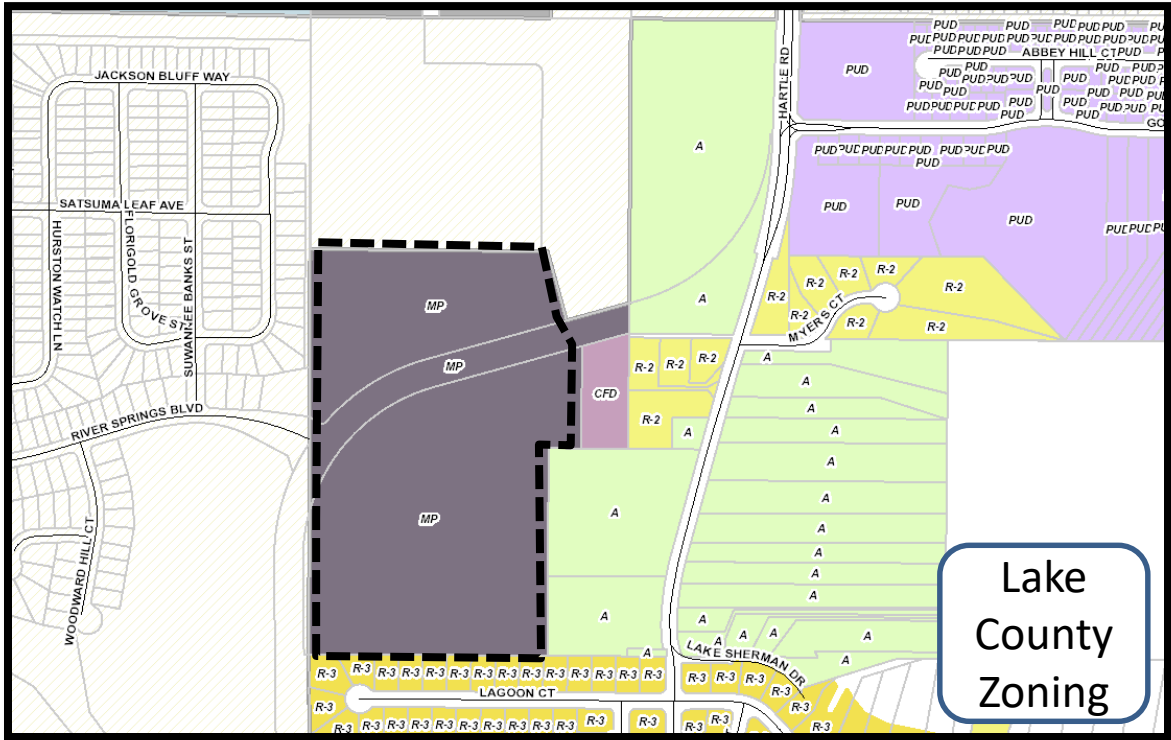
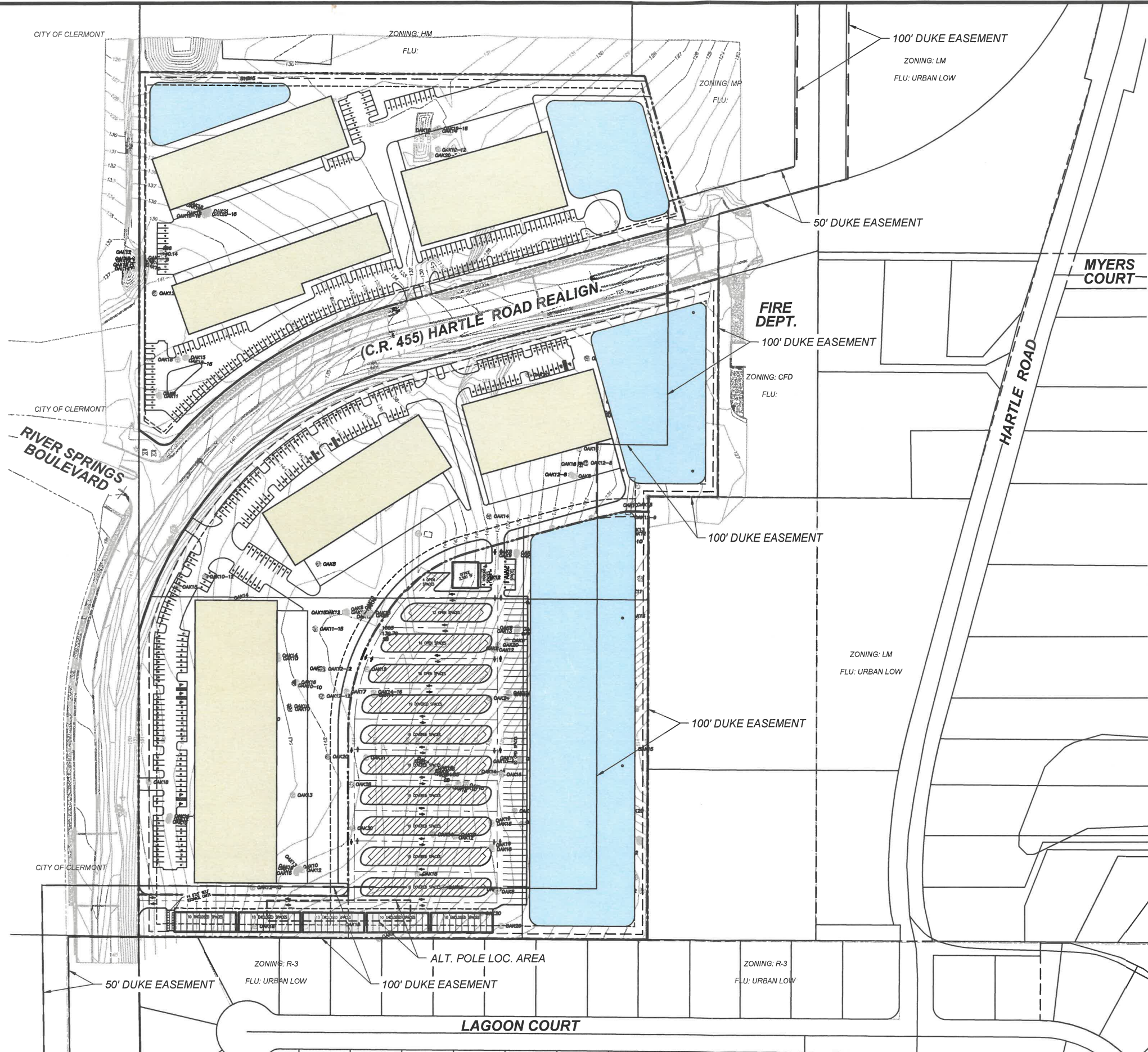


Exhibit – Zoning Map – Hartle Road Industrial Park



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LOCATION PLAN

LEGAL DESCRIPTION

PARCEL 1:
SOUTH PARCEL
THAT PART OF LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
NORTH 461.29 FEET OF EAST 1/2 OF TRACT 55; WEST 1/2 OF TRACT 55, TRACTS 56, 57 AND WEST 1/2 OF TRACT 58 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED PROPERTY:
FROM THE NORTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26 RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1182.16 FEET FOR POINT OF BEGINNING, CONTINUE SO DEG. 20'25" W 124.68 FEET; S 74 DEG. 35'13" W 841.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 740 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEG. 24'53" FOR 767.37 FEET TO A POINT ON THE WEST LINE OF SOUTHWEST 1/4 OF SAID SECTION 26, N 0 DEG. 10'49" E ALONG SAID WESTERLY LINE 396.15 FEET; S 54 DEG. 07'03" E 42.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84 DEG. 29'19" FOR 36.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860 FEET AND A CHORD BEARING OF N 57 DEG. 59'26" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEG. 11'34" FOR 498.22 FEET TO THE POINT OF TANGENCY; THENCE N 74 DEG. 35'13" E 875.42 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1306.84 FEET FOR THE POINT OF BEGINNING (SAID POINT ALSO BEING THE BEING THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED RE-ALIGNMENT FOR HARTLE ROAD); THENCE CONTINUE S 00 DEG. 20'25" W ALONG SAID EAST LINE FOR 482.04 FEET; THENCE N 89 DEG. 36'16" W FOR 195 FEET; THENCE N 00 DEG. 20'25" E FOR 426.84 FEET TO SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE N 74 DEG. 35'13" E ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR 202.61 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
A TRACT OF LAND, BEING A PORTION OF LOTS 41, 42, 55 AND 56, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 988.12 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 694.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89 DEG. 33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 985.74 FEET; THENCE RUN SOUTH 15 DEG. 24'55" EAST, 297.37 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES: SOUTH 74 DEG. 35'05" WEST, 604.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 33 DEG. 11'34", AN ARC LENGTH OF 498.22 FEET, A CHORD LENGTH OF 491.28 FEET AND A CHORD BEARING OF SOUTH 57 DEG. 59'18" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84 DEG. 29'19", AN ARC LENGTH OF 36.87 FEET, A CHORD LENGTH OF 33.61 FEET AND A CHORD BEARING OF SOUTH 83 DEG. 38'10" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 54 DEG. 07'10" WEST, 42.39 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA.

PROPOSED SITE DATA

EXISTING ZONING: MP-PLANNED INDUSTRIAL
EXISTING LAND USE: VACANT INDUSTRIAL
FUTURE LAND USE: VACANT INDUSTRIAL
PROPOSED ZONING: INDUSTRIAL
PROPOSED LAND USE: INDUSTRIAL
EXISTING SITE AREA: 36.51 AC.
PROPOSED USE: LIGHT INDUSTRIAL/WAREHOUSE BUILDINGS, RV & BOAT STORAGE

SEE SHEET 2 FOR TYPICAL
DIMENSIONING PLAN



DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

REZONING PLAN
HARTLE ROAD
CLERMONT, FLORIDA

DATE: DECEMBER 2019
PROJECT NO.: TSG-1
DRAWN BY: DLS
CHECKED BY: DMS
SCALE: 1"=200'
SHEET: 1 OF 2



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: December 3, 2019

FEE: \$2325.00

Project Name (if applicable): Hartle Road Site

Applicant: TSG-1 Development, Inc.

Contact Person: Matt Sullivan

Address: 250 S. Orange Ave., Suite 700P

City: Orlando State: FL Zip: 32801

Phone: 407-930-1802 Fax: _____

E-Mail: Matt.Sullivan@am.jll.com

OWNER: HRP Holdings, Inc.

Address: 16220 State Road 50

City: Clermont State: FL Zip: 34711

Phone: 407-930-1802 Fax: _____

E-Mail: _____

General Location: Hartle Road North & South Parcels

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 36.51 acres

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

Existing (Actual) Land Use: Vacant Industrial (4000)

Existing Zoning: MP

Existing Future Land Use: _____

Proposed Future Land Use: _____

Type of development proposed: Site planned for light industrial/warehouse buildings and RV and boat storage.



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

Proposed Zoning District: M-1 Industrial District

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

See Attached Document

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

***** NOTICE *****

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Matthew E Sullivan, who being

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

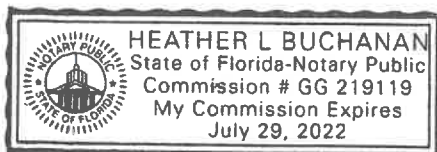
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Regional Office to Industrial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Matthew E. Sullivan
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3rd day of December, 2019.



x Heather L Buchanan
Notary Public, State of Florida at Large

My Commission Expires: July 29, 2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

James E Burks

, who being

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

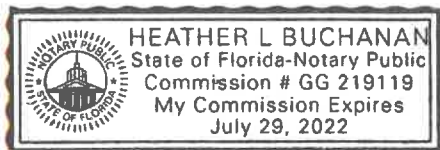
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Regional Office to Industrial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Matthew Sullivan 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.

James E. Burks
Affiant - Applicant Name (print)

X James E Burks / Pres. HRP Holdings
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3 day of December, 2019.



X Heather L Buchanan
Notary Public, State of Florida at Large

My Commission Expires: July 29, 2022

PARCEL 1:

South parcel

that part of lake highlands company's plat of section 26, township 22 south, range 26 east, recorded in plat book 3, page 52, of the public records of Lake County, Florida, described as follows:

North 461.29 feet of east 1/2 of tract 55; west 1/2 of tract 55, tracts 56, 57 and west 1/2 of tract 58 and lying southeasterly of the following described property:

from the northeast corner of west 1/2 of southwest 1/4 of section 26 run s 0 deg. 20'25" w along east line of west 1/2 of southwest 1/4 a distance of 1182.16 feet for point of beginning, continue so deg. 20'25" w 124.68 feet; s 74 deg. 35'13" w 841.57 feet to the point of curvature of a circular curve concave southeasterly and having a radius of 740 feet; thence southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the west line of southwest 1/4 of said section 26, n 0 deg. 10'49" e along said westerly line 396.15 feet; s 54 deg. 07'03" e 42.46 feet to a point of curvature of a circular curve concave northerly and having a radius of 25 feet; thence southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave southeasterly, having a radius of 860 feet and a chord bearing of n 57 deg. 59'26" e; thence northeasterly along the arc of said curve through a central angle of 33 deg. 11 '34" for 498.22 feet to the point of tangency; thence n 74 deg. 35'13" e 875.42 feet to the point of beginning.

Less and except the following:

Commence at the northeast corner of the west 1/2 of southwest 1/4 of section 26, township 22 south, range 26 east, Lake County, Florida; thence run s 0 deg. 20'25" w along east line of west 1/2 of southwest 1/4 a distance of 1306.84 feet for the point of beginning (said point also being the being the point of intersection with the proposed southerly right-of-way line of the proposed re-alignment for hartle road); thence continue s 00 deg. 20'25" w along said east line for 482.04 feet; thence n 89 deg. 36'16" w for 195 feet; thence n 00 deg. 20'25" e for 426.84 feet to said proposed southerly right-of-way line of hartle road; thence n 74 deg. 35'13" e along said proposed southerly right-of-way line for 202.61 feet to the point of beginning.

And

Parcel 2:

A tract of land, being a portion of lots 41, 42, 55 and 56, lake highlands company, according to the plat thereof, as recorded in plat book 3, page 52, of the public records of lake county, florida, being described as follows:

Commence at the southwest corner of the southwest quarter of section 26, township 22 south, range 26 east for a point of reference; thence run north 00 deg. 10'47" east, along the west line of said southwest quarter, a distance of 988.12 feet to a point lying on the northerly right-of-way line of hartle road, as described in that certain special warranty deed, as recorded in official records book 4621, page 1850, of the public records of lake county, florida, and the point of beginning; thence continue north 00 deg. 10'47" east, along the west line of said southwest quarter, a distance of 694.28 feet to the southwest corner of the lands described in that certain special warranty deed, as recorded in official records book

4724, page 205, of said public records; thence departing said west line, run south 89 deg. 33'20" east, along the south line of said special warranty deed and the easterly extension thereof, a distance of 985.74 feet; thence run south 15 deg. 24'55" east, 297.37 feet to a point on aforesaid northerly right-of-way line of hartle road; thence run along said northerly right-of-way line, the following four courses: south 74 deg. 35'05" west, 604.35 feet to the point of curvature of a curve concave southeasterly; thence run southwesterly along said northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of south 57 deg. 59'18" west to the point of reverse curvature of a curve, concave northerly; thence run westerly along said northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of south 83 deg. 38'10" west to the point of tangency; thence run north 54 deg. 07'10" west, 42.39 feet to the point of beginning.

the above described tract of land lies in Lake County, Florida.

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	Alternate Key:	1795052
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1100-055-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	16240 STATE ROAD 50 CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	— Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 26-22-26 N 461.29 FT OF E 1/2 OF TRACT 55, W 1/2 OF TRACT 55, TRACTS 56, 57, W 1/2 OF TRACT 58 & LYING SE'LY OF THE FOLLOWING DESCRIBED PROPERTY: FROM NE COR OF W 1/2 OF SW 1/4 OF SEC 26 RUN S 0-20-25 W ALONG E LINE OF W 1/2 OF SW 1/4 A DIST OF 1182.16 FT FOR POB, CONT S 0-20-25 W 124.68 FT, S 74-35-13 W 841.57 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SE'LY & HAVING A RADIUS OF 740 FT, THENCE SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 59-24-53 FOR 767.37 FT TO A POINT ON THE W LINE OF SW 1/4 OF SAID SEC 26, N 0-10-49 E ALONG SAID W'LY LINE 396.15 FT, S 54-07-03 E 42.46 FT TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE N'LY & HAVING A RADIUS OF 25 FT, THENCE SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 84-29-19 FOR 36.87 FT TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SE'LY, HAVING A RADIUS OF 860 FT & A CHORD BEARING OF N 57-59-26 E, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33-11-34 FOR 498.22 FT TO THE POINT OF TANGENCY, THENCE N 74-35-13 E 875.42 FT TO POB--LESS FROM NE COR OF W 1/2 OF SW 1/4 OF SEC		

26 RUN S 0-20-25 W ALONG E LINE OF W 1/2 OF SW 1/4 A DIST
OF|
1306.84 FT FOR POB, SAID POINT ALSO BEING PROPOSED S'LY
R/W |
LINE OF HARTLE RD, CONT S 0-20-25 W 482.04 FT, N 89-36-16 W
|
195 FT, N 0-20-25 E 426.84 FT TO SAID PROPOSED S'LY R/W
LINE|
OF HARTLE RD, THENCE N 74-35-13 E 202.61 FT TO POB--PB 3
PG |
52 |
ORB 1118 PG 2054 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		25.36	AC	\$0.00	\$760,800.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	\$1,100,000.00
1118 / 2054	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1116 / 620	12/1/1990	Personal Rep Deed	Multi-Parcel	Vacant	\$340,000.00
922 / 2123	5/1/1987	Warranty Deed	Multi-Parcel	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL	\$760,800	\$556,943	\$556,943	5.07340	\$2,825.59

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	Alternate Key:	1648165
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1100-041-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	GRANVILLE AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	--- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 26-22-26 FROM SW COR OF SW 1/4 OF SEC 26 RUN N 00-10-47 E ALONG W LINE OF SW 1/4 A DIST OF 988.12 FT TO A POINT LYING ON THE N'LY R/W LINE OF HARTLE RD & POB, CONT N 00-10-47 E 694.28 FT, S 89-33-20 E 985.74 FT, S 15-24-55 E 297.37 FT TO A POINT ON N'LY R/W LINE OF HARTLE RD, THENCE RUN ALONG SAID N'LY R/W LINE S 74-35-05 W 604.35 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY, THENCE RUN SW'LY ALONG SAID N'LY R/W LINE & SAID CURVE, HAVING A RADIUS OF 860 FT, A CENTRAL ANGLE OF 33-11-34, AN ARC LENGTH OF 498.22 FT, A CHORD LENGTH OF 491.28 FT & A CHORD BEARING OF S 57-59-18 W TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE N'LY, THENCE RUN W'LY ALONG SAID N'LY R/W LINE & SAID CURVE, HAVING A RADIUS OF 25 FT, A CENTRAL ANGLE OF 84-29-19, AN ARC LENGTH OF 36.87 FT, A CHORD LENGTH OF 33.61 FT & A CHORD BEARING OF S 83-38-10 W TO THE POINT OF TANGENCY, THENCE RUN N 54-07-10 W 42.39 FT TO POB, BEING PART OF TRACTS 41, 42, 55, 56 PB 3 PG 52 ORB 1118 PG 2054		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of

record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		11.07	AC	\$0.00	\$387,450.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed Multi-Parcel		Vacant	\$1.00
1118 / 2054	7/1/1991	Warranty Deed Multi-Parcel		Vacant	\$1.00
1116 / 620	12/1/1990	Warranty Deed Multi-Parcel		Vacant	\$1.00
922 / 2123	5/1/1987	Warranty Deed Multi-Parcel		Vacant	\$1.00
856 / 2270	5/1/1985	Warranty Deed Qualified		Vacant	\$32,400.00

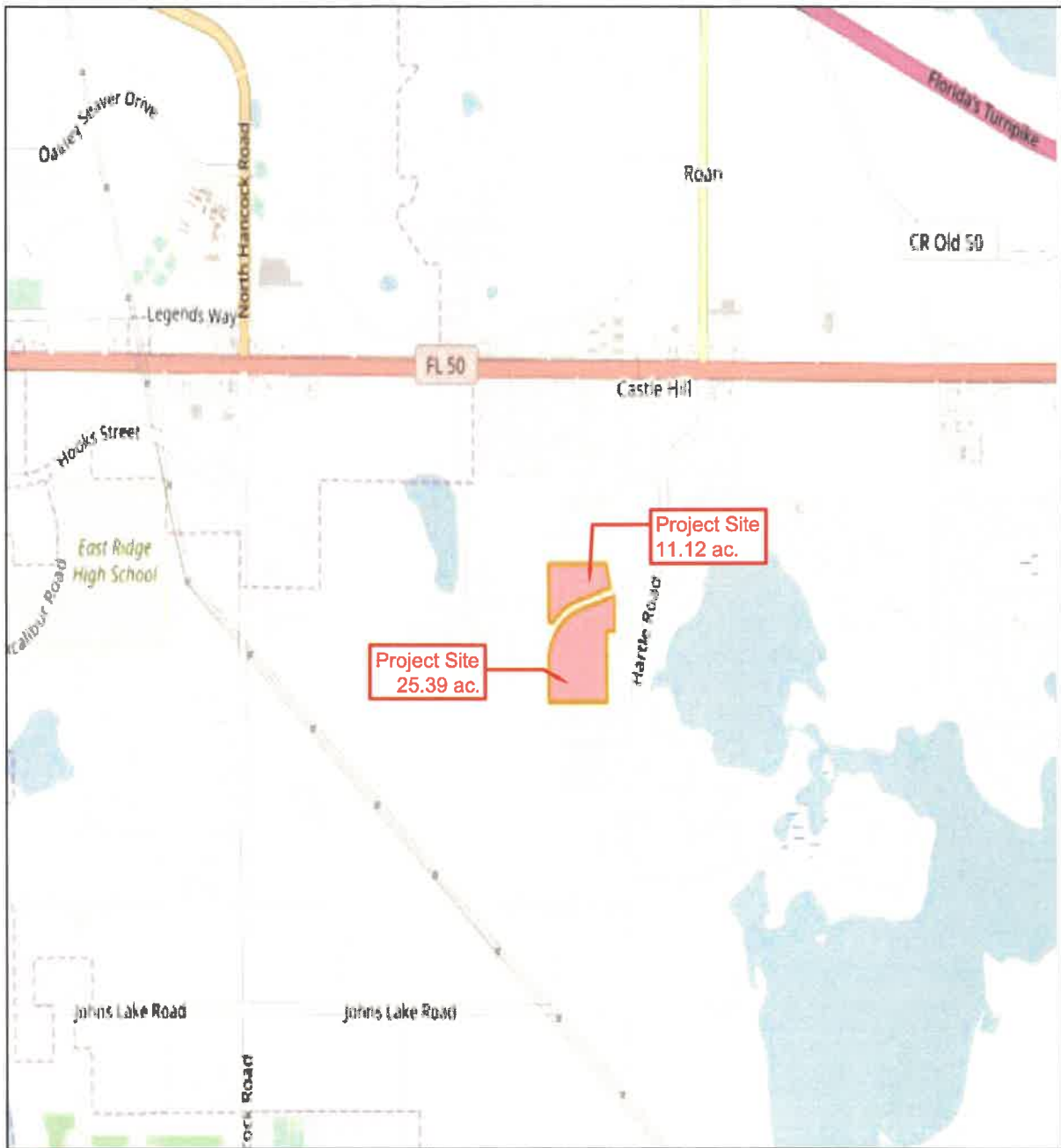
[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$387,450	\$387,450	\$387,450	5.07340	\$1,965.69
LAKE COUNTY MSTU AMBULANCE	\$387,450	\$387,450	\$387,450	0.46290	\$179.35
LAKE COUNTY MSTU FIRE	\$387,450	\$387,450	\$387,450	0.47040	\$182.26
SCHOOL BOARD STATE	\$387,450	\$387,450	\$387,450	3.88500	\$1,505.24
SCHOOL BOARD LOCAL	\$387,450	\$387,450	\$387,450	2.99800	\$1,161.58
LAKE COUNTY MSTU STORMWATER	\$387,450	\$387,450	\$387,450	0.49570	\$192.06
ST JOHNS RIVER FL WATER MGMT DIST	\$387,450	\$387,450	\$387,450	0.24140	\$93.53
LAKE COUNTY VOTED DEBT SERVICE	\$387,450	\$387,450	\$387,450	0.11000	\$42.62
LAKE COUNTY WATER AUTHORITY	\$387,450	\$387,450	\$387,450	0.35570	\$137.82
SOUTH LAKE HOSPITAL DIST	\$387,450	\$387,450	\$387,450	0.00000	\$0.00
			Total:	14.0925	\$5,460.15



TSG Development Inc,
Lake County, FL
Location Map

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2020-13

The City of Clermont will hold a public hearing on Tuesday, June 23, 2020 (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. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Office to City of Clermont Industrial.



Location:
Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648165 & 1795052
36.43 +/- Acres

Ordinance #2020-13:
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

D053278 - June 8, 2020

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D053278 (100%)

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

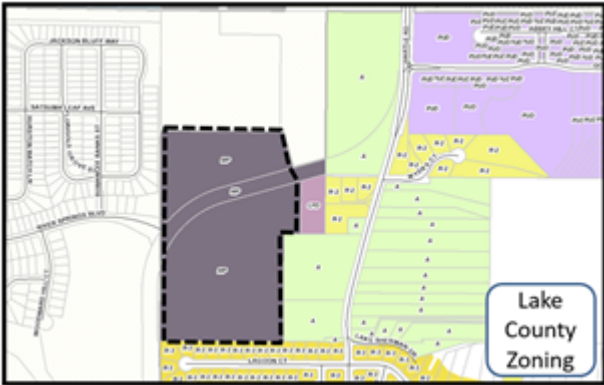
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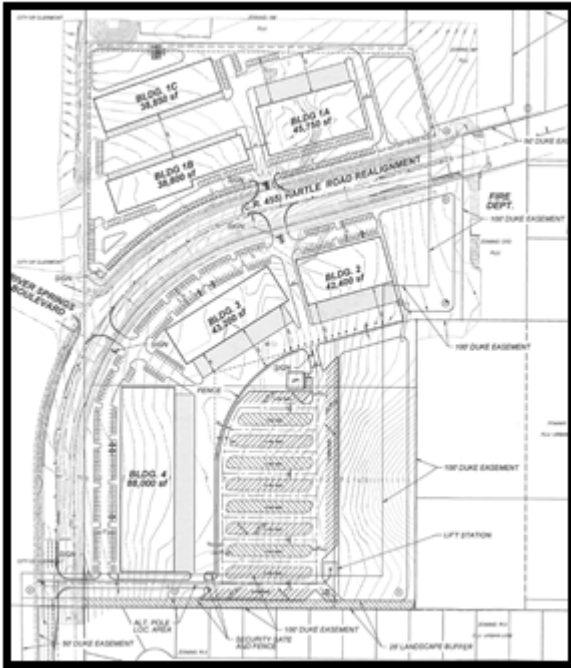


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 23, 2020	
Agenda Item Name	
Ordinance No. 2020-14 <i>Final</i> <i>Hartle Road Industrial Park PUD</i>	
Requested Action	
Recommend approval of Ordinance 2020-14.	
Staff Report	
The applicant is requesting a rezoning on the subject property from Lake County Planned Industrial with Heavy Industrial Uses (Ordinance No. 96-89) to City of Clermont Planned Unit Development (PUD) to allow M-1 Industrial uses. The PUD request provides flexibility in the site design while allowing specific conditions and building size to be addressed in the development of the project. The property, approximately 36 acres, is located ¾ mile south on CR 455/Hartle Road Extension from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City's Industrial Future Land Use and the City's M-1 Industrial zoning. This request is being heard concurrently with requests for annexation and a large-scale future land use amendment to Industrial. 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 in the production and testing of equipment in the irrigation industry.	
	
The applicant is proposing to develop the property into a light industrial/warehouse park with associated offices and outdoor RV, boat, commercial vehicle and trailer storage, as shown on the PUD concept plan. The conceptual plan indicates a total of approximately 297,000 square feet dedicated to light industrial/warehouse use through a combination of six buildings. The largest building proposed is approximately 88,000 square feet. The remaining buildings are less than 50,000 square feet. In addition, a small office will accompany the RV, boat and commercial vehicle component. The Floor Area Ratio (FAR), based upon the proposal is 0.19, which is less than 1.0 permitted in the City's M-1 Industrial Zoning District, and much less under the current Lake County Future Land Use of Regional Office that allows 3.0.	



The site is split by CR 455/Hartle Road with three smaller building located on the north end of the project and the other remaining buildings and outdoor storage on the south end of the project. The site has some physical design limitations, mainly the 100 foot Duke Energy easement that runs along the property line on the eastern and southern portion of the project. This has ensured a building setback of 100 feet in these areas and will be developed with stormwater systems, outdoor storage, access points, landscaping and parking. The surrounding area includes industrial use, residential use, a fire station, and vacant land.

As with a Planned Unit Development, specific conditions to the Land Development Code may be included. Specific conditions include:

1. The total maximum floor area space allowed is 300,000 square feet of Warehouse space. The maximum building size will be 90,000 square feet for the largest building and 50,000 square feet for the smaller buildings. The storage facility will have a smaller building that will be limited to 5,000 square feet or less. The site shall be developed in substantial accordance with the PUD Conceptual Plan prepared by Dave Schmitt Engineering.
2. All permitted uses and business operations shall be conducted inside the buildings. No outdoor work and assembly of products shall be allowed.
3. No automotive, truck, trailer, motorcycle or boat repairs, sales, or leasing shall be conducted on-site.
4. Perimeter landscape buffers shall be planted with 2 canopy trees and one understory trees per 100 lineal feet and must provide a continuous three-foot-high opaque screen of landscape materials at time of plantings. In addition, a twenty-five feet enhanced landscape buffer with 30 percent more landscape material shall be installed along the western and southern property line adjacent to the existing residential community or an opaque six-foot high wall or enhanced fence may be installed in lieu of the additional 30 percent plantings.
5. To allow for four (4) Multi-tenant ground monument signs at the designated access points along CR455/Hartle Road not to exceed 15 feet in height, 10 feet in width and 120 square feet of copy area. No additional ground signs will be permitted, including single tenant.

6. The site shall be developed according to the City of Clermont Land Development Codes, unless a waiver has been granted in the PUD, and all buildings must comply with the City of Clermont Architectural Design Standards.

The waivers identified as part of the PUD conceptual plan include:

1. To allow for an internal lot line without the requirement for landscape buffers or setbacks between the RV and boat storage area and warehouse space, as shown on the conceptual site plan.
2. To allow for an interior ground identification, not to exceed 32 square feet in of copy area, limited to 6 feet in height, 10 feet in width and 32 square feet of copy area for the RV and boat storage.

Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area and is less intensive than what could be developed under the current Heavy Industrial uses in Lake County under Ordinance 96-89. The City is able to serve the project and the requested PUD with M-1 Industrial zoning is consistent with the City's Comprehensive Plan and Land Development Regulations. Therefore; staff recommends approval of Ordinance 2020-14. *The Planning and Zoning Commission recommended unanimously for approval, 7-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | 2020-14 PUD Hartle Road Industrial Park PZ | 2020-14 PUD Hartle Road Industrial Park PZ.docx |
| 2. | Hartle Road Industrial Park Map | Hartle Road Industrial Park Map.pdf |
| 3. | Conceptual in color | Conceptual in color.pdf |
| 4. | PUD Conceptual Plan | PUD Conceptual Plan.pdf |
| 5. | PUD Application | PUD Application.pdf |
| 6. | REZ Ad Page 1 | ORDINANCE NO 2020-14pg1 June 23 REZ.pdf |
| 7. | REZ Ad Page 2 | ORDINANCE NO 2020-14pg2 June 23 REZ.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-14

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

PARCEL 1:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property:

From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13" W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said



CITY OF CLERMONT
ORDINANCE NO. 2020-14

proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 26, Township 22 South, Range 26 East for a Point of Reference; thence run North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 988.12 feet to a point lying on the Northerly right-of-way line of Hartle Road, as described in that certain Special Warranty Deed, as recorded in Official Records Book 4621, Page 1850, of the Public Records of Lake County, Florida, and the Point of Beginning; thence continue North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 694.28 feet to the Southwest corner of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 4724, Page 205, of said Public Records; thence departing said West line, run South 89 deg. 33'20" East, along the South line of said Special Warranty Deed and the Easterly extension thereof, a distance of 985.74 feet; thence run South 15 deg. 24'55" East, 297.37 feet to a point on aforesaid Northerly right-of-way line of Hartle Road; thence run along said Northerly right-of-way line, the following four courses: South 74 deg. 35'05" West, 604.35 feet to the point of curvature of a curve concave Southeasterly; thence run Southwesterly along said Northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of South 57 deg. 59'18" West to the point of reverse curvature of a curve, concave Northerly; thence run Westerly along said Northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.

The above described tract of land lies in Lake County, Florida.

Site contains 36.43 +/- acres

LOCATION

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648165 & 1795052

From: Lake County Industrial (City of Clermont Urban Estate)
To: Planned Unit Development (PUD) for an industrial park and outside storage



CITY OF CLERMONT
ORDINANCE NO. 2020-14

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for multi-tenant industrial/warehouse park with associated offices and outdoor RV, boat and trailer storage; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Rezoning Plan prepared by Dave Schmitt Engineering, Inc. dated December 2019. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City’s fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City’s Information Technology Director or authorized designee will make this determination.
5. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.
6. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. “Substantial construction work” means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.



CITY OF CLERMONT
ORDINANCE NO. 2020-14

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 300,000 square feet of warehouse space along with other M-1 permitted uses, with the exception of no automotive, truck, trailer, motorcycle or boat repairs, sales, or leasing shall be conducted on-site.
2. In addition to all permitted M-1 uses, outside storage of RV, boats, trailers and commercial vehicles less than 35 feet are permitted in the area designated as storage on the conceptual site plan. Trailer and vehicle storage behind loading docks and fleet vehicle parking shall not be considered outside storage if they have a valid vehicle registration and tag. An office used exclusively for the storage area may consist of up to a 5,000 square foot building.
3. The warehouse project shall allow one building up to 90,000 square feet (building #4) with the other remaining buildings limited up to 50,000 square feet.
4. Building Setbacks

From CR 455	50 feet from the property line
From Property Line	25 feet from the property line
Southern most property line adjoining residential	100 feet from the property line
5. Landscape Buffers

Along CR 455	20 feet buffer
Perimeter buffers not adjacent to residential	10 feet buffer
Along residential properties (south & west)	25 feet enhanced buffer**

**Enhanced buffer shall consist of 30 percent more landscape material adjacent to the existing residential community or an opaque six-foot high wall or enhanced fence may be installed in lieu of the additional 30 percent plantings.
6. With the exception of those uses included within Section 2 above, all permitted uses and business operations shall be conducted inside the warehouse buildings unless adequately screened per the M-1 zoning requirements. Storage of products may be allowed if they are adequately screen, but no outdoor work and assembly of products shall be allowed.
7. The warehouse buildings facing CR 455 shall be designed with rear loading access to minimize public view.
8. All buildings shall be constructed to meet the City of Clermont's Architectural Standards.
9. Four (4) multi-tenant ground signs at the designated access points along CR 455 may be installed. The signs shall be limited to 15 feet in height, 10 feet in width, and up to 120 square feet of copy area. One (1) interior ground identification sign for exclusive use of



CITY OF CLERMONT
ORDINANCE NO. 2020-14

the outdoor storage facility may be installed not to exceed 6 feet in height, 10 feet in width, and 32 square feet of copy area. No other ground signs shall be permitted, including single tenant signs.

10. Access management to the site shall meet all City, County, and State requirements.
11. An internal lot line without the requirement for landscape buffers or setbacks between the RV and boat storage area and warehouse space may be permitted.
12. The project shall be developed according to the M-1 Industrial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

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

SECTION 5.

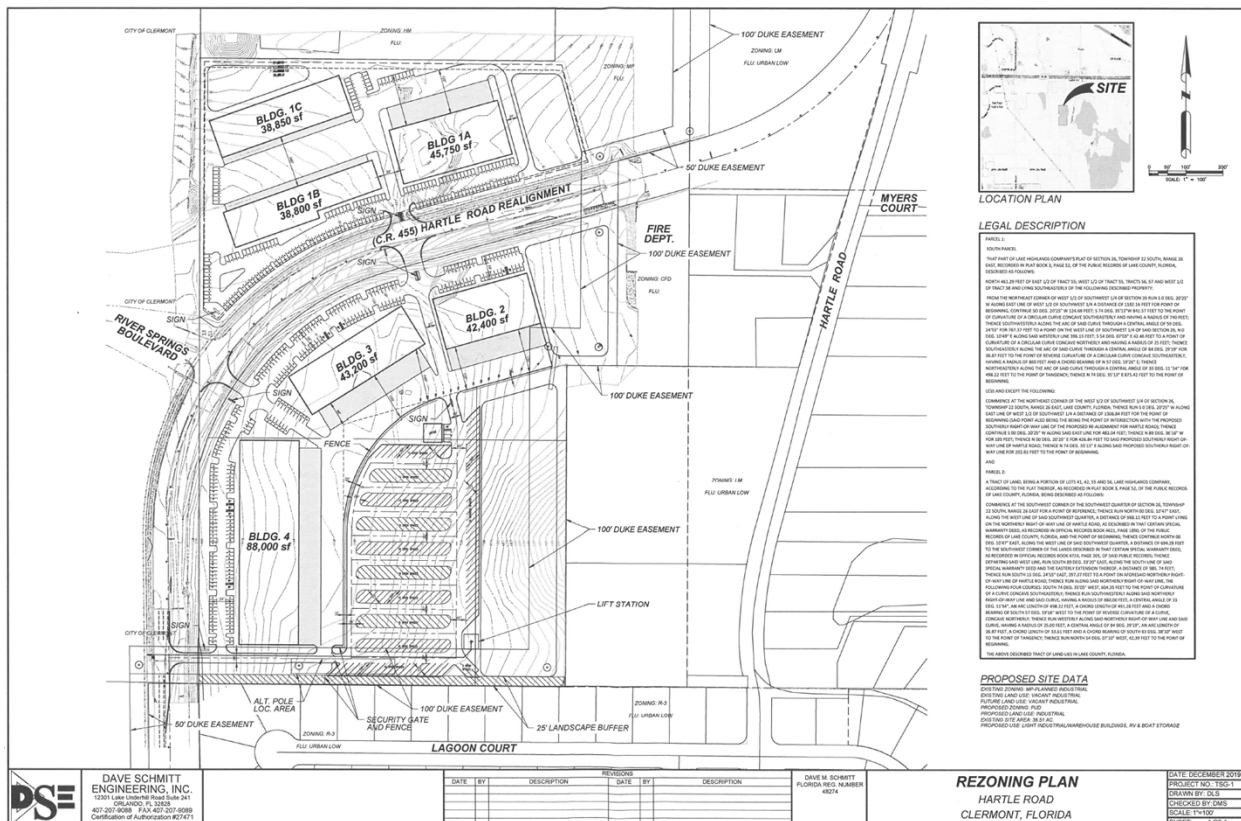
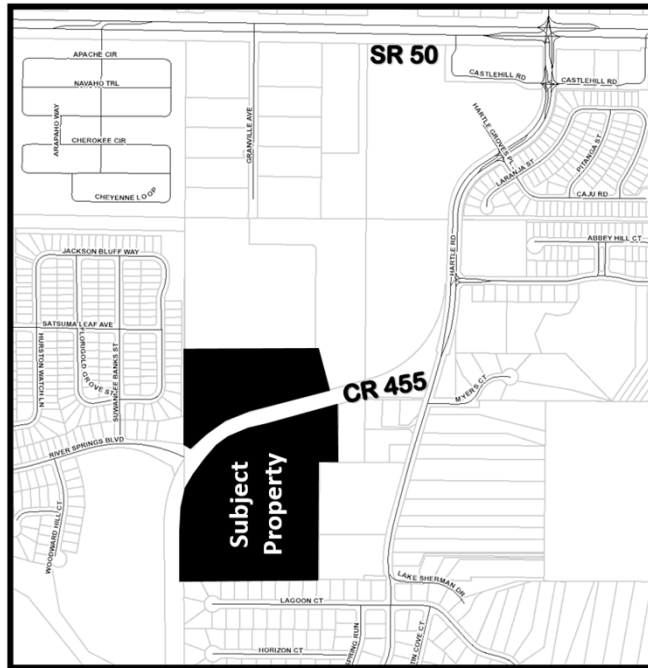
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 6.

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

CITY OF CLERMONT
ORDINANCE NO. 2020-14

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-14

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

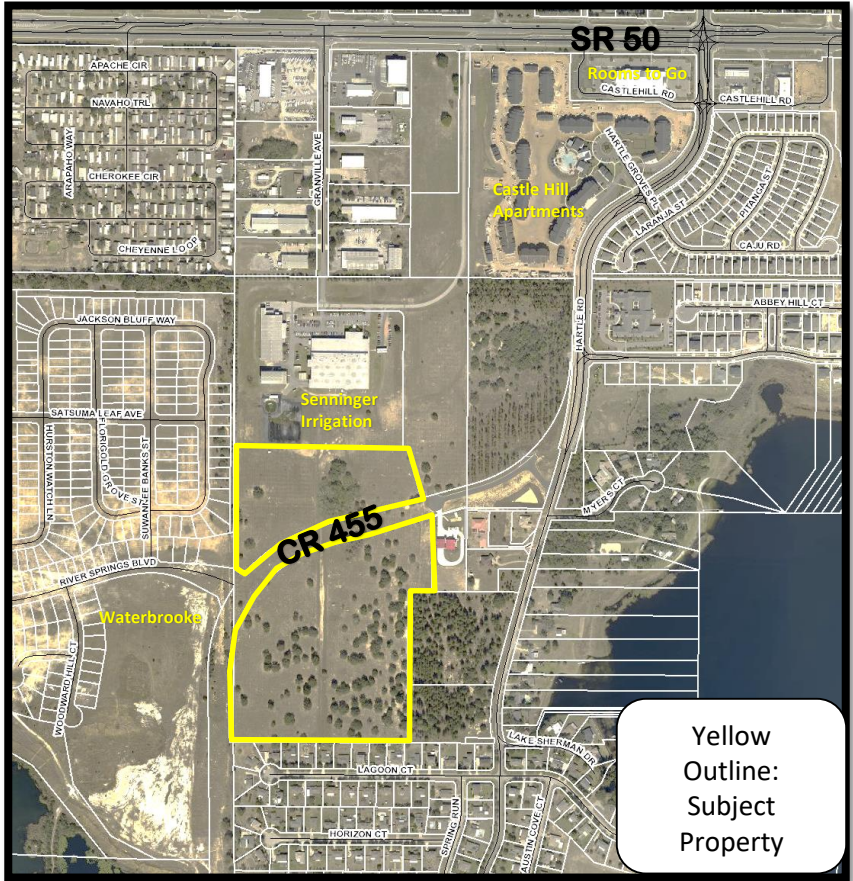
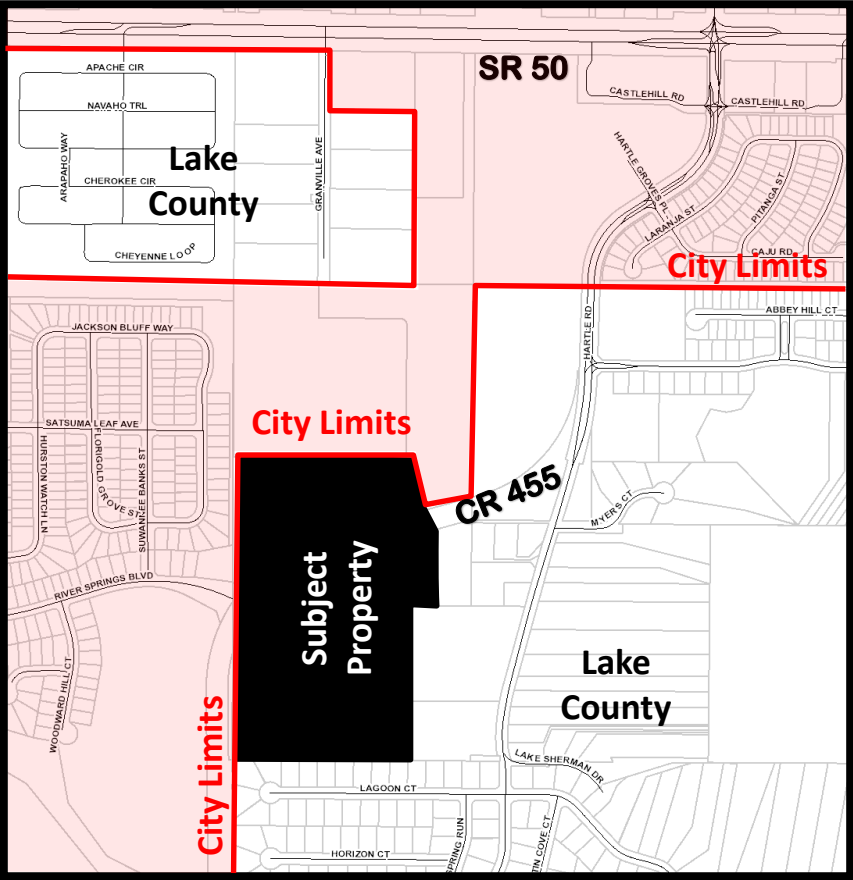
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Hartle Road Industrial Park



Yellow
Outline:
Subject
Property

Exhibit – Future Land Use Map – Hartle Road Industrial Park

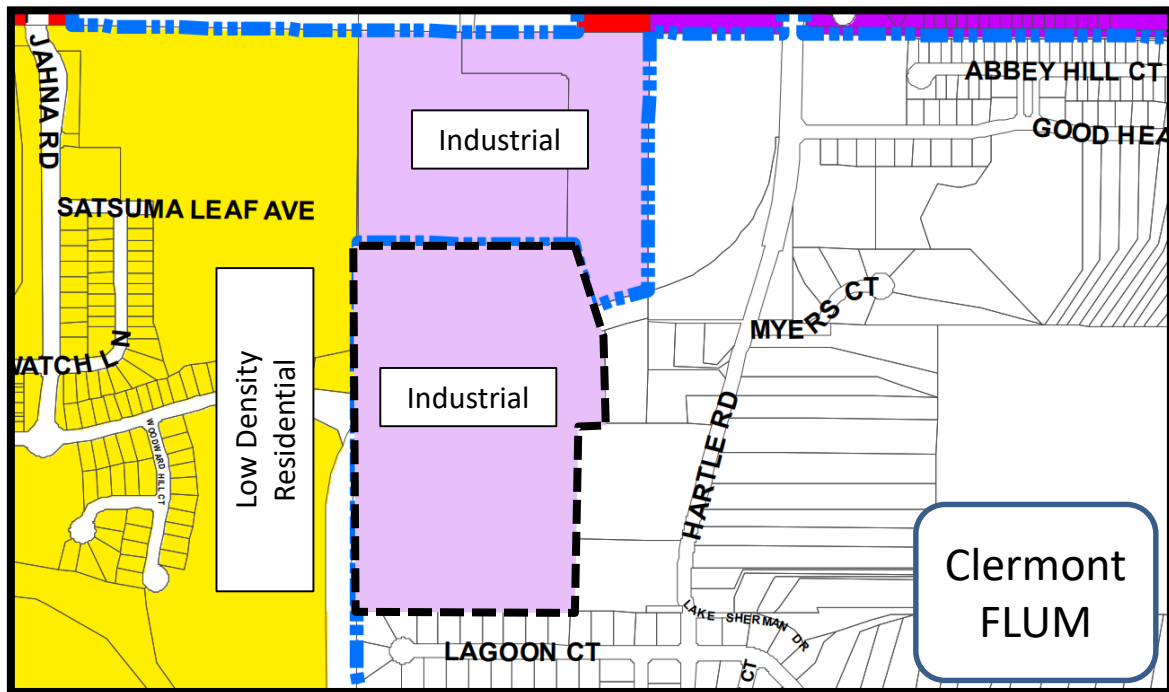
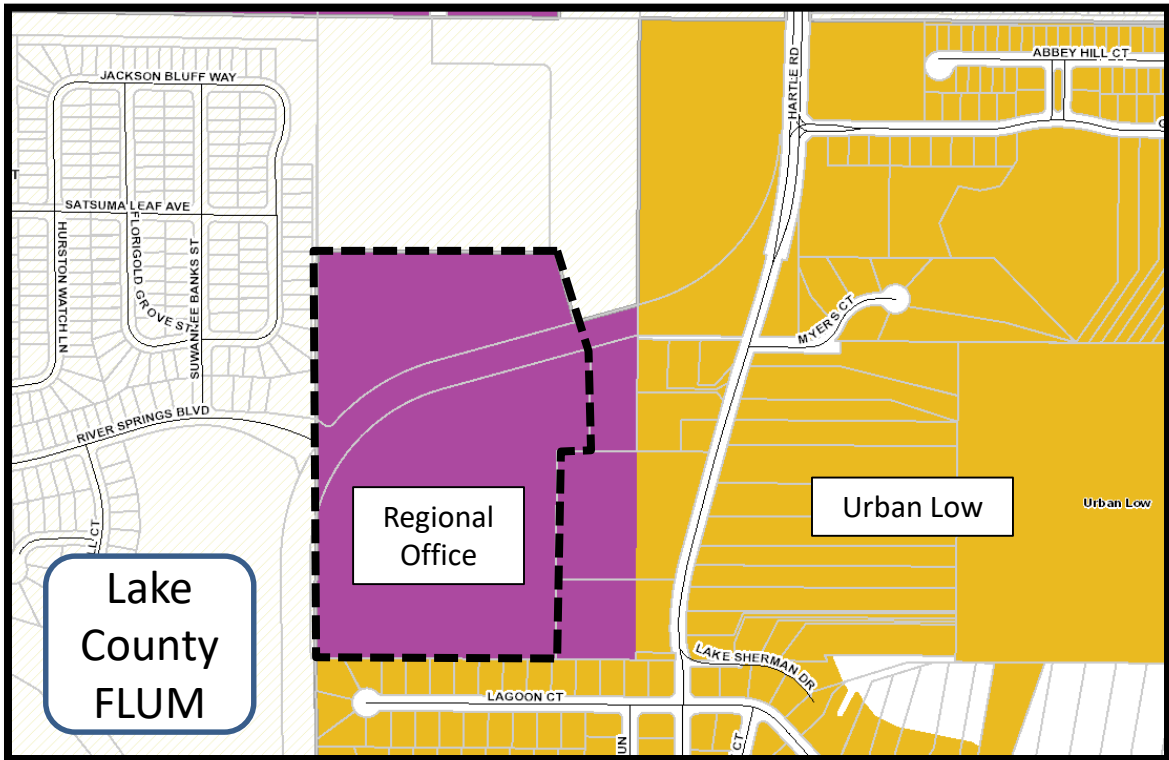
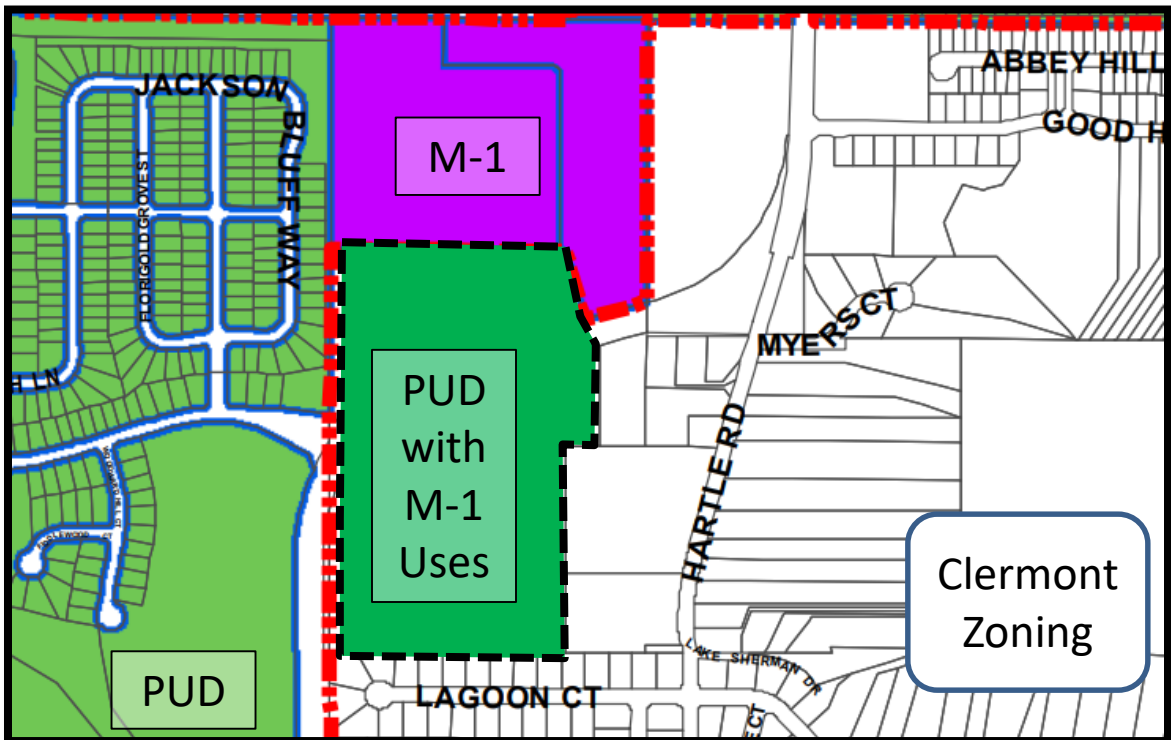
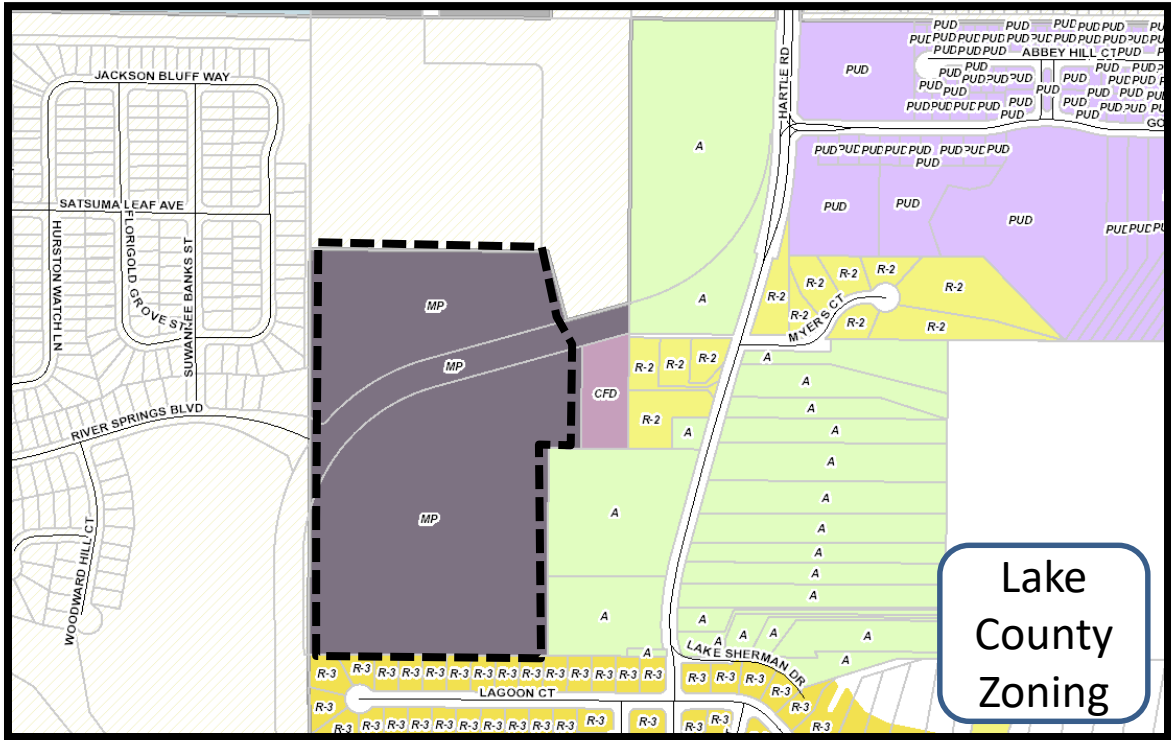
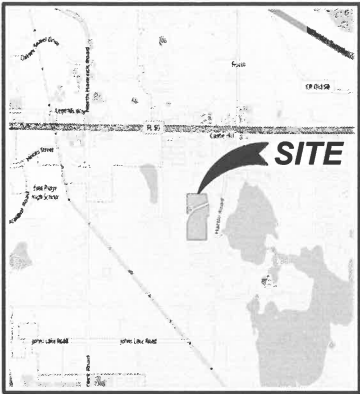
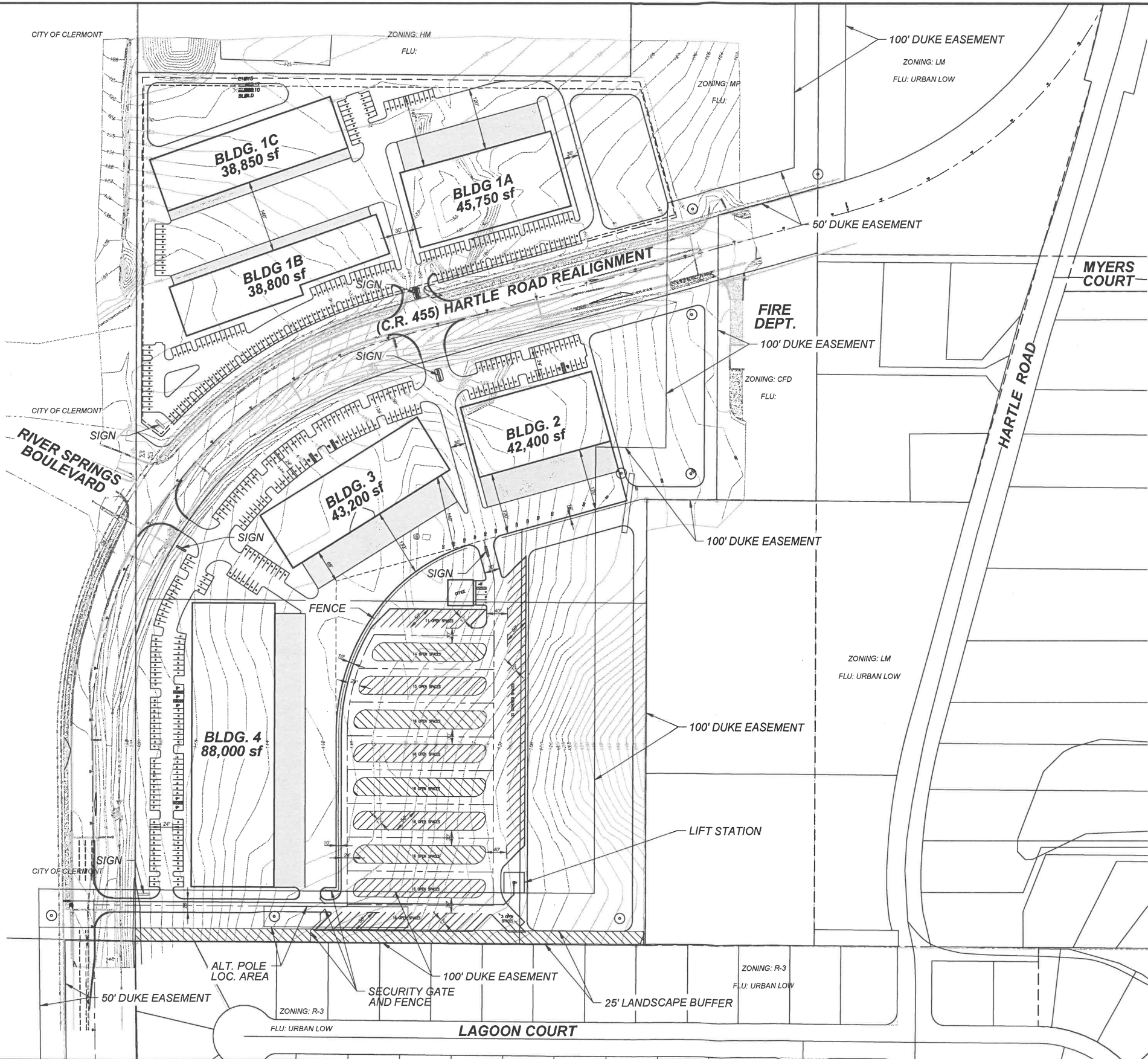


Exhibit – Zoning Map – Hartle Road Industrial Park





F:\TSG-1\CAD\Rezoning Plans\TSG-1_1_REZONE PLAN.dwg,2/27/2020 2:48:12 PM



LOCATION PLAN

LEGAL DESCRIPTION

PARCEL 1:
SOUTH PARCEL
THAT PART OF LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
NORTH 461.29 FEET OF EAST 1/2 OF TRACT 55; WEST 1/2 OF TRACT 55, TRACTS 56, 57 AND WEST 1/2 OF TRACT 58 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED PROPERTY:
FROM THE NORTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26 RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1182.16 FEET FOR POINT OF BEGINNING, CONTINUE SO DEG. 20'25" W 124.68 FEET; S 74 DEG. 35'13" W 841.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 740 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50 DEG. 24'53" FOR 767.37 FEET TO A POINT ON THE WEST LINE OF SOUTHWEST 1/4 OF SAID SECTION 26, N 0 DEG. 10'49" E ALONG SAID WESTERLY LINE 396.15 FEET; S 54 DEG. 07'03" E 42.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84 DEG. 29'19" FOR 36.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860 FEET AND A CHORD BEARING OF N 57 DEG. 59'26" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEG. 11'34" FOR 488.22 FEET TO THE POINT OF TANGENCY; THENCE N 74 DEG. 35'13" E 875.42 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1306.84 FEET FOR THE POINT OF BEGINNING (SAID POINT ALSO BEING THE BEING THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED RE-ALIGNMENT FOR HARTLE ROAD); THENCE CONTINUE S 00 DEG. 20'25" W ALONG SAID EAST LINE FOR 482.04 FEET; THENCE N 89 DEG. 36'15" W FOR 195 FEET; THENCE N 00 DEG. 20'25" E FOR 426.84 FEET TO SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE N 74 DEG. 35'13" E ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR 202.61 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
A TRACT OF LAND, BEING A PORTION OF LOTS 41, 42, 55 AND 56, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 988.12 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 684.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89 DEG. 33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 985.74 FEET; THENCE RUN SOUTH 15 DEG. 24'55" EAST, 297.37 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES: SOUTH 74 DEG. 35'05" WEST, 604.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 33 DEG. 11'34", AN ARC LENGTH OF 498.22 FEET, A CHORD LENGTH OF 491.28 FEET AND A CHORD BEARING OF SOUTH 57 DEG. 59'18" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84 DEG. 29'19", AN ARC LENGTH OF 36.87 FEET, A CHORD LENGTH OF 33.61 FEET AND A CHORD BEARING OF SOUTH 83 DEG. 38'10" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 54 DEG. 07'10" WEST, 42.39 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA.

PROPOSED SITE DATA

EXISTING ZONING: MP-PLANNED INDUSTRIAL
EXISTING LAND USE: VACANT INDUSTRIAL
FUTURE LAND USE: VACANT INDUSTRIAL
PROPOSED ZONING: PUD
PROPOSED LAND USE: INDUSTRIAL
EXISTING SITE AREA: 36.51 AC.
PROPOSED USE: LIGHT INDUSTRIAL/WAREHOUSE BUILDINGS, RV & BOAT STORAGE

REZONING PLAN
HARTLE ROAD
CLERMONT, FLORIDA

DATE: DECEMBER 2019
PROJECT NO.: TSG-1
DRAWN BY: DLS
CHECKED BY: DMS
SCALE: 1"=100'
SHEET: 1 OF 1

**DAVE SCHMITT
ENGINEERING, INC.**
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274



CITY OF CLERMONT
REZONING
APPLICATION

DATE: February 27, 2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): TSG-1 Hartle Road Site

APPLICANT: TSG Development, Inc.

CONTACT PERSON: Matt Sullivan

Address: 250 S. Orange Ave., Suite 700P

City: Orlando State: FL Zip: 32801

Phone: 407-930-1802 Fax: _____

E-Mail: Matt.Sullivan@jll.com

OWNER: HRP Holdings, Inc.

Address: 16220 State Road 50

City: Clermont State: FL Zip: 34711

Phone: 407-877-5655 Fax: _____

Address of Subject Property: Hartle Road North & South Parcels

Legal Description (include copy of survey): See Attached

Acreage: 36.51 Land Use: Vacant Industrial (4000)
(City verification required)

Present Zoning: MP Proposed Zoning: PUD with M1 use
(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

Light industrial/warehouse buildings, RV & Boat Storage

Matt Sullivan, TSG Development, Inc.

Applicant Name (print)

X 
Applicant Name (*signature*)

James Burke, President - HRP Holdings, Inc.

Owner Name (print)

X

Owner Name (*signature*)

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

Advertising Receipt

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

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096442
Phone: (352) 241-7331
Date: 05/07/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/18/2020	06/08/2020	\$634.88

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. 2020-14

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date, recording, and publication.

LOCATION

Vacant parcels north and south of CR 455 extension approximately 3/4 mile south of the SR 50 and CR 455 intersection Alternate Keys 1648465 & 1795052

LEGAL DESCRIPTION

PARCEL 1: SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property: From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13" W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwest along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of tangency of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

inning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13" W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwest along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of tangency of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

ning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 26, Township 22 South, Range 26 East for a Point of Reference; thence run North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 988.12 feet to a point lying on the Northerly right-of-way line of Hartle Road, as described in that certain Special Warranty Deed, as recorded in Official Records Book 4621, Page 1850, of the Public Records of Lake County, Florida, and the Point of Beginning; thence continue North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 694.28 feet to the Southwest corner of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 4724, Page 205, of said Public Records; thence departing said West line, run South 89 deg. 33'20" East, along the South line of said Special Warranty Deed and the Easterly extension thereof, a distance of 985.74 feet; thence run South 15 deg. 24'55" East, 297.37 feet to a point on aforesaid Northerly right-of-way line of Hartle Road; thence run along said Northerly right-of-way line, the following four courses: South 74 deg. 35'05" West, 604.35 feet to the point of curvature of a curve concave Southeasterly; thence run Southwest along said Northerly right-of-way line and said curve, having a radius of 860.00 feet,

a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of South 57 deg. 59'18" West to the point of reverse curvature of a curve, concave Northerly; thence run Westerly along said Northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning. The above described tract of land lies in Lake County, Florida.

Site contains 36.43 +/- acres

From: Lake County Industrial (City of Clermont Urban Estate)
To: Planned Unit Development (PUD) for an industrial park

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, June 2, 2020 at 6:30 p.m.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 23, 2020 for final enactment.

The meetings will be held at City Hall, Council Chambers, 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. Persons

Payment Info	
Ad Price	\$634.88
Tax	\$0.00
Sub Total	\$634.88
Prepaid Amount	\$0.00
Balance Due	\$634.88

Daily Commercial

Advertising Receipt

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PO Box 490007
Leesburg, FL 34749-0007
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CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096442
Phone: (352) 241-7331
Date: 05/07/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/18/2020	06/08/2020	\$634.88

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10096442
May 18, 2020 &
June 08, 2020

Payment Info	
Ad Price	\$634.88
Tax	\$0.00
Sub Total	\$634.88
Prepaid Amount	\$0.00
Balance Due	\$634.88



AGENDA ITEM

Meeting Date	
Tuesday, June 23, 2020	
Agenda Item Name	
Ordinance No. 2020-19 <i>Final</i> <i>Affordable Housing Density Bonus Criteria Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2020-19.	
Staff Report	
As a result of the multi-family workshop with City Council in January and follow-up presentation on April 7, 2020, City staff has been directed to draft proposed changes to the existing Affordable Housing Density Bonus section of the Land Development Code. The proposed changes are intended to provide an increase in the supply of workforce housing in new development. The proposed changes to the City Code include: 1.Change the nomenclature in the code to “Workforce Housing” from “Affordable Housing;” 2.Incorporating household size into the annual income and rental rate criteria for qualifying as workforce housing; 3.Requiring 30% of the project’s total unit count be qualified workforce housing units; Change from ‘Affordable Housing’ to ‘Workforce Housing’ During the January 21, 2020 City Council workshop, a panel of subject matter experts recommended that the City focus on increasing the supply of housing units for households whose income falls between 80 and 120 percent of the Area Median Income (AMI). This segment of the population is the largest group within the population needing housing assistance. The panel noted that several federal and state programs exist for those households that fall below 80 percent of AMI. Their conclusion was that the City could have the greatest positive impact on the cost of housing by focusing efforts on the largest group in need. Household Size and Annual Median Income The current ordinance contains certain generalized density bonus and AMI criteria for the determination of project eligibility. The experience with the current ordinance shows that the resulting inclusion of workforce housing units has fallen well short of meaningful impact to the housing market. The proposed changes are designed to increase the provision of workforce housing units through a larger required minimum number of units (30% overall) and qualification criteria based upon family size, income level, and number of bedrooms. Staff has worked with several stakeholders throughout this process and has incorporated their feedback into the proposed changes. One of the most significant of the proposed change is the range of income to qualify for workforce housing and the maximum rent. Below is the recommended table of incomes based upon household size. The criteria in this table would be used to determine income eligibility for qualified workforce housing units in a project seeking a density bonus.	

Household Size	80% AMI	120%AMI
One –Person	38,850	58,275
Two -Person	44,400	66,600
Three –Person	49,950	74,925
Four –Person	55,500	83,250
Five -Person	59,950	89,925
Six –Person	64,400	96,600
Seven -Person	68,850	103,275
Eight -Person	73,300	109,950

The rental rates would be corresponding to the Area Median Income and family size. Based upon the 2019 Area Median Income for the Clermont area by household size, below are the maximum rents that would be considered for workforce housing. This data would be updated annually based upon updated and published AMI determinations by the U.S. Department of Housing and Urban Development (HUD).

<u>Number of Bedrooms</u>	<u>Workforce Rent at 80% of AMI (Moderate)</u>
1-Bedroom	\$971
2-Bedrooms	\$1249
3-Bedrooms	\$1499
4-Bedrooms	\$1610

Minimum 30% of Total Project Units

All new development that seek additional density through the workforce housing bonus program would be required to set aside 30% of the overall units for workforce housing. Previously, this was a percentage of the bonus units, which ranged from 10% up to 25% of just the bonus units. The proposed change would require 30% of the overall units. This would increase the supply of units dedicated for workforce housing. The units would have to be of same quality and design with the same amenities as all other residents. Below is an example of hypothetical project of 15 acres and the number of workforce housing units that would be produced if this proposed code amendment were adopted:

<u>Acres</u>	15	
<u>Base Density(@12)</u>	180	
<u>Bonus Density 8 units/acre</u>	120	
<u>Total Units</u>	300	
	<u>Workforce</u>	<u>Market rate</u>
	90	210

Some Current Requirements Remain

Any workforce housing proposal would continue to require a conditional use permit or rezoning to a Planned Unit Development to achieve any density bonus. All density bonus proposals would still require City Council approval through a public hearing. The two areas in the City where the density bonus provisions apply have not changed – the Hook Street Corridor and Wellness Way.

The proposed changes to the City Code are designed to encourage an increase in workforce housing supply via density bonuses in certain areas of the City. A process of evaluating different options was undertaken with input from a stakeholder group prior to the staff drafting these recommended changes. Staff has drafted amendments to Section 122-358, Affordable Housing Bonus Density, of the Land Development Code that are attached for consideration. Staff is recommending approval of Ordinance 2020-19 to incorporate these recommended changes. *The Planning and Zoning Commission recommended unanimously for approval, 7-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | Ordinance No 2020-19 - Workforce Housing FORMATTED | Ordinance No 2020-19 - Workforce Housing FORMATTED.docx |
| 2. | ORDINANCE NO 2020-19 Legal Ad Proof | ORDINANCE NO 2020-19 Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-19

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING; AMENDING SECTION 122-358 AFFORDABLE HOUSING DENSITY BONUS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on September 3, 2019 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to add Section 122-358, Workforce Housing Density Bonus, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that the Clermont Code of Ordinances, Chapter 122 Affordable Housing Density Bonus is amended as set forth in the following amendments, as shown in strikethrough and underline format in Section 2.

SECTION 1.

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

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Section 122-358 ~~Affordable~~ Workforce Housing Density Bonus

(a) It is the intent of the City to provide an opportunity for greater availability of ~~affordable~~ workforce housing inventory through a density bonus and ~~to set-aside of floating units as defined in sub-section (e) below. The purpose is to encourage workforce housing opportunities where they may not otherwise be accessible by the private marketplace.~~

(b) Sites for ~~affordable~~ workforce housing shall be located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes ~~and~~, transit stops and ~~other~~ amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and ~~Public~~ public parks, recreation areas, and/or open space.



CITY OF CLERMONT
ORDINANCE NO. 2020-19

(c) A density bonus may be granted only when the applicant presents clear and convincing evidence that the proposed design, density, intensity and mix of uses will result in superior development that is compatible with the surrounding neighborhoods and achieves the criteria for approval provided in this section. The maximum allowable density bonus may not be permitted for some projects.

(d) Any density bonus shall require City Council approval.

(e) Criteria for affordable workforce housing density bonus in consideration of projects.

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 dwelling units per acre.
Density Bonus <u>Criteria</u>	Current city code <u>The current City Code</u> allows for up to 12 dwelling units per acre the density bonus for <u>affordable workforce</u> housing would be any density greater than 12 dwelling units per acre <u>outside the Central Business District</u>: <u>(1) Hooks Street Corridor:</u> Up to <u>Projects may qualify for a maximum density with bonus units up to 20 dwelling units per acre provided the project meet the criteria for approval. The developer shall must set aside one (1) of the following:</u> 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10 thirty percent (30%) of the bonus units for low income. 3) 15 (15%) of the bonus overall units for moderate income households workforce housing. The units must include a mixture of different unit sizes and types. 4) Another set-aside mixed deemed acceptable by the City Council <u>(2) Wellness Way Area:</u> <u>(excluding properties on Hartwood Marsh Road)</u> Up to <u>Projects may qualify for a maximum with bonus of 25 dwelling units per acre provided the developers shall set aside one (1) of the following:</u> 1) Option to set aside, Five (5 %) of the



CITY OF CLERMONT
ORDINANCE NO. 2020-19

	bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units project meet the criteria for low income. 3) Option to approval. The developer must set aside, 15 (15thirty percent (30%) of the bonus overall units for moderate income households workforce housing. The units must include a mixture of different unit sizes and types. 4) Option to set aside, another set aside mixed deemed acceptable by the City Council
<u>Definition Definitions of Affordable Workforce Units and Floating Units:</u>	Affordable is <u>“Workforce Housing”</u> as defined that by the City of Clermont, is monthly housing costs must that shall not exceed 30% of the <u>total</u> household income. Unit affordability must be certified by the Economic Development, as defined by HUD. <u>“Floating Units”</u> are defined as those units that are rented to tenants that meet the AMI requirements and Development Services Department can be located anywhere within the project. Qualifying units may not be permanently designated for AMI qualifying tenants.
<u>**Target Household Income Levels:</u>	Moderate income (up to 100% one-hundred and twenty (120) percent of area median income the Area Median Income) (AMI), based upon household size. Low income up to 80% Area Median Income Extremely Low income up to 50% Area Median Income Area Median Income: \$56,037 source 2016 U.S. Census Data <u>**To be determined on a yearly basis by the Area Median Income (AMI) for the City of Clermont as defined each year by the U.S. Department of Housing and Urban Development (HUD). Household income limits are calculated in relation to the Area Median Income (AMI) with adjustments for family size and housing cost-to-income relationship as shown in sub-section (f) below for the Orlando-Kissimmee-Sanford,</u>



CITY OF CLERMONT
ORDINANCE NO. 2020-19

	FL MSA.
Length of Affordability:	<u>Perpetuity</u> <u>Perpetuity. The number of units required for the initial qualification for the density bonus must be maintained in perpetuity for the life of the project.</u>
Quality of Units:	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market-rate all other residents- <u>of the project.</u>
Management of Units:	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City. <u>This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing compliance, determination of income qualifications, and other elements as determined by the City Manager or his/her designee. This agreement must be recorded and obligate all successors and assigns.</u>
<u>Quality of Construction Materials for the Density Bonus Household Income and levels of Affordability</u>	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required. <u>The U.S. Department of Housing and Urban Development (HUD) defines and calculates different levels of AMI for geographic areas by household sizes. Below is an illustration of how the Housing and Urban Development has designed the levels of affordability for the Target Household and Income Levels above.</u>



CITY OF CLERMONT
ORDINANCE NO. 2020-19

(f) Translating incomes into workforce housing cost based upon 2019 AMI, which is updated annually.

<u>Household Size</u> <u>Maximum</u> <u>Income</u>	<u>Moderate Income</u> <u>(80% of AMI)</u>	<u>Max Income</u> <u>(120% of</u> <u>AMI)</u>
<u>One –Person</u>	<u>38,850</u>	<u>58,275</u>
<u>Two -Person</u>	<u>44,400</u>	<u>66,600</u>
<u>Three –Person</u>	<u>49,950</u>	<u>74,925</u>
<u>Four –Person</u>	<u>55,500</u>	<u>83,250</u>
<u>Five -Person</u>	<u>59,950</u>	<u>89,925</u>
<u>Six –Person</u>	<u>64,400</u>	<u>96,600</u>
<u>Seven -Person</u>	<u>68,850</u>	<u>103,275</u>
<u>Eight -Person</u>	<u>73,300</u>	<u>109,950</u>

(g) Workforce rents for housing units vary by the number of bedrooms in the housing unit. This is because the income limits vary by the household size, and the number of bedrooms affects how many people a unit can comfortably house.

(h) The table below is the actual rates based upon the 2019 AMI for maximum rents considered workforce, based on the maximum income allowed for the household size, income limits and housing unit size or bedrooms allowed to provide comfortable and safe housing. Each household will require income and workforce rent certification based on their actual income and household size. Annual verification of leased units as part of the density bonus is required from the date originally certified and must be certified by the City Manager or his/her designee. These rates will change annually based upon the HUD income limits.

<u>Number of</u> <u>Bedrooms</u>	<u>Workforce Rent at</u> <u>80% of AMI</u> <u>(Moderate)</u>
<u>1-Bedroom</u>	<u>\$971</u>
<u>2-Bedrooms</u>	<u>\$1249</u>
<u>3-Bedrooms</u>	<u>\$1499</u>
<u>4-Bedrooms</u>	<u>\$1610</u>

(i) An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable workforce



CITY OF CLERMONT
ORDINANCE NO. 2020-19

housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Services Department.

(ej) Annual verification of leased units as part of the density bonus is required ~~from the date originally certified~~ annually to be submitted to Development Services Department no later than February 15th.

(fk) The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable workforce set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the ~~Economic Development and Development Services Department~~ City Manager or his/her designee.

(gl) Projects may not pay a contribution in lieu of providing workforce units on-site to attain a density bonus.

(m) Example of number of total units, workforce units and market rate

<u>Acres</u>	<u>15</u>
<u>Base Density(@12)</u>	<u>180</u>
<u>Bonus Density 8</u> <u>units/acre</u>	<u>120</u>
<u>Total Units</u>	<u>300</u>

	<u>Workforce</u>	<u>Market rate</u>
	<u>90</u>	<u>210</u>

SECTION 4.

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

SECTION 5.

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6.

Parcels qualified for the Hooks Street corridor shall have frontage on Hooks Street and shall be east of U.S. Highway 27. Parcels qualified for Wellness Way shall be within Sections 13-



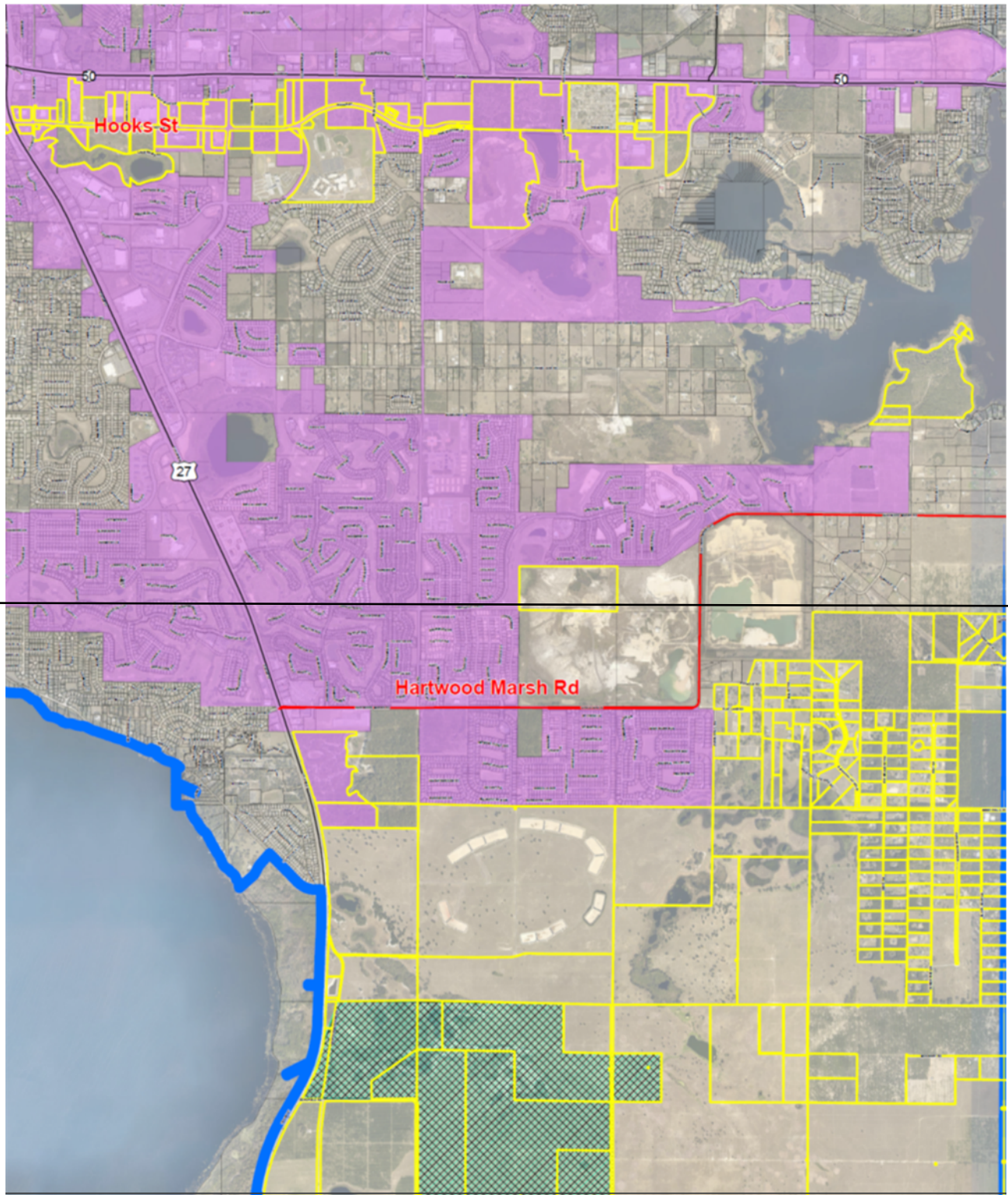
CITY OF CLERMONT
ORDINANCE NO. 2020-19

36 Township 23 Range 26 and be east of U.S. Highway 27 and shall not have ingress/egress or frontage on Hartwood Marsh Road.

SECTION 7.

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.

Exhibit: Possible Affordable Housing Density Bonus Areas highlighted in yellow





CITY OF CLERMONT
ORDINANCE NO. 2020-19

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County,
Florida on this _____ of _____

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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

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Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096432
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Date: 05/07/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

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LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/18/2020	06/08/2020	\$185.20

LEGAL NOTICE

office, (352) 241-7331, at least 48
hours prior to the public hearings.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10096432
May 18, 2020 &
June 08, 2020

ORDINANCE NO. 2020-19

AN ORDINANCE OF THE CODE OF
ORDINANCES OF THE CITY COUNCIL
OF THE CITY OF CLERMONT, LAKE
COUNTY, FLORIDA, AMENDING THE
CODE OF ORDINANCES, CHAPTER
122 ZONING; AMENDING SECTION
122-358 AFFORDABLE HOUSING
DENSITY BONUS CRITERIA; PROVID-
ING FOR CODIFICATION; SEVERA-
BILITY; EFFECTIVE DATE; AND PUB-
LICATION.

This ordinance will be considered by
the Planning & Zoning Commission
on Tuesday, June 2, 2020 at 6:30
P.M.

A public meeting to consider the ordi-
nance will be held before the City
Council on Tuesday, June 23, 2020 at
6:30 p.m. for final enactment.

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

This ordinance is available for public
inspection in the office of the City
Clerk, 685 W. Montrose Street, Mon-
day 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. Per-
sons with disabilities who need assis-
tance should contact the City Clerk's

Payment Info	
Ad Price	\$185.20
Tax	\$0.00
Sub Total	\$185.20
Prepaid Amount	\$0.00
Balance Due	\$185.20



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 23, 2020	
Agenda Item Name	
Ordinance No. 2020-20 <i>Final</i> <i>Accessory Dwelling Unit (ADU)</i>	
Requested Action	
Recommend approval of Ordinance 2020-20.	
Staff Report	
Over the past several months, City Council has been holding public workshops on the issue of workforce housing. One of the recommendations emerging from those workshops is the desire to consider expanding housing supply within the City. One such option is the inclusion of accessory dwelling units (ADU) in certain neighborhoods. City staff has been directed to provide opportunities to increase housing varieties while it is believed that incorporating ADU's into the City Code will increase housing supply, strengthen the efficient use of existing housing stock and infrastructure, while ensuring the character of neighborhoods remain intact. This issue was also supported by the City's Youth Council. Similar to their findings on "tiny homes," staff has concluded accessory dwelling units may provide a similar outcome with more benefits. The accessory dwelling unit, or ADU, is a secondary housing option to a primary residence that allows a smaller, more affordable and flexible housing option. The ADU provides property owners with an affordable housing option to allow elderly family members, young adults or guests a place to live that makes it more affordable and convenient, based upon each unique situation. The ADU's would be constructed on the same lot as the primary residential structure and could not be subdivided and sold off later. The ADU would have to function on its own and be a self-contained dwelling with its own entrance, cooking accommodations and bathing facility. The ADU could be constructed as an attached portion of a primary residential structure or detached. The ADU would be permitted in any residential zoning district, unless HOA deed restrictions prohibit, and would have to be a minimum of 350 square feet of living space up to a maximum of 800 square feet. The ADU would have to be constructed in a similar style, appearance and material as the primary residence. The ADU structure could not be a shed, mobile home, RV, tiny home, travel trailer, or shipping container converted into an ADU. Only one ADU would be permitted per lot and shall be located to the rear of the primary residential front building line. In order to ensure adequate parking, one on-site parking space shall be required for the ADU. Staff has drafted code language to be placed in Section 122-365 of the Land Development Code to permit Accessory Dwelling Units. Staff is recommending approval of Ordinance 2020-20. <i>The Planning and Zoning Commission recommended approval, 6 - 1.</i>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2020-20 Accessory Dwelling Units PZ	Ord 2020-20 Accessory Dwelling Units PZ.docx
2.	ORD NO 2020-20 UPDATED Legal Ad Proof 122-365	ORD NO 2020-20 UPDATED Legal Ad Proof 122-365.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-365, ACCESSORY DWELLING UNITS; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR ACCESSORY DWELLING UNITS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 2, 2020 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to add Section 122-365, Accessory Dwelling Units of the City of Clermont's Code of Ordinances;

WHEREAS, the City Council of the City of Clermont desires to increase housing opportunities while strengthening the efficient use of existing housing stock and infrastructure that provides smaller, affordable, flexible housing options;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that the Clermont Code of Ordinances, Chapter 122-365 Accessory Dwelling Units is added as set forth in the following amendments, as shown in Section 2.

SECTION 1.

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

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Sec. 122-365 – Accessory Dwelling Units.

- (1) Accessory Dwelling Unit (ADU) shall mean a self-contained dwelling unit with its own dedicated entrance, cooking accommodations and complete bathing facilities separate from the primary residential unit.
- (2) An ADU may be attached to or detached from the primary residence and must remain under the same ownership as the primary dwelling unit.
- (3) The property owner must live on-site, either in the primary residential unit or the ADU.
- (4) The ADU may be permitted in the following residential zoning districts: R-1-A, R-1, R-2, R-3, R-3-A or PUD.



CITY OF CLERMONT
ORDINANCE NO. 2020-20

- (5) The ADU may be permitted in the Central Business District on a lot that currently has an existing single-family residence and is recognized as a lot of record.
- (6) The ADU living space shall be a minimum of 350 square feet up to a maximum of 800 square feet.
- (7) The ADU structure must be constructed in a similar architectural style, appearance and material as the primary single-family structure.
- (8) Mobile homes, recreational vehicles, travel trailers, shed, conex boxes or shipping containers shall not be permitted as ADU's.
- (9) ADU setbacks:
 - (a) Front: ADU shall be placed behind the primary residential unit front building line.
 - (b) Side: ADU shall be placed equal to the required side yard setback of the zoning district of the lot.
 - (c) Rear detached: Detached ADU shall be placed equal to the side yard setback from the rear property line or established utility easement, whichever is greater.
 - (d) Rear attached: Attached ADU connected to the primary residential unit shall be the same as the primary residential unit.
- (10) Only one ADU may be permitted per lot and one parking space shall be provided for the ADU on the lot.
- (11) A primary single-family dwelling unit must exist on the lot prior to the construction of a detached ADU. The ADU shall not be considered as part of the dwelling unit count for zoning purposes.
- (12) Deed restrictions and covenants may prohibit ADU's and it is the responsibility of the property owner to have verified any restrictions.
- (13) The ADU must comply with minimum housing standards for habitation and meet the minimum building and fire safety codes for independent residential dwelling unit.

SECTION 4.

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

SECTION 5.

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.



CITY OF CLERMONT
ORDINANCE NO. 2020-20

SECTION 6.

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



CITY OF CLERMONT
ORDINANCE NO. 2020-20

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096440
Phone: (352) 241-7331
Date: 05/11/20
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 t	05/18/2020	06/08/2020	\$188.12

LEGAL NOTICE

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

tance 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: 10096440
May 18, 2020 &
June 08, 2020

ORDINANCE NO. 2020-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-365, ACCESSORY DWELLING UNITS; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR ACCESSORY DWELLING UNITS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, June 2, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 23, 2020 at 6:30 p.m. for final enactment.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assis-

Payment Info	
Ad Price	\$188.12
Tax	\$0.00
Sub Total	\$188.12
Prepaid Amount	\$0.00
Balance Due	\$188.12



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 23, 2020	
Agenda Item Name	
Ordinance No. 2020-22 <i>Final</i> <i>CBD Density Bonus Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2020-22.	
Staff Report	
At the request of City Council, City staff is proposing a Land Development Code amendment in order to promote more housing opportunities in the Central Business District (CBD). In 2017, the City increased density in the CBD through a Density Bonus Criteria section in the code, Section 122-249. This change encouraged higher residential densities in the downtown area. The change permitted a maximum residential density in the CBD from the previous limit of 12 dwelling units per acre, to up to 25 dwelling units per acre if five mandatory requirements were met. These requirements included fee-simple ownership, minimum construction material, urban design/architecture, pedestrian improvements, and trail connection. Since the adoption of those changes in 2017, no new residential development proposals have been started or constructed with a density greater than 12 units per acre in the Central Business District. In discussions with developers, it has come to the attention of the City that two of the adopted criteria have created a barrier to higher residential density projects. The two criteria are the fee simple ownership requirement, and the use of construction materials that prohibit buildings from being constructed primarily of wood framing. The development community expressed concern that the fee-simple ownership requirement eliminated the ability to add any higher density rental product to the housing inventory of downtown. Eliminating the fee-simple ownership requirement would allow developers to pursue both fee-simple ownership (condominium) and rental product in the Central Business District. The prohibition on wood framing as a primary material has been a challenge to the development community in delivering new construction at market rates. In order to go vertical in a cost-effective manner, wood framing should be considered as an option. With a smaller footprint to build on, residential development in the CBD will have to go higher in order to achieve increased density. Wood framing is an affordable and safe solution, especially when combined with a masonry first floor podium. Requiring only masonry, precast concrete, and/or steel components as a primary material drives costs out of market for a project. Modifying this criterion in no way jeopardizes the safety requirements of projects and is authorized in the Building Code. City staff has received significant feedback from builders and developers that support changes to this section of the code. Staff is proposing to remove the fee simple requirement and the prohibition on primarily of wood framing. Staff is recommending approval of Ordinance 2020-22. <i>The Planning and Zoning Commission recommended unanimously for approval, 7-0.</i>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2020-22 CBD Density Bonus Changes fee simple	Ord 2020-22 CBD Density Bonus Changes fee simple FORMATTED.docx
2.	ORDINANCE NO 2020-22 Legal Ad Proof	ORDINANCE NO 2020-22 Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-22

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING; AMENDING SECTION 122-249 DENSITY BONUS CRITERIA; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 2, 2020 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Section 122-249, Density Bonus Criteria, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that the Clermont Code of Ordinances, Chapter 122-249 Density Bonus Criteria is amended as set forth in the following amendments, as shown in strikethrough and underline format in Section 2.

SECTION 1.

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

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Sec. 122-249 - Density bonus criteria.

General description. An applicant may request the use of a density bonus in the central business district by including a justification statement in the description of the project in their site plan application. The attainment of a bonus requires three separate components:

- (1) Compliance with the mandatory requirements;
- (2) Utilization of the density bonus criteria;
- (3) Compatibility with the planned character of adjacent and surrounding properties.

A bonus shall not be considered an entitlement. The maximum available bonus under the proposed system below may not be appropriate in all situations. Neighborhood compatibility issues or lack of adequate infrastructure may not support the full bonus. The city council may approve a requested bonus, approve a requested bonus with conditions to mitigate the impact of the bonus, approve a lesser bonus, approve a lesser bonus with conditions to mitigate the impact of the bonus, or deny a requested bonus.

Maximum residential density in the central business district. The maximum residential density permitted in the central business district is 25 dwelling units per acre. Through the use of the bonus provisions below, the total maximum allowed residential density may be increased to 40 dwelling units per



CITY OF CLERMONT
ORDINANCE NO. 2020-22

acre in the central business district. At no time shall residential densities be increased above 40 dwelling units per acre.

Mandatory requirements for residential development in the central business district. The following items are mandatory components for any project in the central business district that is greater than 12 dwelling units per acre, including any project utilizing the density bonus provisions of this section:

~~(1) — *Ownership.* The project must be designed, constructed and sold as fee simple or condominium ownership structure.~~

(21) *Construction materials.* Durable, high-quality materials, such as stone, steel, glass, precast concrete, or masonry shall be required. Such materials and associated architectural features must wrap around all sides of the building that are visible from the public realm. Traditional stucco may be appropriate in a historic context or for a Mediterranean-style building. Buildings incorporating EIFS (exterior insulation finishing system) or other faux-stucco finish for more than ten percent of a street-facing façade do not meet this criterion.

~~Buildings constructed primarily of wood framing do not meet this criterion.~~

(32) *Urban design/architecture.* Building placement must reinforce the walkability of downtown and embrace desired pedestrian/building relationships. The primary building entrance, if a singular entrance, must be a prominent feature that is defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements. Buildings on corner lots and buildings that terminate views from the public realm must incorporate additional height or other features that emphasize their prominent location.

(43) *Pedestrian improvements.* The project must include sidewalks in all public rights-of-way and a pedestrian access plan for the internal movement throughout the project.

(54) *Trail connection.* The project must be adjacent to or within 1,500 feet of a publicly dedicated trail. If not adjacent, a connection between the project site and public trail must be constructed. Any planned connection must meet the minimum design criteria for a publicly accessible trail.

SECTION 4.

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

SECTION 5.

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6.

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



CITY OF CLERMONT
ORDINANCE NO. 2020-22

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
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CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096453
Phone: (352) 241-7331
Date: 05/07/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/18/2020	06/08/2020	\$182.28

LEGAL NOTICE

hours prior to the public hearings.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10096453
May 18, 2020 &
June 08, 2020

ORDINANCE NO. 2020-22

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING; AMENDING SECTION 122-249 DENSITY BONUS CRITERIA; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, June 2, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 23, 2020 at 6:30 p.m. for final enactment.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48

Payment Info

Ad Price	\$182.28
Tax	\$0.00
Sub Total	\$182.28
Prepaid Amount	\$0.00
Balance Due	\$182.28



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 23, 2020		
Agenda Item Name		
Ordinance No. 2020-24 <i>Final</i> Governor's Lake PUD Amendment Table to July 28, 2020		
Requested Action		
Recommend approval of the continuance to July 28th.		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2020-24 - PUD Govenors Lake PUD Amendment (FORMATTED)	2020-24 - PUD Govenors Lake PUD Amendment (FORMATTED).docx	
2. ORDINANCE NO 2020-24-Legal AD	ORDINANCE NO 2020-24-Legal AD.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2020-24

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

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

SECTION 1:

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

LEGAL DESCRIPTION

Parcel 1 (Existing C-1 Zoning):

The northeast quarter of the northeast quarter of Section 5, Township 23 South, Range 26 East, Lake County, Florida, and that portion of the northwest quarter of the northeast quarter lying east and north of U.S. Highway 27 of Section 5, Township 23 South, less the right-of-way for U.S. Highway 27; also less the right-of-way for South Lake Connector as shown in deed to Lake County recorded in O.R. Book 2595, Page 1130; also less retention pond as shown in easement recorded in O.R. Book 2899, Page 1262, Public Records of Lake County, Florida. Parcel Identification Number: 05-23-26-000100000100 (AK 1707307)

AND

Parcel 2 (Acquired Lost Lake Reserve Tract):

Clermont, Lost Lake Sub Tract F--less from southwest corner of SE 1/4 of Sec 32-22-26 runs 89-56-38E 1449.42 ft. to easterly right-of-way line of Citrus Tower Blvd for Point of Beginning, said point being on a on-tangent curve concave southwesterly having a radius of 400 ft., a central angle of 11-39-40, an arc length of 81.41 ft. & a chord bearing of north 19-11-15 west to a point of cusp of said curve, thence south 5-01-05 E 84.71 ft. to south line of SE 1/4 of Sec. 32, north 89-56-38 west 9.12 ft. to Point of Beginning of road right-of-way-- PB 50 PGS 64- 69 and Tract 4, Lost Lake, according to the map or plat thereof as recorded in Plat Book 50, Page 64, Public Records of Lake County, Florida. Parcel Identification Numbers: 2822261200-004-00000 & 2822261200-00F-00000 (AK 3821839 & 3821852)



CITY OF CLERMONT
ORDINANCE NO. 2020-24

Containing 80.45 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

LOCATION

Southeast corner of South US Hwy 27 and Citrus Tower Blvd

To amend the Planned Unit Development (PUD), Ordinances No 2017-02

SECTION 2: GENERAL CONDITIONS

This application for an amendment to the Planned Unit Development (PUD – Ordinance No 2017-02) to allow for a mixed-use development with C-1 Light Commercial uses; 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 PUD Conceptual Master Plan – Kings Crossing Commercial Complex, prepared by McCoy & Associates, dated September 2016. 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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The property will be permitted for C-1 Light Commercial use. Buildings may be greater than 5,000 square feet but no more than 20,000 square feet.



CITY OF CLERMONT
ORDINANCE NO. 2020-24

2. Setbacks for Commercial buildings
From US Hwy 27: 50 feet from the property line
From Citrus Tower Blvd: 25 feet from the property line
Side: 12 feet from the property line
Rear: 25 feet from the property line
3. Driveway access and parking for the project may be below the centerline of US 27 or Citrus Tower Blvd. and will be subject to the approval of the City Engineer.
4. Parking stall reduction from 20 feet deep to 18 feet deep with an additional 2 foot grassed/mulched section in lieu of wheelstops may be used in parking areas, where appropriate.
5. Retaining wall height up to 18 feet in height may be allowed to deal with the extreme grades on the site between the building area and the lakefront swale area adjacent to Lake Felter.
6. A reduced 10 foot wide landscape buffer, approximately 210 lineal feet along US Hwy 27, is requested due to the additional 10 feet of right of way in this area. The 10 foot landscape buffer will start at the southwest corner of the project and run northward for approximately 210 feet and then resume the required 20 foot wide landscape buffer.
7. Use of existing canopy trees/planted pines in lieu of a planted buffer in the southeast portion of the project adjacent to Lake Felter, where appropriate, may be used.
8. The project may have three commercial center ground identification signs, one at each entrance, for multi-tenant use. The sign on US Highway 27 may be up to 15 feet high, 10 feet wide, and have a signage area up to 75 square feet. The two ground identification signs along Citrus Tower Boulevard may be up to 10 feet high, 10 feet wide and have a signage area up to 60 square feet.
9. Interior perimeter landscape buffers between properties ~~is not required~~ shall be 10 feet shared or placed within the lot. The project will still have to be developed in accordance of Chapter 118, Vegetation.
10. Any fencing viewed by the public shall be an ornamental metal type.
11. The project shall be developed according to the C-1 Light Commercial zoning designation in the Land Development Code, unless expressly stated above.



CITY OF CLERMONT
ORDINANCE NO. 2020-24

SECTION 4: CONFLICT

1. All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.
2. The subject property is removed from the jurisdiction of Clermont Ordinance No. 461-M, (and any amendments thereto), also known as the “Lost Lake Development of Regional Impact (DRI) Master Development Plan” as identified with the above referenced legal description, containing 80.45 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

SECTION 5: SEVERABILITY

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

SECTION 6: RECORDING

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

SECTION 7: EFFECTIVE DATE

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. 2020-24

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this _____ day of _____, 20____.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Advertising Receipt

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096490
Phone: (352) 241-7331
Date: 05/08/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/18/2020	06/08/2020	\$357.48

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. 2020-24

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

Southeast corner of South
US Hwy 27 and Citrus Tower Blvd

LEGAL DESCRIPTION

Parcel 1 (Existing C-1 Zoning):
The Northeast Quarter of the Northeast Quarter of Section 5, Township 23 South, Range 26 East, Lake County, Florida, and that portion of the Northwest Quarter of the Northeast Quarter lying East and North of U.S. Highway Number 27 of Section 5, Township 23 South, less the Right of Way for U.S. Highway Number 27; also less the Right of Way for South Lake Connector as shown in Deed to Lake County recorded in O.R. Book 2595, Page 1130; also less Retention Pond as shown in Easement recorded in O.R. Book 2899, Page 1262, Public Records of Lake County, Florida. Parcel Identification Number: 05-23-26-000100000100 (AK 1707307)

AND

Parcel 2 (Acquired Lost Lake Reserve Tract):

Clermont, Lost Lake Sub Tract F-less from SW Cor of SE 1/4 of Sec 32-22-26 runs 89-56-38E 1449.42 ft to E'ly r/w line of Citrus Tower Blvd for POB, said point being on a on-tangent curve concave Sw'ly having a radius of 400 ft, a central angle of 11-39-40, an arc length of 81.41 ft & a chord bearing of N 19-11-15 W to a point of cusp of said curve, thence S 5-01-05 E 84.71 ft to S line of SE 1/4 of Sec 32, N 89-56-38 W 9.12 ft to POB of rd r/w- PB 50 PGS 64- 69 and Tract 4, Lost Lake, according to the map or plat thereof as recorded in Plat Book 50, Page 64, Public Records of Lake County, Florida. Parcel Identification Numbers: 2822261200-004-00000 & 2822261200-00F-00000 (AK 3821839 & 3821852)

Containing 80.45 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

FROM C-1 Light Commercial
TO Planned Unit Development
(PUD Amendment)

The Planning & Zoning Commission will consider this request on Tuesday, June 2, 2020 at 6:30 p.m.; a public meeting to consider the request will be held before the City Council on Tuesday, June 9, 2020 at 6:30 p.m. (Introduction) and on Tuesday, June 23, 2020 at 6:30 p.m. for (Final Enactment).

All meetings will be held at Clermont City Hall, Council Chambers, 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. 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

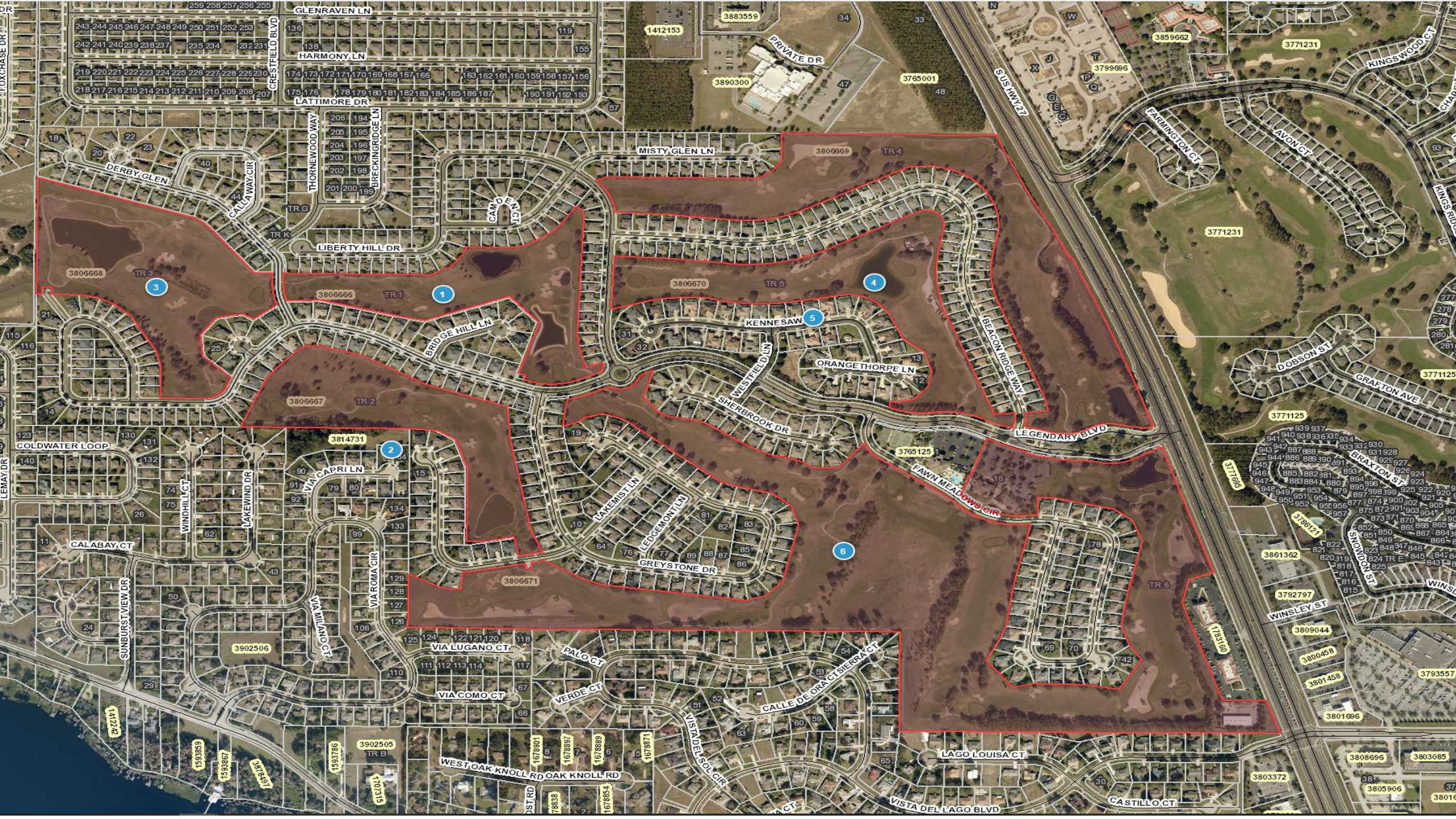
Ad No: 10096490
May 18, 2020 &
June 08, 2020

Payment Info	
Ad Price	\$357.48
Tax	\$0.00
Sub Total	\$357.48
Prepaid Amount	\$0.00
Balance Due	\$357.48



AGENDA ITEM

Meeting Date						
Tuesday, June 23, 2020						
Agenda Item Name						
Lien Reduction Request						
Requested Action						
Staff Report						
Code Enforcement began its involvement with the Legends Golf Course in September of 2018. The division was notified of a possible violation of a conditional use permit in addition to the lack of property maintenance throughout the entirety of the golf course. Code Enforcement Officers initiated enforcement action after conducting a comprehensive inspection of all six parcels. Cases were initiated for over a year and a half and continued to be brought to the Code Enforcement Special Magistrate until October of 2019. Multiple cases were brought to the magistrate as repeat violations. Officers from Code Enforcement conducted inspections of the parcels twice a week during this period of time based on the volume of complaints in addition to separate meetings with citizens either on properties in Legends or at Clermont City Hall. During this time, LGCC properties accumulated five (5) cases which accrued liens to the amount of \$18,300. The applicant is requesting to eliminate the \$18,300. Included in this packet is a letter of intent to purchase the golf course by the homeowners association for \$750,000. This purchase price assumes reduction of the overall lien amount. If the lien is reduced, staff would recommend this reduction only be good for 60 days before the amount is returned to the original lien amount of \$18,300.						
Additional Analysis						
Fiscal Impact Summary						
Fiscal Impact	Fund Number and Description	Available Budget Amount				
Exhibits Attached (copies of original agreements)						
<table border="0"> <tr> <td>1. Legends Map</td> <td>Legends Map.pdf</td> </tr> <tr> <td>2. Legends</td> <td>Legends.pdf</td> </tr> </table>			1. Legends Map	Legends Map.pdf	2. Legends	Legends.pdf
1. Legends Map	Legends Map.pdf					
2. Legends	Legends.pdf					





MARTELL & OZIM, P.A.

MAIN OFFICE:
213 S. Dillard Street, Suite 210
Winter Garden, FL 34787

BY APPOINTMENT ONLY:
37 N. Orange Avenue, Suite 500
Orlando, FL 32801

PH: (407) 377-0890 Fax: (407) 674-2543
email: info@martellandozim.com web: www.martellandozim.com
Attorneys at Law

**Letter of Intent to Purchase Real Estate
Legends Golf Course**

February 26, 2020

LGCC Holdings LLC
3862 Beacon Ridge Way
Clermont, FL 34711

Re: Letter of Intent to Purchase Golf Course

Buyer: Legends Country Club Community Association, Inc.

Seller: LGCC Holdings LLC

1. **Premises:**
 - a. Located in Lake County and having a tax identification number and legal description as identified pursuant attached Exhibit "A"
 - b. Golf Course contained within Legends Country Club
2. **Permitted Use:** Buyer shall use the Premises as a Golf Course as allowed by zoning and county. Buyer shall further operate the Golf Pro Shop and Restaurant.
3. **Purchase Price:** The purchase price for the Real Estate Property is SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS AND NO/100 DOLLARS (\$750,000.00).

- A. This Contract is contingent upon the appraised value performed by an appraiser selected by the Buyer's bank being equal to or greater than the Purchase Price. If the appraised value is below the Purchase Price, Buyer and Seller may renegotiate if both parties are in agreement to do so.
 - B. This Contract is contingent upon Buyer obtaining the affirmative approval of a majority of the voting interests at a meeting of the membership at which a quorum has been attained pursuant to Section 720.303, Florida Statutes, in the next ninety (90) days. This time may be extended by written agreement of the parties.
 - C. This Contract is contingent upon Buyer obtaining a loan commitment for a conventional loan within ninety (90) days after the execution of this letter of intent. This time may be extended by written agreement of the parties.
- 4. **Earnest Money Deposit:** No Deposit shall be required prior to the execution of the Purchase Contract.
 - 5. **Due Diligence:** The Buyer will have ninety (90) days for inspection, appraisal and due diligence of real estate property. Seller will provide any documents, they have in their possession, that Buyer may need during this due diligence period for his inspections, appraisal and assessment. Buyer will also seek approval from the membership pursuant to Section 720.303, Florida Statutes, during this ninety (90) days period. This time may be extended by written agreement of the parties for discoveries during due diligence that require further investigation and time.
 - 6. **Closing:** The closing under the Purchase and Sale Agreement shall be ninety (90) days after the fulfillment of all terms and conditions there under. Extension can be granted, if needed.
 - 7. **Right of Entry:** Seller grants Buyer and the immediate right to enter upon the proposed site to conduct its site examination, survey and soils testing and any Due Diligence needed with the exception of any parties currently in litigation with Seller.
 - 8. **Information from Seller:** Within three (3) business days following execution of a purchase and sales agreement, Seller shall furnish Buyer with copies of existing title policy, existing survey, financial reports as well as other materials, documents and reports to the extent in Seller's possession.
 - 9. **Brokerage Fees:** To knowledge of seller, no brokerage firm is being utilized.
 - 10. **Non-Binding:** This letter constitutes only an expression of intent, does not constitute a contract or create any legal obligations or binding agreements, and is intended only for negotiation purposes. It is agreed that no legal obligations will be created unless a

formal purchase agreement/ contract is signed by both Buyer and Seller. Neither party hereto shall have any legal rights or claims against the other party by reason of any action taken, statements made, writings delivered or other matters undertaken in reliance upon this non-binding letter of intent, including without limitation, any expenditure of funds or partial performance of transactions contemplated herein.

Upon the terms and conditions of this Letter of Intent, including all changes or modifications, being agreed to by both parties, the parties hereto shall affix their signatures below affirming acceptance and their agreement to have a Purchase and Sale Agreement prepared subject to the final terms and conditions as agreed herein with the addition of Seller's contingencies. Execution of this document may be in counterpart and both together shall constitute acceptance and agreement by the parties for the limited purpose as stated herein.

Buyer:

Legends County Club Community
Association, Inc.

Acceptance Date: _____

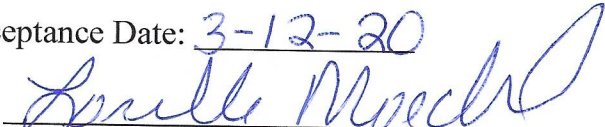
By: _____
Authorized Signatory

Print Name

Seller:

LGCC Holdings LLC

Acceptance Date: 3-12-20

By: 
Authorized Signatory

Lorelle Moেকে
Print Name

Exhibit "A"

Premises

To be added.

Thank you for your time and attention to this matter. Please do not hesitate to contact the undersigned if you have any additional questions or concerns.

Sincerely,

P Ozim

Patryk Ozim, Esquire for Buyer



AGENDA ITEM

Meeting Date	
Tuesday, June 23, 2020	
Agenda Item Name	
Ordinance No. 2020-16 <i>Introduction</i> <i>Hartwood Marsh Assisted Living Facility CPA</i>	
Requested Action	
Recommend approval of Ordinance No 2020-17.	
Staff Report	
The applicant, First Baptist Church of Clermont, is requesting a Future Land Use change from Low Density Residential to High Density Residential on 6.056 acres of the subject property. The parcel is located on the southeast corner of Hartwood Marsh and Hancock Road. This request is being heard concurrently with a rezoning from R-1, Single Family Residential to a Planned Unit Development (PUD) to allow for construction of a three (3) buildings Assisted Living Facility on site. The six (6) acre parcel is part of the 38 acre master parcel owned by the First Baptist Church and approved for a church facility and supportive accessory uses to the church, with a Conditional Use Permit (Resolution No 2018-03). The church Master Concept Plan, which is not an approved site plan; required an amendment to the CUP for the Assisted Living Facility; because the use is not permitted in Low Density Residential Land Use. The proposed map amendment will change the future land use from City of Clermont Low Density Residential, which allows up to three (3) units per acre, to City of Clermont High Density Residential, which allows up to twelve (12) units per acre, and a variety of housing types with a (PUD) Planned Unit Development. 	
The Goal of the Future Land Use is to ensure that the character, magnitude and location of all land use provide a system for orderly growth and development achieve a balanced natural environment; that enhances the quality of life of all residents.	

The Clermont Comprehensive Plan Objective 1.2: 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.

The Clermont Comprehensive Plan Policy 1.6.3: High Density Residential Land Use Category: Areas delineated on the Future Land Use Map for high-density residential development shall accommodate a maximum of 12 dwelling units per acres; however, densities higher than eight units per acre shall require a conditional use permit. Nursing homes, assisted living facilities and independent living facilities shall be permitted in 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.

Section 86-226, Review Criteria requires specific requirements and provisions of the land development code are met to ensure adequate compatibility with adjoining properties as required by the comprehensive plan. Staff has reviewed the application as submitted and finds the requested amendment to the comprehensive plan is consistent with the surrounding areas. The proposed commercial development will provide a less intense use than other commercial uses, and because most residents living at the Assisted Living Facility may have limited mobility and the need to use a vehicle, may provide less traffic impacts to the local transportation systems. The Comprehensive Plan allows some less intense commercial uses that can provide low impact and critical support services to the surrounding neighborhoods; and are consistent with the general character of the adjacent residential uses.

Staff recommends approval of Ordinance No. 2020-17.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

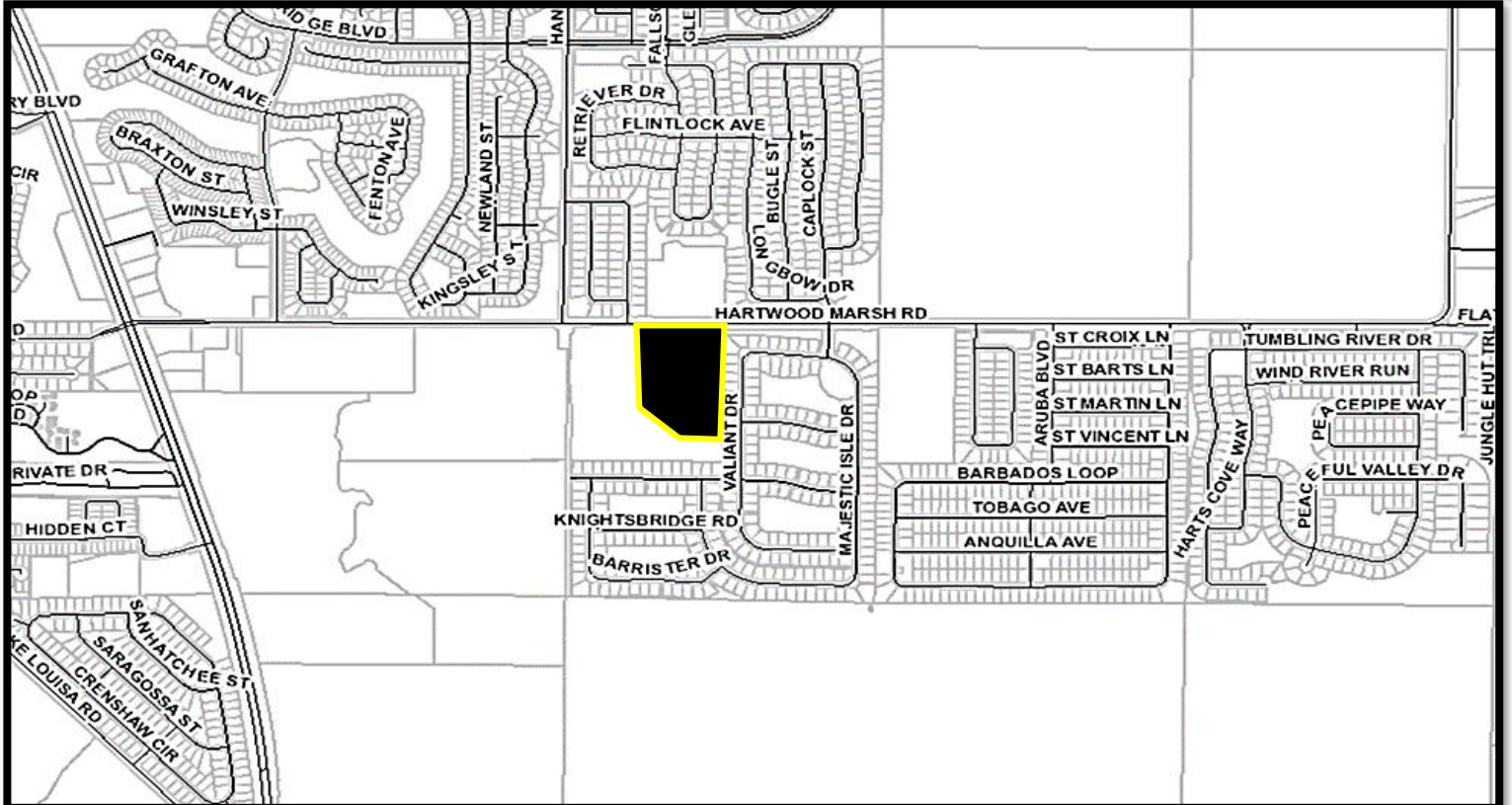
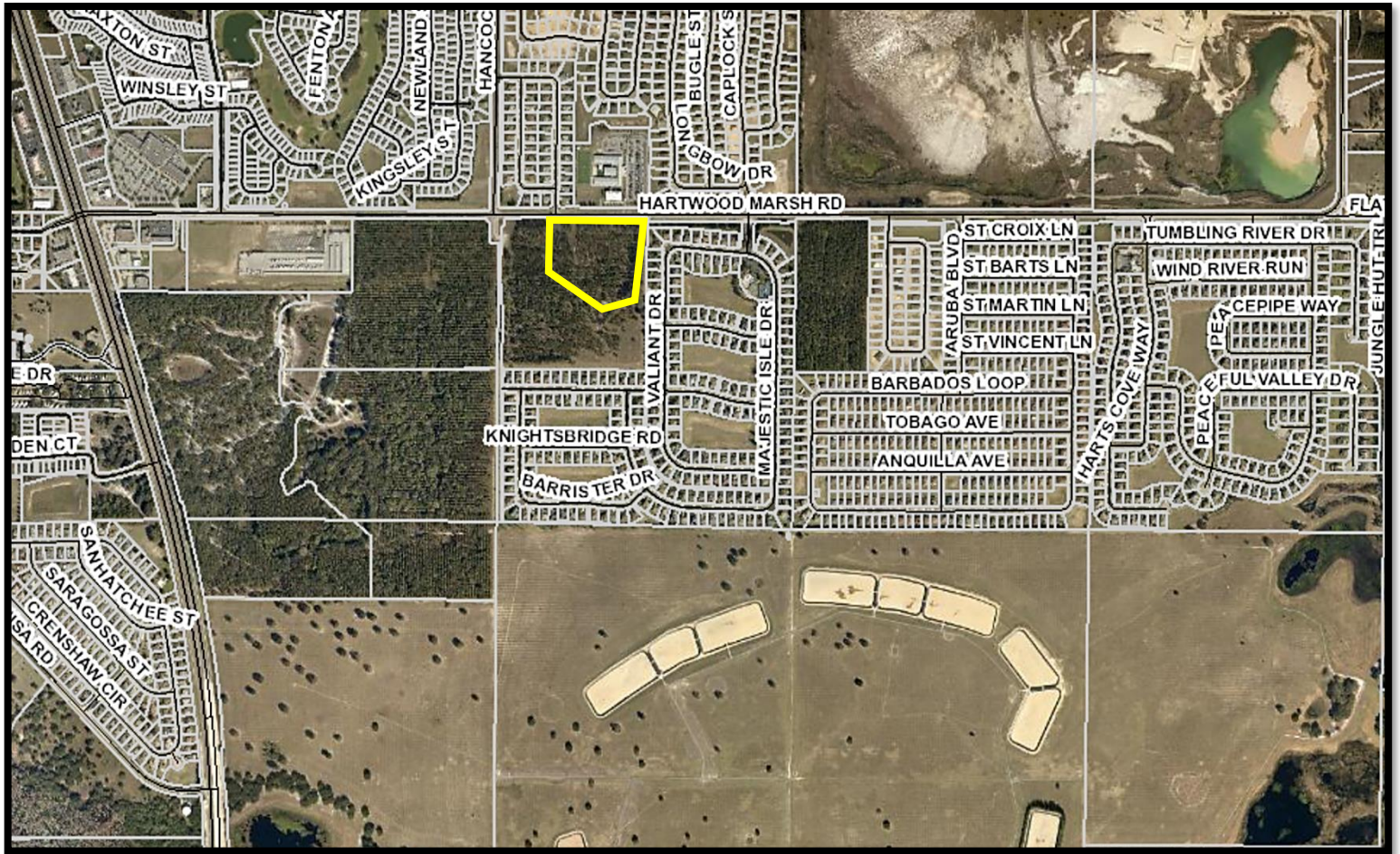
Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	New Location Map	New Location Map.pdf
2.	2020-16 FLU Before	2020-17 FLU Before.pdf
3.	2020-16 FLU After	2020-17 FLU After.pdf
4.	Hartwood Marsh Senior Housing Community- DETAILED CONCEPT	Hartwood Marsh Senior Housing Community- DETAILED CONCEPT.pdf
5.	First Baptist Church of Clermont- MASTER PLAN (reduced file size)	First Baptist Church of Clermont- MASTER PLAN (reduced file size).pdf
6.	Elevations-Concept Plan	Elevations-Concept Plan.pdf
7.	HOA letter to Planning and Zoning Commission	HOA letter to Planning and Zoning Commission.pdf
8.	CPA Application	CPA Application.pdf
9.	First Baptist Church ALF CPA legal ad-2020	First Baptist Church ALF CPA legal ad-2020.pdf
10.	Ord 2020-16 Hartwood Marsh Senior Living CPA (2)	Ord 2020-16 Hartwood Marsh Senior Living CPA (2).pdf

LOCATION MAP





Future Land Use
2020 - 18

Before

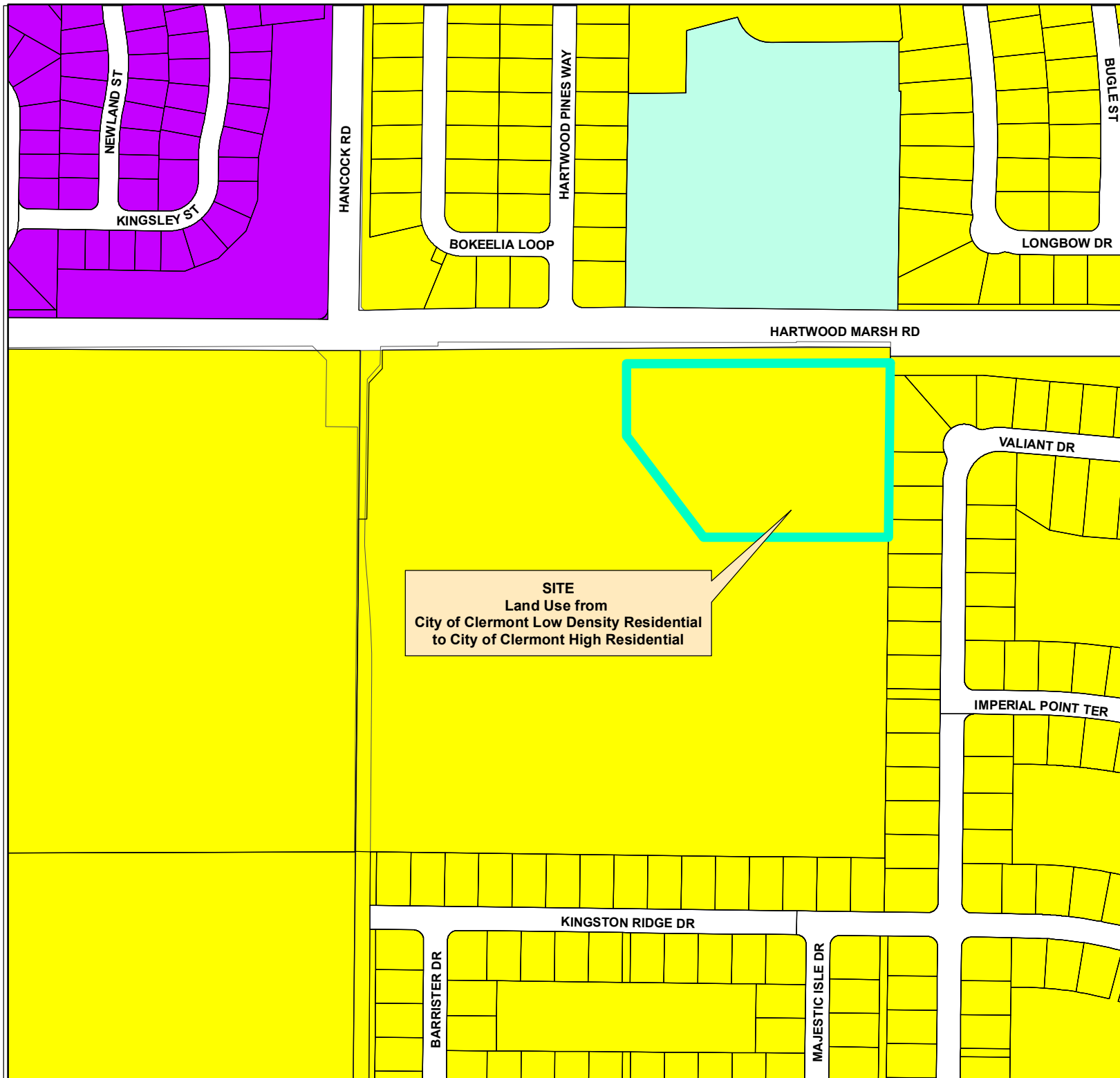
Legend

City Limits

Clermont FLU

Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office



SITE
Land Use from
City of Clermont Low Density Residential
to City of Clermont High Residential



Future Land Use
2020 - 18

After

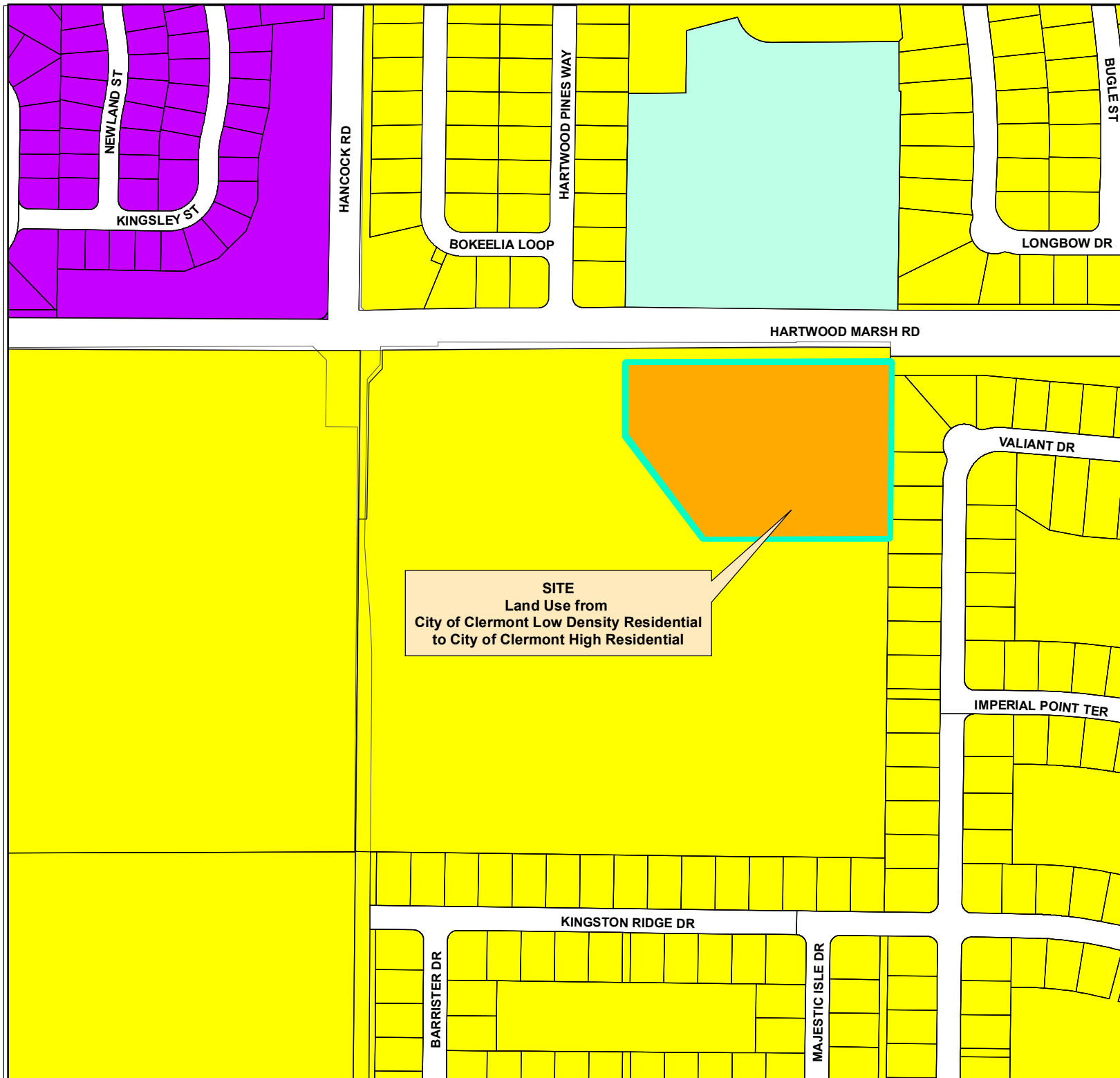
Legend

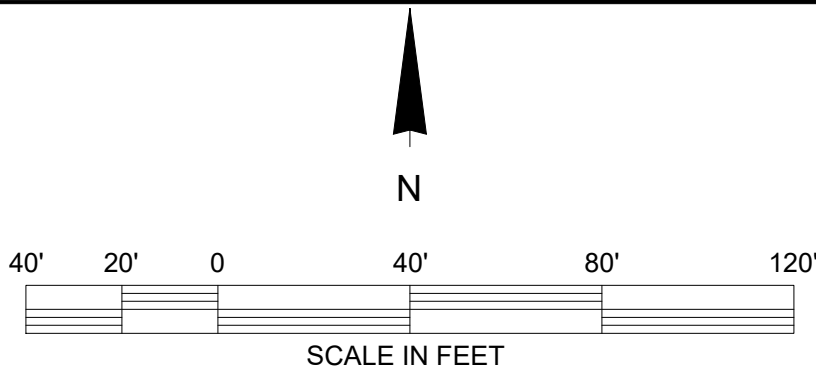
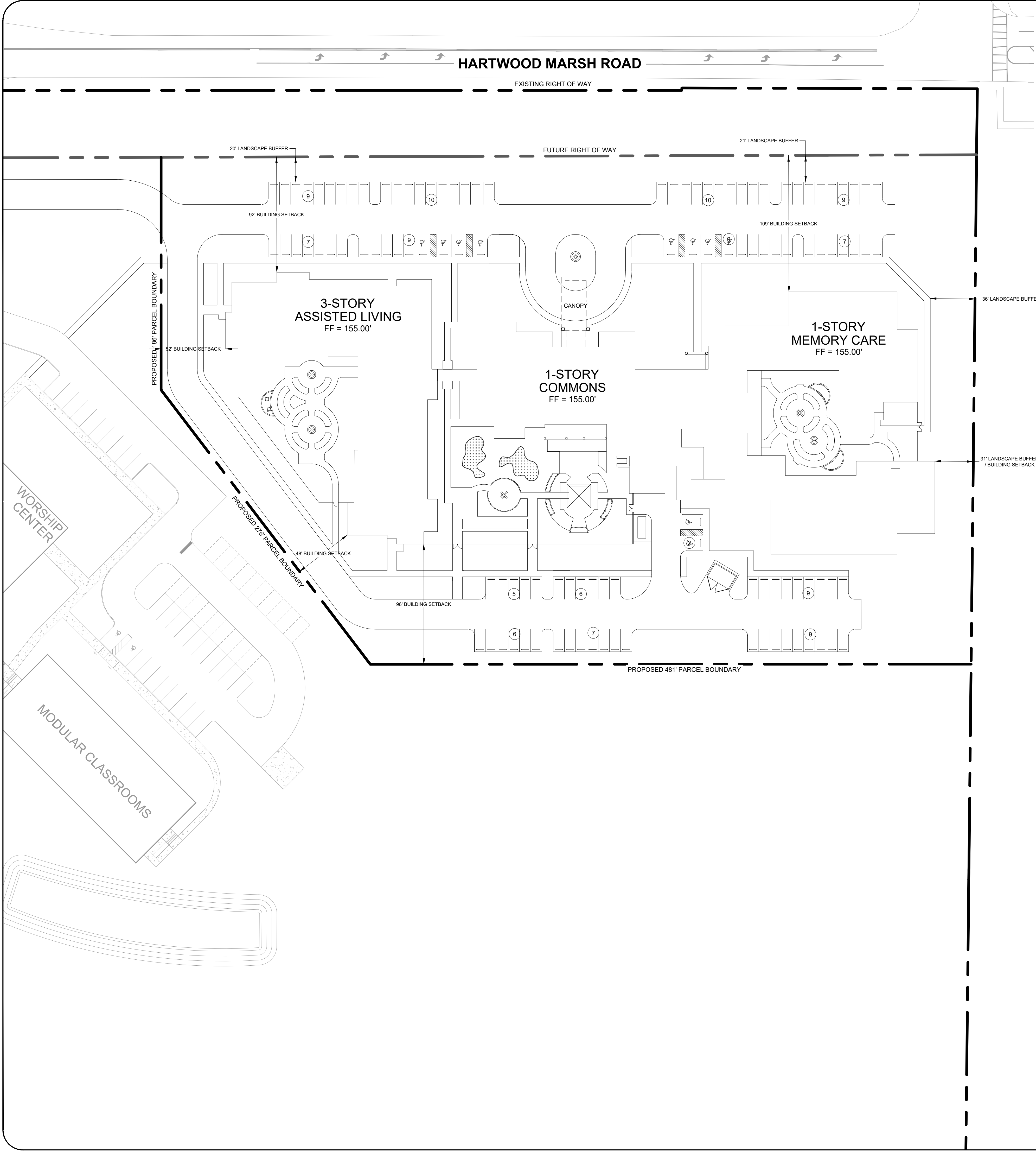


Clermont FLU

Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office





LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE
- PARKING COUNT
- PAVEMENT CENTERLINE

NOTES

- PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2017 EDITION.

SITE DATA

- SITE AREA = 5.64 AC / 245,768 SF (DOESNT INCLUDE FUTURE R/W DEDICATION)
- SITE LOCATION
HANCOCK ROAD AND HARTWOOD MARSH
CLERMONT, FLORIDA 34711
SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST
- SITE DESCRIPTION
TAX PARCEL (ALT KEY): 1593905
ZONING: PUD
- SETBACK AND LANDSCAPE BUFFER INFORMATION
FUTURE R/W SETBACK: 92'
SIDE SETBACK (NEIGHBORHOOD): 31'
SIDE SETBACK (FBCC): 48'
REAR SETBACK (FBCC): 96'
FUTURE R/W LANDSCAPE BUFFER: 20'-21'
EAST NEIGHBORHOOD LANDSCAPE BUFFER: 31'/36'
- BUILDING DATA
BUILDING TYPE: 1-STORY / 3-STORY ASSISTED LIVING FACILITY
FINISHED FLOOR: 155.00'
BUILDING HEIGHT: 48' - 0"
BUILDING AREA (TOTAL): 61,542 SF
- PARKING CALCULATIONS
REQUIRED PARKING (ADULT CONGREGATE LIVING FACILITY)
(1 SPACE / 4 BEDS) * (132 BEDS) = 33 SPACES REQUIRED
(1 SPACE / 4 EMPLOYEES) * (48 EMPLOYEES) = 12 SPACES REQUIRED
TOTAL PARKING REQUIRED = 45 SPACES
PROVIDED PARKING = 112 SPACES PROVIDED

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-06-20

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

REVISIONS		DATE
No.		
CONCEPT SITE PLAN		
HARTWOOD MARSH SENIOR HOUSING COMMUNITY		
CLERMONT, FLORIDA		
PROJECT # GE0152019		
GERMANA ENGINEERING AND ASSOCIATES, LLC		
1120 WEST MINNEOLA AVENUE		
CLERMONT, FLORIDA 34711		
TEL: 352 242-9329		
WWW.GERMANAENGINEERING.COM		
CERTIFICATE OF AUTHORIZATION NUMBER: 29279		
COPYRIGHT © 2019		
SCALE: 1" = 40'		
DATE: -		
SHEET		
CONCEPT		



GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST ANNIEOLA AVENUE CLERMONT, FL 34711 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER: 26279 COPYRIGHT © 2019		HARTWOOD MARSH SENIOR HOUSING COMMUNITY CLERMONT, FLORIDA		PROJECT # GEO162019	
SCALE: 1" = 50'		DATE: 12-12-19		SHEET	
MASTER		CONCEPT RENDERING MASTER PLAN		REVISIONS	
				DATE	











Richard E. Larsen *†
Thomas R. Slaten, Jr †
Charles L. Eldredge, Jr.
Cheryl C. Slaten



LARSEN®
& ASSOCIATES, P. L.
ATTORNEYS AT LAW

MAIN OFFICE

5323 Millenia Lakes Blvd, Ste 300
Orlando, FL 32839
P 407.841.6555
Collections F 407.841.4349
General F 407.841.6686

† Shareholder
* Admitted in Florida and Illinois

May 28, 2020

City of Clermont
Development Services Department
685 W. Montrose Street
Clermont, Florida 34711
cityclerk@clermontfl.org

Re: Project: Clermont-Hartwood Marsh Senior Housing Community
Applicant: First Baptist Church of Clermont
Hearings: June 2 Planning and Zoning and June 23 City Council

Dear City of Clermont City Council:

I am writing on behalf of the 265 home Regency Hills of Clermont Homeowners Association, Inc. ("Association") to strongly oppose the Clermont-Hartwood Marsh Senior Housing Community project ("Project") proposed by First Baptist Church of Clermont. The Association's objections are similar to those raised last year when City staff and the Planning and Zoning Board recommended denial of the Project.

The Association consists of 265 single-family homes immediately adjacent to the east and south sides of the proposed Project. The Association is zoned R-1, meaning low density residential, as is the parcel for the proposed Project. The Project requires changing to high-density residential use to allow for a three story assisted living facility and related infrastructure. The Association and its homeowners strongly object to this change and the Project's likely impact on the Association and its residents for the following reasons:

- The proposed Project is not permitted and is not compatible or allowed in R-1 low-density residential land use.
- The requested change to high-density residential use does not meet the intent of Section 122-315 Review Criteria for a PUD as detailed immediately below.
- The Project's development intensity is not consistent with the surrounding low-density residential communities, especially Regency Hills of Clermont.
- The proposed three-story building is not suitable for the parcel's location and its size and character is in conflict with the surrounding development, especially Regency Hills of Clermont.

140 South Beach Street
Suite 310
Daytona Beach, FL 32114

10752 Deerwood Park Blvd. South
Suite 100
Jacksonville, FL 32256

Woodland Corporate Center
8270 Woodland Center Blvd
Tampa, FL 33614

- The Project will generate increased traffic from residents, visitors, employees and vendors, exacerbating already existing congestion on Hartwood Marsh Road, which all 265 homes use to enter and exit the community, and Hancock Road.
- City staff and the Planning and Zoning Board previously recommended denial of the Project, including rezoning the parcel.

For these reasons, the Association strongly opposes the proposed Project. Please let us know if you have any questions or desire additional information. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Slaten", with a long horizontal flourish extending to the right.

Thomas R. Slaten, Jr.

**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: 02-11-2020

FEE: \$755.00

Project Name (if applicable): Clermont- Hartwood Marsh Senior Housing Community

Applicant: First Baptist Church of Clermont

Contact Person: William Lawson

Address: 498 W. Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-394-4221 Fax: _____

E-Mail: billy@progressiveplumbing.com

OWNER: First Baptist Church of Clermont

Address: 498 W. Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-394-4221 Fax: _____

E-Mail: billy@progressiveplumbing.com

General Location: Hartwood Marsh Road east of Hancock Road

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 6.19 Acres (Approximate)

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

Existing (Actual) Land Use: Undeveloped. Approved Church campus project

Existing Zoning: R-1

Existing Future Land Use: Low Density Residential

Proposed Future Land Use: High Density Residential

Type of development proposed: Senior Housing Community

Proposed density (dwelling units/acre) or intensity: 139 Residents

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).

The proposed project will consist of a Senior Living Facility. A single building will be provided consisting of a 1-Story Memory Care wing for approximate 32 residents, a 1 1/2 story amenity wing, and a 3 story Assisted Living wing for approximately 100 residents. The exterior of the project encompasses residential style material for enhance compatibility with the surrounding neighborhood.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

***** NOTICE *****

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

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

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

William E. Lawson, 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 Low Density Residential to High Density Residential for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

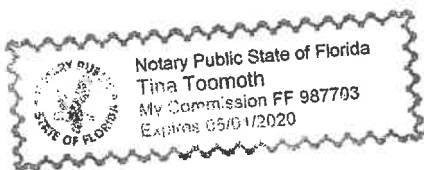
WILLIAM E. LAWSON
Affiant - Applicant Name (print)

X Will. Lawson
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12th day of February, 2020.

X Tina Toomoth
Notary Public, State of Florida at Large



My Commission Expires: 05/01/2020

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

William E. Lawson

_____, who being

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

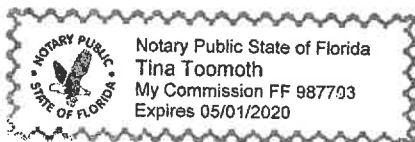
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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
Low Density Residential to High Density Residential for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

WILLIAM E LAWSON X William E Lawson
Affiant - Applicant Name (print) Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12th day of February, 2020.

X Tina Toomoth
Notary Public, State of Florida at Large



My Commission Expires: 05/01/2020

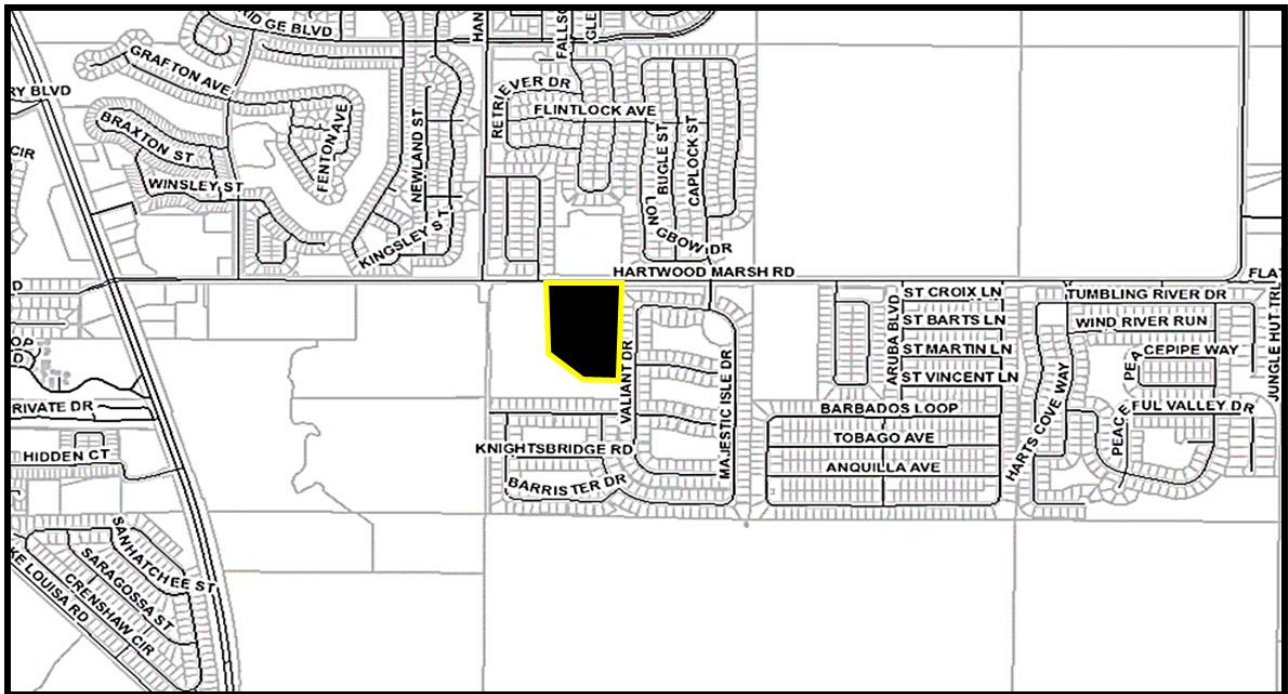
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2020-17

The City of Clermont will hold public hearings on Tuesday, July 7, 2020 at 6:30 p.m. before the Planning and Zoning Commission, and a public hearing before the City Council on Tuesday, July 14, 2020 (final reading of the adoption ordinance) at 6:30 p.m. to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 6.056 +/- acre parcel below from Clermont Low Density Residential to Clermont High Density Residential. Eastern part of Alternate Key 1593905.



Location:

**Vacant parcel located at the southeast corner of Hartwood Marsh Road
and Hancock Road
(eastern portion of Alternate Key #1593905, 6.056 acres +/-)**

Ordinance No. 2020-17

An Ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7305 if you have any questions. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday. Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

June 22, 2020 and June 29, 2020



CITY OF CLERMONT
ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS ANY ROAD RIGHT OF WAY CONTAINED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°59'29"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1336.68 FEET TO A POINT; THENCE S00° 37'09"W ALONG THE EAST



CITY OF CLERMONT
ORDINANCE NO. 2020-16

LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10. A DISTANCE OF 437.68 FEET TO A POINT; THENCE S89°59'04"W, A DISTANCE OF 464.18 FEET TO A POINT; THENCE N3°7'19'57"W, A DISTANCE OF 319.99 FEET TO A POINT; THENCE N00°00'00"W, A DISTANCE OF 181.31 FEET TO A POINT; THENCE N89°49'25"E, A DISTANCE OF 662.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 263, 808 SQUARE FEET OR 6.056 ACRES, MORE OR LESS.

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LOW DENSITY RESIDENTIAL
TO: HIGH DENSITY RESIDENTIAL

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.

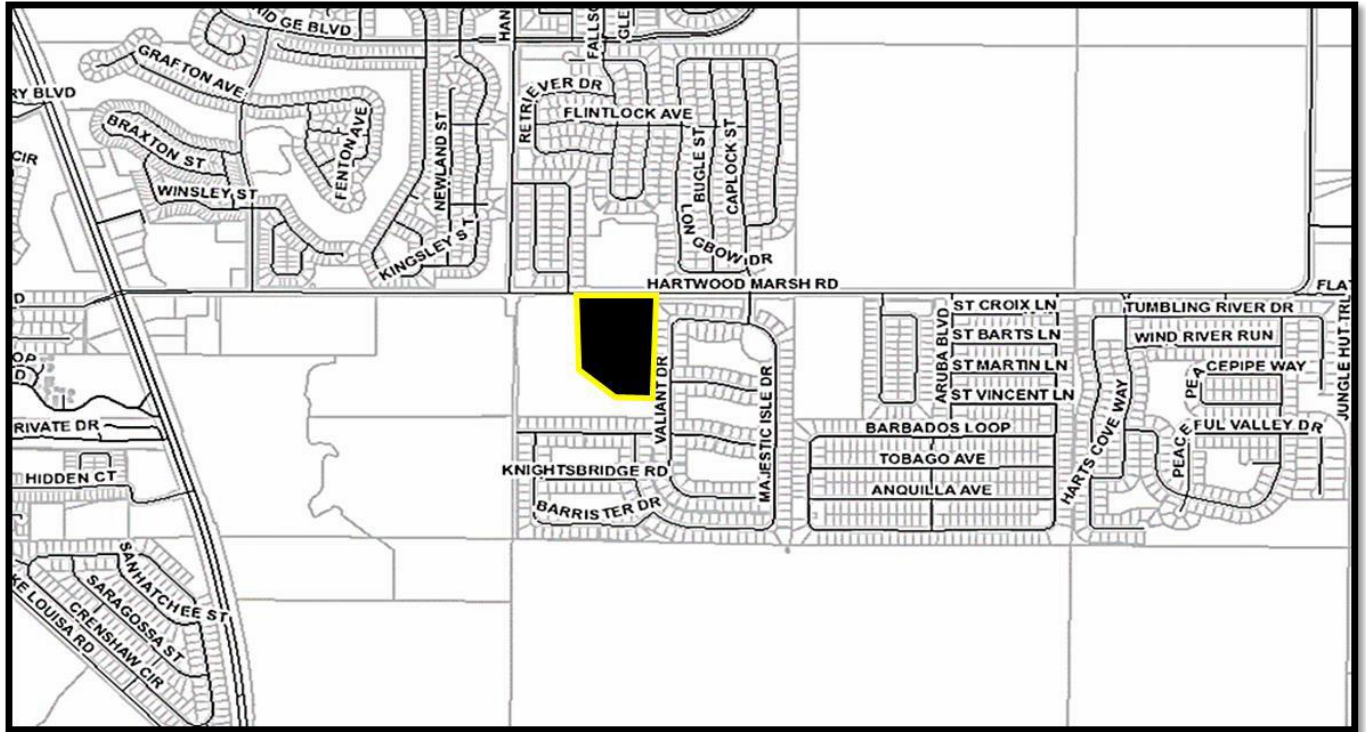
SECTION 3.

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. 2020-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this _____ day of July 2020.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

AGENDA ITEM

Meeting Date	
Tuesday, June 23, 2020	
Agenda Item Name	
Ordinance No. 2020-17 <i>Introduction Hartwood Marsh Assisted Living Facility</i>	
Requested Action	
Recommend approval of Ordinance No 2020-18.	
Staff Report	
The owner, First Baptist Church, is requesting to rezone approximately six (6) acres of the 38 acre master parcel to a Planned Unit Development (PUD) to allow for development of an Assisted Living Facility. The current zoning of the property is R-1 Single Family Medium Density Residential, which allows a church use with a Conditional Use Permit. The City Council approved on February 27, 2018 a CUP with Resolution No. 2018-03 to allow a Master Planned Church Facility with ancillary uses to support the church ministry. The Master Development Plan included a Concept Plan with different uses such as a school, recreation field, multi-purpose buildings and parking garage that was to be used in conjunction with the church ministry. The plan also included an Assisted Living Facility, which required a separate approval process. The Assisted Living Facility is not a permitted use in the R-1 zoning district and not allowed by the Comprehensive Plan for Low Density Residential Land Use. The applicant is also requesting a land use change from Low Density Residential to High Density Residential.	
	
The applicant has provided a conceptual site plan, prepared by Germana Engineering, showing the proposed layout of the Assisted Living Facility. The project as proposed; will be developed and operated by a private developers or company and is not part of the church facility. The applicant in 2019; presented a similar concept plan that would consist of three (3) buildings; which includes a three story building for up to 100 residents and a one (1) story Memory Care building/wing for up to 32 residents and a one (1) story Commons/Amenity building/wing for the residents. The conceptual plan has been redesigned to reconfigure the site to provide a layout which allows the three (3) story building be located interior to the project and away from the residential neighborhoods as a way to address some of the concerns from the surrounding neighborhoods. The total maximum	

building area shall not exceed 62,000 square feet. The applicant is not requesting any waivers to the Land Development Code and all development must comply with Clermont Architectural Standards and Regulations. The applicant will be required to provide a Traffic Impact Analysis (TIA) for the proposed project and any recommended traffic deficiencies will require mitigated at the applicants expense. To alleviate and help minimize traffic congestion the applicant has dedicated land for rights-of way for future road improvements to Hartwood Marsh Road and also on Hancock Road.

Staff has reviewed the application as submitted and finds the proposed development plan does meet the standards and intent of Section 122-314, Review Criteria for a Planned Unit Development (PUD). Staff finds the requested use will not be detrimental to the health, safety and general welfare of the surrounding areas. Staff recommends approval of Ordinance No. 2020-18, rezoning the subject property to (PUD) Planned Unit Development.

Additional Analysis

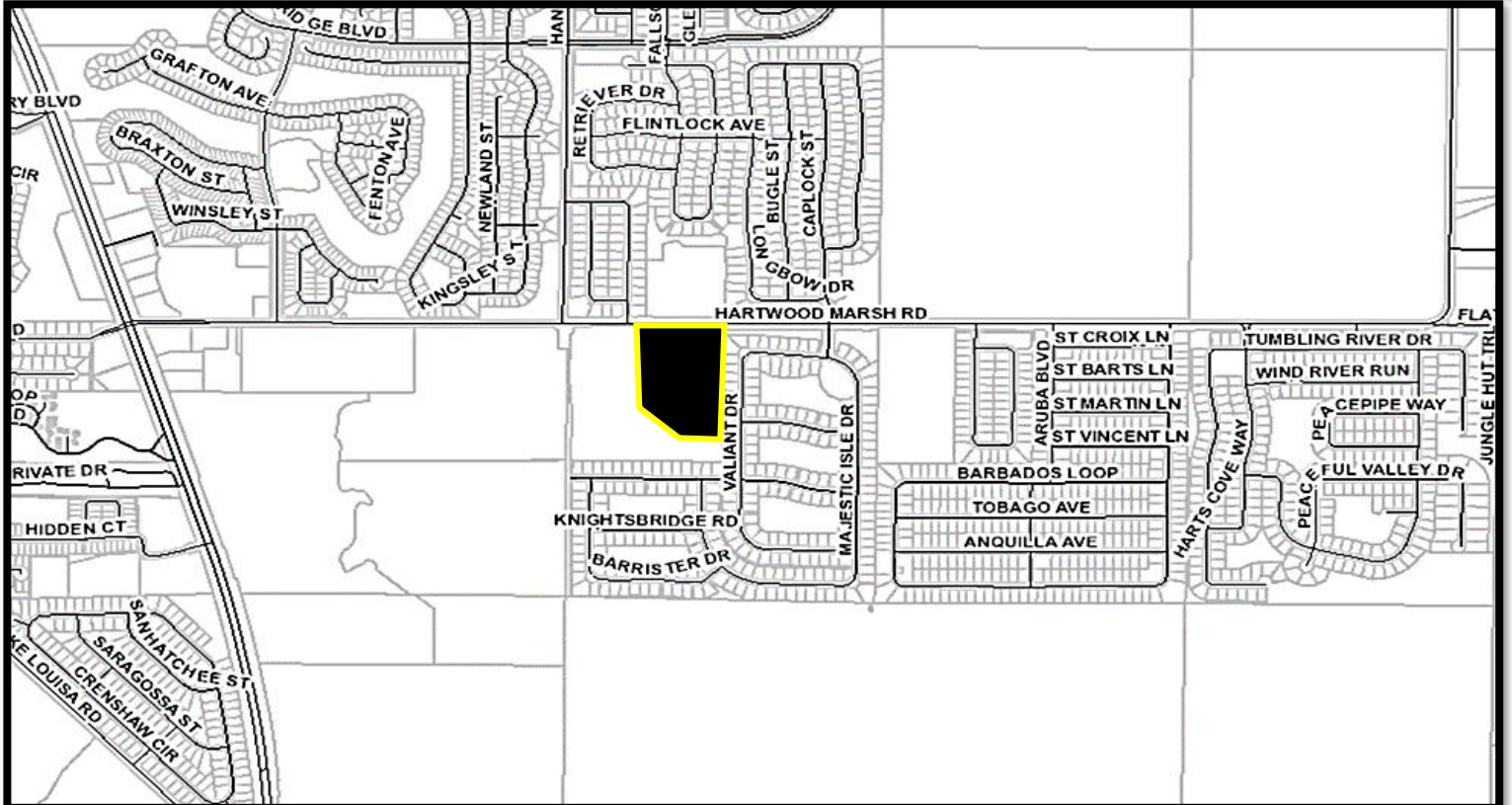
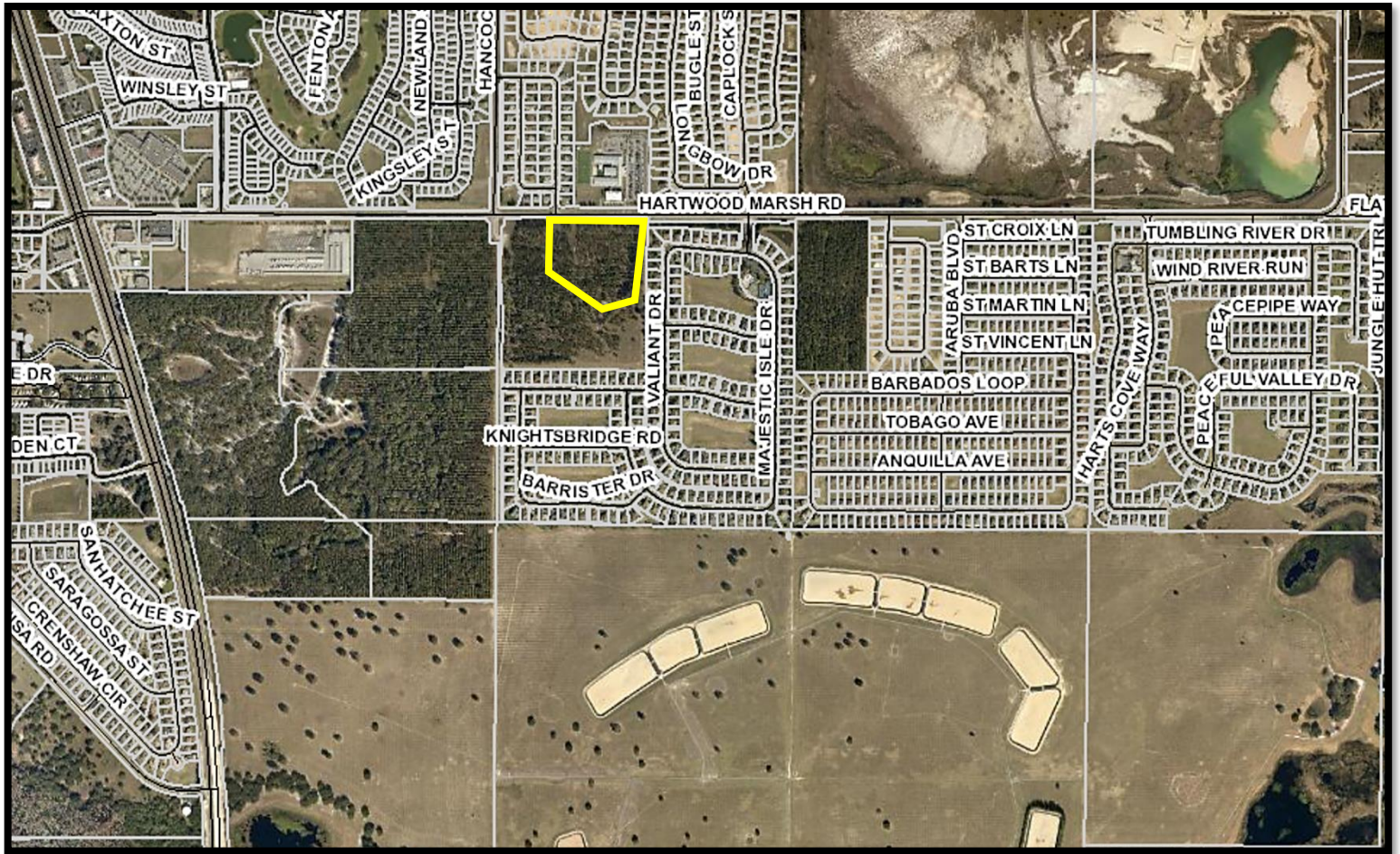
Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

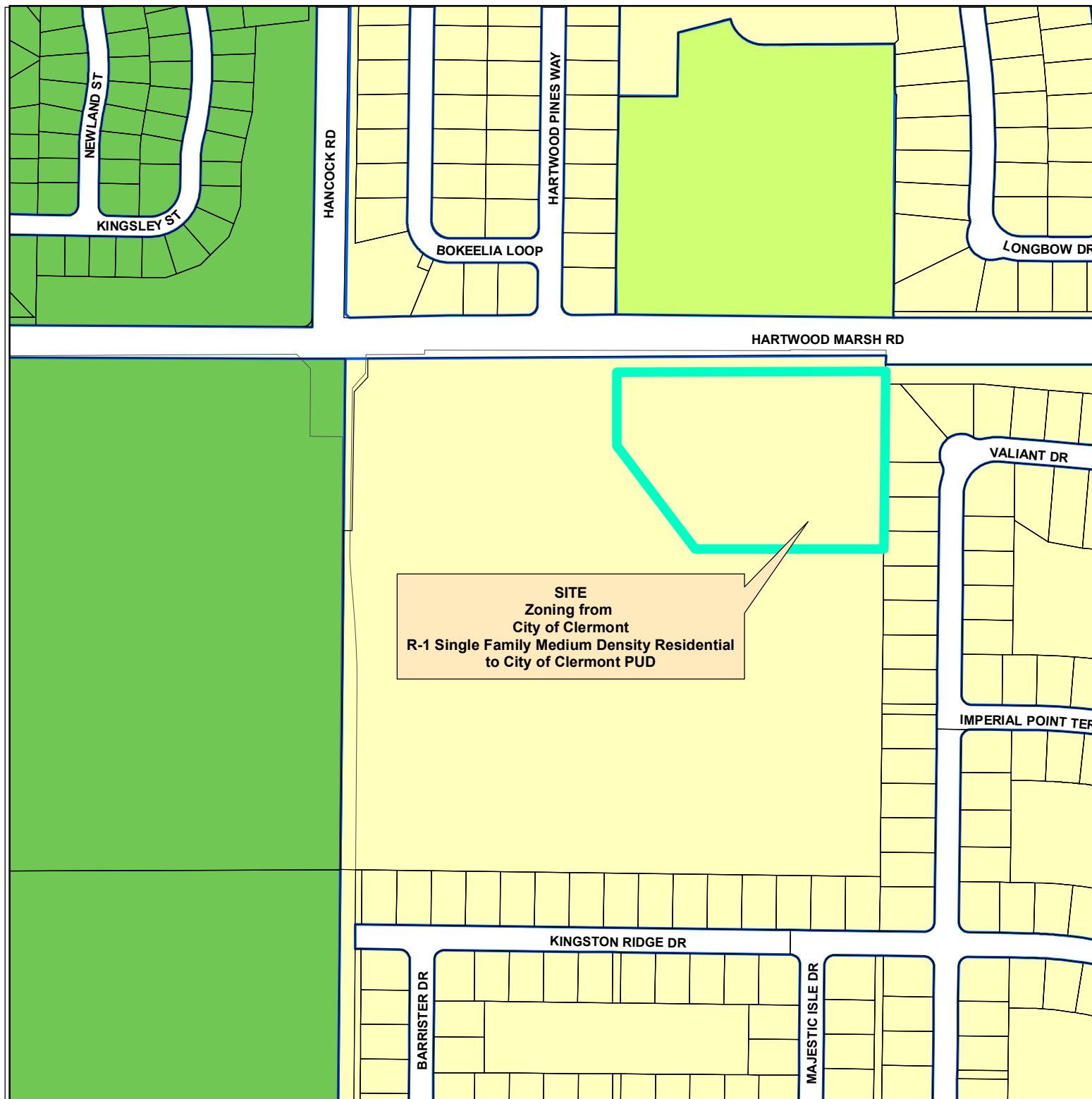
- | | | |
|-----|---|---|
| 1. | New Location Map | New Location Map.pdf |
| 2. | Zoning Map Before | Zoning Map Before.pdf |
| 3. | Zoning Map After | Zoning Map After.pdf |
| 4. | Concept Site Plan - Hartwood Marsh Senior Housing Community | Concept Plan - Hartwood Marsh Senior Housing Community.pdf |
| 5. | Color Render Master Plan- Hartwood Marsh Senior Housing Community | Color Render Master Plan- Hartwood Marsh Senior Housing Community.pdf |
| 6. | Elevations-Concept Plan | Elevations-Concept Plan.pdf |
| 7. | HOA letter to Planning and Zoning Commission | HOA letter to Planning and Zoning Commission.pdf |
| 8. | REZ Application | REZ Application.pdf |
| 9. | New ORDINANCE NO 2020-18-Legal AD | New ORDINANCE NO 2020-18-Legal AD.pdf |
| 10. | Ord. 2020-17 Hartwood Marsh Senior Living Facility PUD | Ord. 2020-17 Hartwood Marsh Senior Living Facility PUD.pdf |

LOCATION MAP





Zoning
Before



Legend

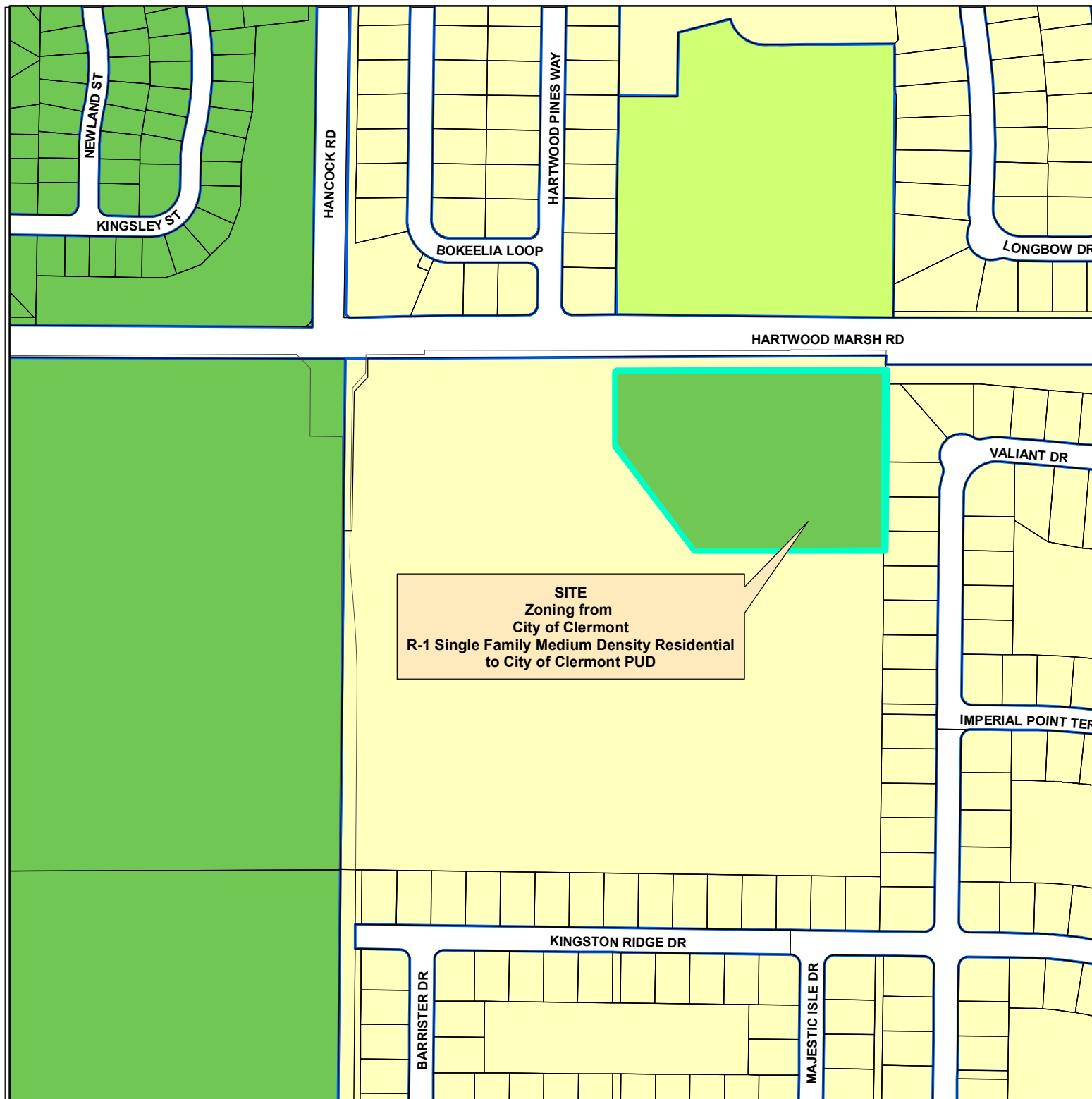
- City Limits
- CBD CENTRAL BUSINESS DISTRICT
- CD COMMERCE DISTRICT
- CDD COMMUNITY DEVELOPMENT DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- M-1 INDUSTRIAL DISTRICT
- O-1 OFFICE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- R-1-A SINGLE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





Zoning

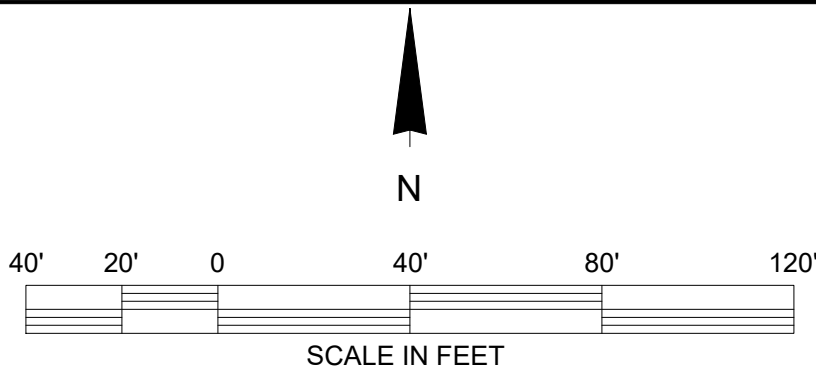
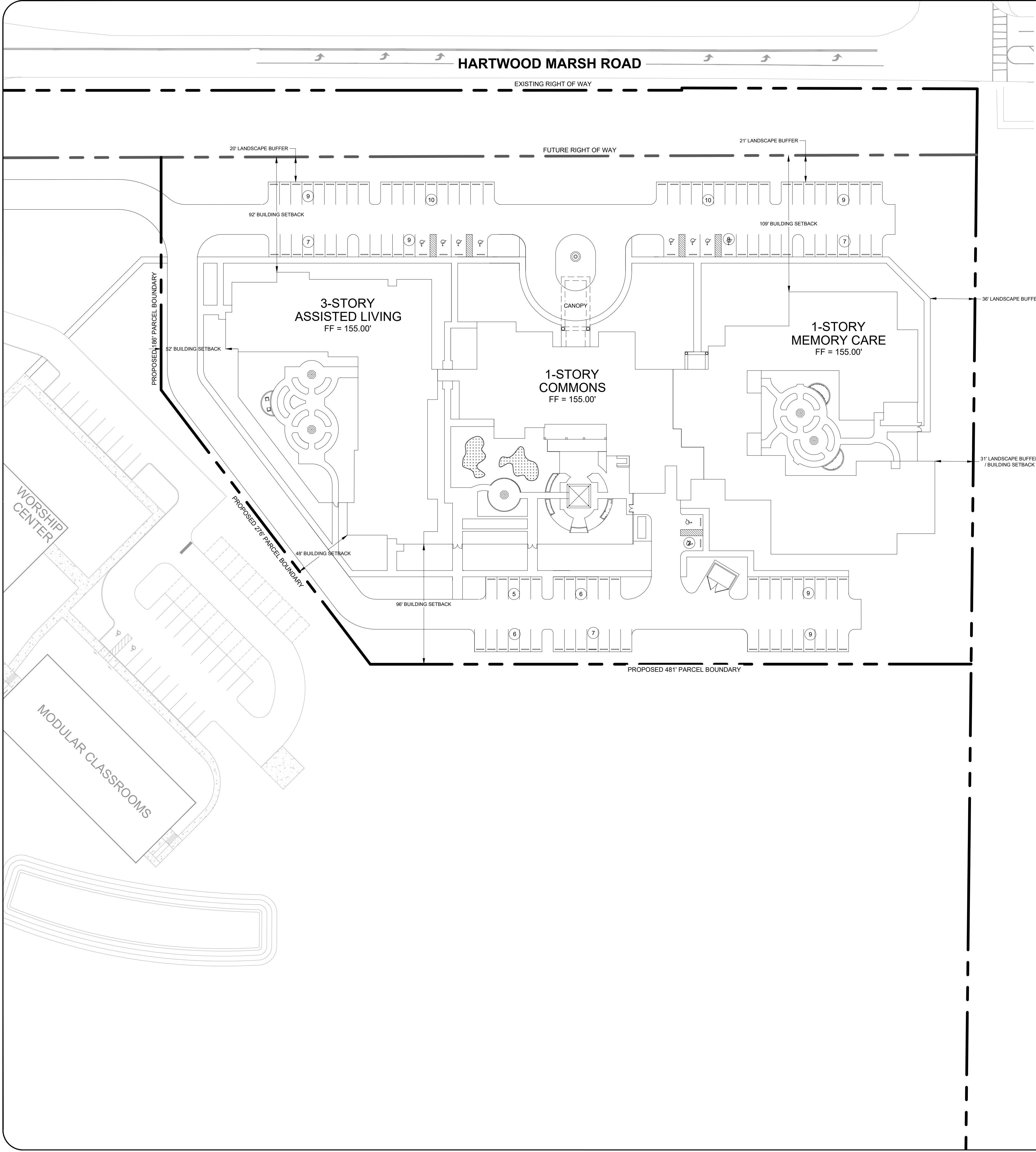
After



Legend

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





LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE
- (10) PARKING COUNT
- - - PAVEMENT CENTERLINE

NOTES

1. PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2017 EDITION.

SITE DATA

- SITE AREA = 5.64 AC / 245,768 SF (DOESNT INCLUDE FUTURE R/W DEDICATION)
- SITE LOCATION
HANCOCK ROAD AND HARTWOOD MARSH
CLERMONT, FLORIDA 34711
SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST
- SITE DESCRIPTION
TAX PARCEL (ALT KEY): 1593905
ZONING: PUD
- SETBACK AND LANDSCAPE BUFFER INFORMATION
FUTURE R/W SETBACK: 92'
SIDE SETBACK (NEIGHBORHOOD): 31'
SIDE SETBACK (FBCC): 48'
REAR SETBACK (FBCC): 96'
FUTURE R/W LANDSCAPE BUFFER: 20'-21'
EAST NEIGHBORHOOD LANDSCAPE BUFFER: 31'/36'
- BUILDING DATA
BUILDING TYPE: 1-STORY / 3-STORY ASSISTED LIVING FACILITY
FINISHED FLOOR: 155.00'
BUILDING HEIGHT: 48' - 0"
BUILDING AREA (TOTAL): 61,542 SF
- PARKING CALCULATIONS
REQUIRED PARKING (ADULT CONGREGATE LIVING FACILITY)
(1 SPACE / 4 BEDS) * (132 BEDS) = 33 SPACES REQUIRED
(1 SPACE / 4 EMPLOYEES) * (48 EMPLOYEES) = 12 SPACES REQUIRED
TOTAL PARKING REQUIRED = 45 SPACES
PROVIDED PARKING = 112 SPACES PROVIDED

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-06-20

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

REVISIONS		DATE
No.		
CONCEPT SITE PLAN		
HARTWOOD MARSH SENIOR HOUSING COMMUNITY		
CLERMONT, FLORIDA		
PROJECT # GE0152019		
GERMANA ENGINEERING AND ASSOCIATES, LLC		
1120 WEST MINNEOLA AVENUE		
CLERMONT, FLORIDA 34711		
TEL: 352 242-9329		
WWW.GERMANAENGINEERING.COM		
CERTIFICATE OF AUTHORIZATION NUMBER: 29279		
COPYRIGHT © 2019		
SCALE: 1" = 40'		
DATE: -		
SHEET		
CONCEPT		











Richard E. Larsen *†
Thomas R. Slaten, Jr †
Charles L. Eldredge, Jr.
Cheryl C. Slaten



LARSEN®
& ASSOCIATES, P. L.
ATTORNEYS AT LAW

MAIN OFFICE

5323 Millenia Lakes Blvd, Ste 300
Orlando, FL 32839
P 407.841.6555
Collections F 407.841.4349
General F 407.841.6686

† Shareholder
* Admitted in Florida and Illinois

May 28, 2020

City of Clermont
Development Services Department
685 W. Montrose Street
Clermont, Florida 34711
cityclerk@clermontfl.org

Re: Project: Clermont-Hartwood Marsh Senior Housing Community
Applicant: First Baptist Church of Clermont
Hearings: June 2 Planning and Zoning and June 23 City Council

Dear City of Clermont City Council:

I am writing on behalf of the 265 home Regency Hills of Clermont Homeowners Association, Inc. ("Association") to strongly oppose the Clermont-Hartwood Marsh Senior Housing Community project ("Project") proposed by First Baptist Church of Clermont. The Association's objections are similar to those raised last year when City staff and the Planning and Zoning Board recommended denial of the Project.

The Association consists of 265 single-family homes immediately adjacent to the east and south sides of the proposed Project. The Association is zoned R-1, meaning low density residential, as is the parcel for the proposed Project. The Project requires changing to high-density residential use to allow for a three story assisted living facility and related infrastructure. The Association and its homeowners strongly object to this change and the Project's likely impact on the Association and its residents for the following reasons:

- The proposed Project is not permitted and is not compatible or allowed in R-1 low-density residential land use.
- The requested change to high-density residential use does not meet the intent of Section 122-315 Review Criteria for a PUD as detailed immediately below.
- The Project's development intensity is not consistent with the surrounding low-density residential communities, especially Regency Hills of Clermont.
- The proposed three-story building is not suitable for the parcel's location and its size and character is in conflict with the surrounding development, especially Regency Hills of Clermont.

140 South Beach Street
Suite 310
Daytona Beach, FL 32114

10752 Deerwood Park Blvd. South
Suite 100
Jacksonville, FL 32256

Woodland Corporate Center
8270 Woodland Center Blvd
Tampa, FL 33614

- The Project will generate increased traffic from residents, visitors, employees and vendors, exacerbating already existing congestion on Hartwood Marsh Road, which all 265 homes use to enter and exit the community, and Hancock Road.
- City staff and the Planning and Zoning Board previously recommended denial of the Project, including rezoning the parcel.

For these reasons, the Association strongly opposes the proposed Project. Please let us know if you have any questions or desire additional information. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Slaten", with a long horizontal flourish extending to the right.

Thomas R. Slaten, Jr.



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 02-11-2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Hartwood Marsh Senior Living

APPLICANT: First Baptist Church of Clermont

CONTACT PERSON: William Lawson

Address: 498 W. Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-394-4221 Fax: _____

E-Mail: billy@progressiveplumbing.com

OWNER: First Baptist Church of Clermont

Address: 498 W. Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-394-4221 Fax: _____

Address of Subject Property: 2751 Hartwood Marsh Road

Legal Description (include copy of survey): See Attached

Acreage: 6.19 (Approx) Land Use: Low Density Residential

(City verification required)

Present Zoning: R-1 Proposed Zoning: PUD

(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION**

Page 2

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

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

The proposed project will consist of a Senior Living Facility. A single building will be provided consisting of a 1-story Memory Care wing for approximately 32 residents, and 1-1/2 story community amenity wing, and a 3-story Assisted Living wing for approximately 100 residents. The exterior of the project encompasses residential style materials for enhance compatibility with the surrounding neighborhood.

WILLIAM E. LALSON

Applicant Name (print)

x Will E. Lalson, Pres.

Applicant Name (signature)

WILLIAM E. LALSON

Owner Name (print)

x Will E. Lalson, Pres.

Owner Name (signature)

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

Advertising Receipt

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10097076
Phone: (352) 241-7331
Date: 06/12/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	06/22/2020	06/29/2020	\$357.48

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. 2020-18

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

LOCATION

Vacant parcel located at the southeast corner of Hartwood Marsh Road and Hancock Road (eastern portion of Alternate Key 1593905, 6.056 acres +/-)

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS ANY ROAD RIGHT OF WAY CONTAINED THEREIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°59'29"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1336.68 FEET TO A POINT; THENCE S00° 37'09"W ALONG THE EAST LINE OF THE

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 437.68 FEET TO A POINT; THENCE S89°59'04"W, A DISTANCE OF 464.18 FEET TO A POINT; THENCE N37°19'57"W, A DISTANCE OF 319.99 FEET TO A POINT; THENCE N00°00'00"W, A DISTANCE OF 181.31 FEET TO A POINT; THENCE N89°49'25"E, A DISTANCE OF 662.97 FEET TO THE POINT OF BEGINNING. CONTAINING 263, 808 SQUARE FEET OR 6.056 ACRES, MORE OR LESS.

FROM: (R-1) Single Family Medium Density Residential Zoning District
TO: Planned Unit Development (PUD) District

The Clermont Planning & Zoning Commission will consider this request on Tuesday, July 7, 2020 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, June 23, 2020 at 6:30 P.M. for introduction and a meeting for Final Adoption on Tuesday, July 14, 2020.

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

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, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10097076
June 22, 2020 &
June 29, 2020

Payment Info

Ad Price	\$357.48
Tax	\$0.00
Sub Total	\$357.48
Prepaid Amount	\$0.00
Balance Due	\$357.48



CITY OF CLERMONT
ORDINANCE NO. 2020-17

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

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS ANY ROAD RIGHT OF WAY CONTAINED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°59'29"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1336.68 FEET TO A POINT; THENCE S00° 37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10. A DISTANCE OF 437.68 FEET TO A POINT; THENCE S89°59'04"W, A DISTANCE OF 464..18 FEET TO A POINT; THENCE N3'7°19'57"W, A DISTANCE OF 319.99 FEET TO A POINT; THENCE N00°00'00"W, A DISTANCE OF 181.31 FEET TO A POINT; THENCE N89°49'25"E, A DISTANCE OF 662.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 263, 808 SQUARE FEET OR 6.056 ACRES, MORE OR LESS.

LOCATION

Vacant property located at the northeast corner of Hartwood Marsh Road and Hancock Road
(Eastern portion of Alternate Key 1593905)

**From: (R-1) Single Family Medium Density Residential
To: Planned Unit Development (PUD)**



CITY OF CLERMONT
ORDINANCE NO. 2020-17

SECTION 2. General Conditions

This application for a Planned Unit Development (PUD) to allow for a three (3) story Assisted Living Facility, with up to 100 residents and a one (1) story Memory Care building/wing for up to 32 residents and a one (1) story Commons/Amenity building/wing for the residents. The total maximum building area shall not exceed 62,000 square feet, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A - Planned Unit Development (PUD) Conceptual Development Plan prepared by Germana Engineering, LLC. Formal construction plans incorporating all conditions stated in this Ordinance shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or any other development and building 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.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of a three (3) story Assisted Living Facility for up to 100 residents and a one (1) story Memory Care building/wing for up to 32 residents and a one (1 and ½ half) story Commons/Amenity building/wing for the residents. The maximum building area (Total) shall not exceed 62,000 square feet.
2. Building Setbacks

From Hartwood Marsh Road	70 feet from the property line
Side Setback (Neighborhood)	30 feet from the property line
Side Setback (Church)	25 feet from the property line
Rear Setback	50 feet from the property line
3. Landscape Buffers

Hartwood Marsh Road	20 feet wide Landscape Buffer
East Buffer (Neighborhood)	30 feet wide Landscape Buffer
South Buffer (Rear)	15 feet wide Landscape Buffer
West Buffer	15 feet wide Landscape Buffer



CITY OF CLERMONT
ORDINANCE NO. 2020-17

4. All landscape buffers shall provide an additional 30% percent more plant material, which includes trees and shrubs, to enhance the site and provide the appropriate buffers for the adjacent less intense residential zoning and uses.
5. Architectural features and building height shall not exceed 50 feet, measured at the highest point. Elevators are required for the three (3) - story building.
6. The buildings shall be designed and constructed in a manner that is similar to the architectural style and elevations as presented in Exhibit B – Elevations and shall meet the City of Clermont’s Architectural Standards. The exterior of the project shall encompass residential style materials and façade treatments to enhance compatibility with the surrounding residential neighborhoods.
7. The project shall be developed according to the C-1 Light Commercial zoning district in the Land Development Code, unless expressly stated above.
8. A Traffic Impact Analysis/Study is required for the Assisted Living Facility, any traffic deficiencies identified will require traffic concurrency mitigation at the owner/applicant’s cost for compliance. The applicant will be responsible for reimbursement of any cost and fees associated with the review and analysis of the traffic impact study by the City’s Traffic Engineer Consultant.
9. Improvements at the intersection of Hancock, South Hancock and Hartwood Marsh roads within the existing or to be dedicated right-of-way will be required (as approved by Lake County) to allow for the extension of South Hancock Road. This may include turn lane(s), sidewalk, trail, and sign modifications.
10. If required by Lake County, the developer shall be responsible to coordinate the modification of the existing traffic signal at Hartwood Marsh Road and Hancock Road, as needed with Lake County, to accommodate safe and efficient traffic flow from the project entrances.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

Exhibit A – Conceptual Plan

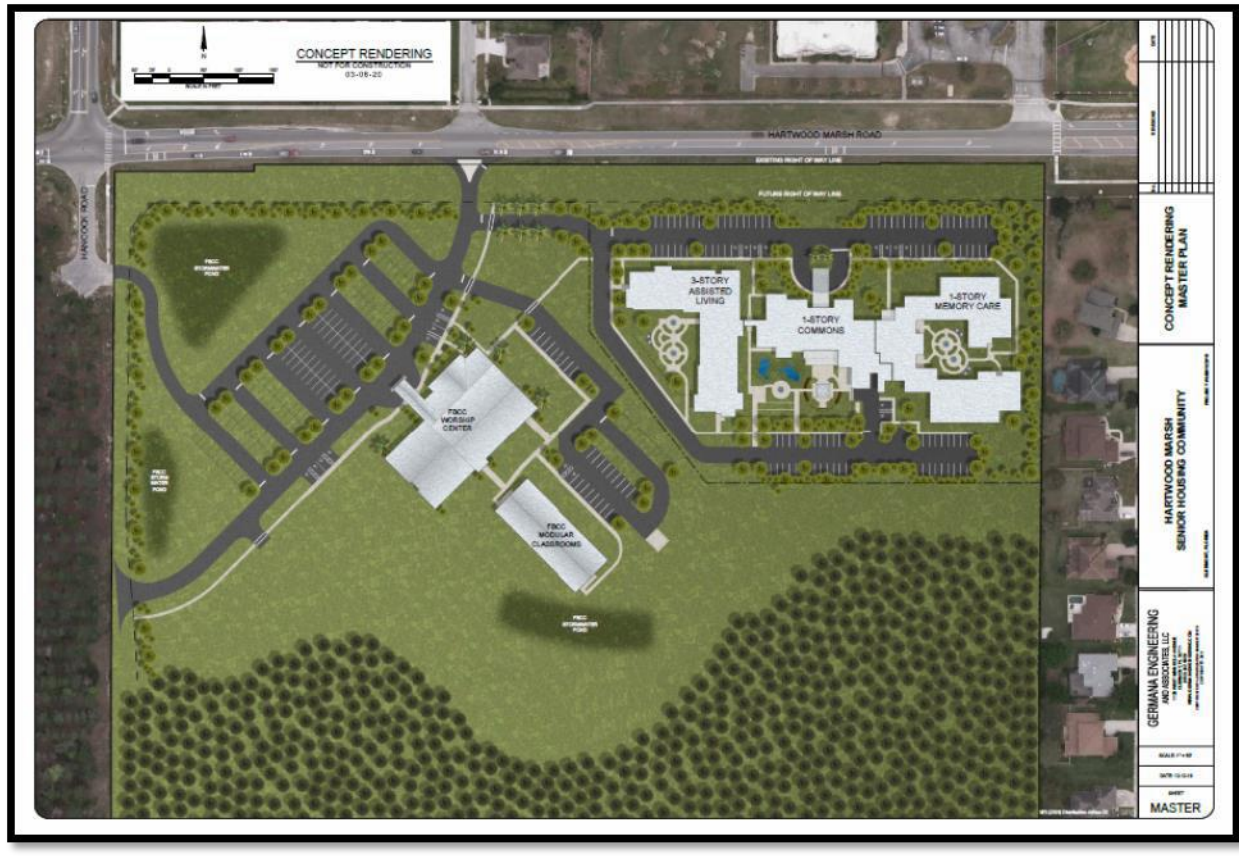


Exhibit B:





CITY OF CLERMONT
ORDINANCE NO. 2020-17

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of July 2020.

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, June 23, 2020								
Agenda Item Name								
Ordinance No. 2020-25 <i>Introduction Medical Marijuana Dispensary</i>								
Requested Action								
Recommend approval of Ordinance No 2020-25.								
Staff Report								
This is a staff initiated Ordinance to amend the Clermont Code of Ordinances, Chapter 18, Businesses” of the City Code, Article III. “Medical Marijuana Dispensaries and Cannabis Farms”: In November 2016, the Florida voters approved Amendment 2, a constitutional amendment that legalized the cultivation and distribution of marijuana within the State of Florida for specified medical purposes. The State Legislature adopted Senate Bill 8A, which was signed into law by Governor Rick Scott, this Bill authorized local cities and counties the ability to prohibit the operation of medical marijuana dispensaries and cannabis farms within their jurisdictional limits and boundaries. The Clermont City Council on September 26, 2017, approved and adopted (Ordinance No. 2017-32), which prohibited the operation of medical marijuana dispensaries and cannabis farms in Clermont. At that time, the Council deemed it necessary and in the best interest of the citizens and community to prohibit this use. The proposed code amendment would allow medical marijuana dispensaries as a permitted use in designated zoning districts that include C-1 Light Commercial, C-2 General Commercial and M-1 Industrial and certain Planned Unit Development (PUD) developments with a commercial or industrial component. Medical Marijuana Dispensaries also known as Medical Marijuana Treatment Centers are approved and regulated by the Florida Department of Health and must comply with certain laws and criteria that are similar to the operation of a Pharmacy. Staff recommends approval of Ordinance No. 2020-25.								
Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table border="0"><tr><td>1.</td><td>Ordinance 2020-25 - Medical Marijuana Text Amendment - PROOFED AND FORMATED BL</td><td>Ordinance 2020-25 - Medical Marijuana Text Amendment - PROOFED AND FORMATED BL.pdf</td></tr><tr><td>2.</td><td>ORDINANCE NO 2020-25 Final AD</td><td>ORDINANCE NO 2020-25 Final AD.pdf</td></tr></table>			1.	Ordinance 2020-25 - Medical Marijuana Text Amendment - PROOFED AND FORMATED BL	Ordinance 2020-25 - Medical Marijuana Text Amendment - PROOFED AND FORMATED BL.pdf	2.	ORDINANCE NO 2020-25 Final AD	ORDINANCE NO 2020-25 Final AD.pdf
1.	Ordinance 2020-25 - Medical Marijuana Text Amendment - PROOFED AND FORMATED BL	Ordinance 2020-25 - Medical Marijuana Text Amendment - PROOFED AND FORMATED BL.pdf						
2.	ORDINANCE NO 2020-25 Final AD	ORDINANCE NO 2020-25 Final AD.pdf						



CITY OF CLERMONT
ORDINANCE NO. 2020-25

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RELATED TO MEDICAL MARIJUANA DISPENSARIES AND, AMENDING CHAPTER 18 “BUSINESSES”, ARTICLE III, “MEDICAL MARIJUANA DISPENSARIES AND CANNABIS FARMS”, SECTIONS 18-85, “PURPOSE AND DEFINITIONS”, 18-86 “MEDICAL MARIJUANA DISPENSARIES AND CANNABIS FARMS PROHIBITED” AND 18-88 “EFFECT OF ANNEXATION” DELETING AND REPEALING THE PROHIBITION ON MEDICAL MARIJUANA DISPENSARIES; AMENDING CHAPTER 82 “GENERAL PROVISIONS”, SECTION 82-12 “LAND USE DEFINITIONS” TO ADD A DEFINITION OF “MEDICAL MARIJUANA DISPENSARY”; AMENDING CHAPTER 122 “ZONING”, ARTICLE III ‘DISTRICTS’, DIVISION 10 “C-1 LIGHT COMMERCIAL DISTRICT”, SECTION 122-203 “PERMITTED USES”, DIVISION 11 “C-2 GENERAL COMMERCIAL DISTRICT”, SECTION 122-223 “PERMITTED USES”, DIVISION 12 “CBD CENTRAL BUSINESS DISTRICT”, SECTION 122-243 “PERMITTED USES” TO ESTABLISH MEDICAL MARIJUANA DISPENSARIES AS PERMITTED USES; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, in 2016 Amendment 2 to the Florida Constitution was adopted by vote of the electors of the State of Florida; and

WHEREAS, Amendment 2 legalized the cultivation and distribution of marijuana within the State of Florida for specified medical purposes; and

WHEREAS, the Legislature of the State of Florida adopted Senate Bill 8A which was signed into law by Governor Rick Scott and which provided and authorized among other things that the City could adopt a prohibition on the operation of cannabis farms within the jurisdictional limits of the City; and

WHEREAS, the City Council of the City of Clermont finds that it is in the best interests of the health, safety, welfare and morals of the citizens of Clermont to prohibit the operation of cannabis farms within the municipal limits; and

WHEREAS, the City Council of the City of Clermont finds that it is in the best interests of the health, safety, welfare and morals of the citizens of Clermont to permit the operation of medical marijuana dispensaries in all zoning districts in which retail pharmacies are permitted within the municipal limits; and

WHEREAS, based on all of the foregoing, the City Council deems it necessary and in the best interest of the City to enact an ordinance prohibiting the operation of such businesses.

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



CITY OF CLERMONT
ORDINANCE NO. 2020-25

SECTION 1. RECITALS

The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent and findings supporting this Ordinance.

SECTION 2. CODE AMENDMENT(S)

Chapter 18 “Businesses”, Article III “Medical Marijuana Dispensaries and Cannabis Farms”, Sections 18-85 “Purpose and Definitions”, 18-86 “Medical Marijuana Dispensaries and Cannabis Farms” and 18-88, “Effect of annexation”, are hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Article III “~~Medical Marijuana Dispensaries and Cannabis Farm~~ Prohibited”

Sec. 18-85. Purpose and definitions.

- (a) *Purpose and intent.* The purpose and intent of this Article is to prohibit the maintenance or operation of a ~~medical marijuana dispensary and to prohibit~~ or a cannabis farm as defined herein.
- (b) *Definitions.* For the purpose of this Article, the following definitions shall apply:

Cannabis refer to the meaning given cannabis in Section 893.02(3), Florida Statutes, and shall include all forms of medical cannabis or low-THC Cannabis

Cannabis Farm shall mean any property used in whole or in part for the growing or cultivation of Cannabis plants, whether or not such growing or cultivation is lawful under the laws of Florida.

Marijuana shall mean and be synonymous with, Cannabis.

~~*Medical Marijuana Dispensary* shall mean any treatment center, entity, establishment, or portion thereof, which is lawfully licensed to acquire, cultivate, possess, process, transfer, transport, sell, dispense or administer marijuana, products containing marijuana, products derived from marijuana, related supplies, or educational materials. A pharmacy as defined in Section 465.003, Florida Statutes that employs a Florida Licensed pharmacist onsite shall not be considered a Medical Marijuana Dispensary.~~

Medical Use shall mean any use of any form of cannabis to treat a qualifying medical condition as provided in Amendment 2 and any legislation adopted to implement Amendment 2.

Non – Medical Use shall refer to any possession, sale, distribution, transfer, delivery, or use, of Cannabis or Cannabis based products when not associated with any Medical Use thereof.



CITY OF CLERMONT
ORDINANCE NO. 2020-25

Sec. 18-86. ~~Medical Marijuana Dispensaries and Cannabis Farms Prohibited~~

The maintenance or operation of a ~~Medical Marijuana Dispensary or Cannabis Farm~~ is declared to be unlawful and is prohibited in all applicable land use and zoning categories and districts within the City.

Sec. 18-87. Effect of Annexation.

If a ~~Medical Marijuana Dispensary or Cannabis Farm~~ is lawfully located on property outside the municipal limits of Clermont, which is later annexed into the City of Clermont, such ~~Medical Marijuana Dispensary or Cannabis Farm~~ shall be allowed to continue its operations within the property so annexed, for a period not to exceed 180 days, after which further operation as a ~~Medical Marijuana Dispensary or Cannabis Farm~~ shall be unlawful under this article.

SECTION 3. CODE AMENDMENT(S)

Chapter 82 “General Provisions”, Section 82-12 “Land Use Definitions” is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 82-12. Land Use Definitions.

Medical Marijuana Dispensary shall mean any treatment center, entity, establishment, or portion thereof, which is lawfully licensed to acquire, cultivate, possess, process, transfer, transport, sell, dispense or administer marijuana, products containing marijuana, products derived from marijuana, related supplies, or educational materials. A pharmacy as defined in Section 465.003, Florida Statutes that employs a Florida Licensed pharmacist onsite shall not be considered a Medical Marijuana Dispensary.

SECTION 4. CODE AMENDMENT(S)

Chapter 122 “Zoning”, Article III “Districts”, Division 10 “C-1 Light Commercial District”, Section 122-203 “Permitted Uses”; Division 11 “C-2 General Commercial District”, Section 122-223 “Permitted Uses”; Division 12 “CBD Central Business District”, Section 122-243 “Permitted Uses” are hereby amended to read as follows: (note strikethrough indicates removed words and underlined indicates added):

Sec. 122-203. Permitted uses.

(a) *Generally.* Permitted uses in the C-1 district are as follows:

(1) Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods,



CITY OF CLERMONT
ORDINANCE NO. 2020-25

clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.

(2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

(3) Professional offices, doctor offices, banks, loan companies, insurance and real estate offices, and similar businesses.

(4) Dwelling units permitted in the R-3 district, provided that they meet the regulations of the R-3 district.

(5) Buildings, structures and uses maintained or operated by the city.

(6) Lodges and clubs.

(7) Churches and places of religious worship, less than one acre or 5,000 square feet or less.

(8) Restaurants.

(9) Shopping centers. Any group of businesses with shared parking or in which the total land area of the development less than five acres.

(10) Medical Marijuana Dispensaries.

(b) *Floor space.* Any business establishment or structure proposing to occupy more than 5,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.

(c) *Uses to be enclosed; outdoor storage.* All uses must be within a completely enclosed building, except for outdoor storage, which must be screened from public streets and adjacent property.

(d) *Sidewalk use.* Restaurant or food service business establishments may utilize outside private sidewalk area adjacent to the business for patron use to include non-fastened small tables and chairs or benches during business hours only. Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act (ADA). Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable city administrator. Number and size limitations are as follows:

(1) Limited to 50 percent of restaurant frontage as approved by the planning and zoning department.



CITY OF CLERMONT
ORDINANCE NO. 2020-25

- (2) Maximum number of tables and chairs; four tables with maximum four chairs each.
- (3) Maximum table width; four feet.
- (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act (ADA) access and do not have any advertising unless approved by the planning and zoning department.
- (e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:
 - (1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, landscape, and so forth, must be demonstrated and maintained.
 - (2) Separation or isolation from other uses may be provided with decorative fencing; no chain link is permitted, landscaping, or similar materials as approved by the site review committee.
 - (3) Outdoor seating cannot exceed more than half the total square feet or number of seats; whichever is less, of the indoor seating area.
 - (4) Any outdoor seating shall be provided for with approved parking spaces according to the Land Development Code.
 - (5) All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act (ADA) accessibility.
 - (6) No advertising shall be permitted on table umbrellas or fencing material unless approved by the planning and zoning department.
 - (7) Required landscaping must be maintained in accordance with the city Land Development Code.

Sec. 122-223. Permitted uses.

- (a) *Generally.* Permitted uses in the C-2 district are as follows:
 - (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
 - (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.



CITY OF CLERMONT
ORDINANCE NO. 2020-25

- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
- (5) Restaurants and lounges.
- (6) Buildings, structures or uses maintained or operated by the City.
- (7) No retail establishment may occupy more than 100,000 square feet.
- (8) Lodges and clubs.
- (9) Laundries.
- (10) Hotels and motels.
- (11) Convenience stores and gas stations.
- (12) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
- (13) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.
- (14) Medical Marijuana Dispensaries

(b) *Floor space.* Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.

(c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.

(d) *Sidewalk use.* Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable City administrator. Number and size limitations are as follows:

- (1) Limited to 50 percent of restaurant frontage as approved by the development services department.
- (2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.



CITY OF CLERMONT
ORDINANCE NO. 2020-25

- (3) Maximum table width; four feet.
- (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.
- (e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:
 - (1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.
 - (2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.
 - (3) All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act accessibility.
 - (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.
 - (5) Required landscaping must be maintained in accordance with the city Land Development Code.

Sec. 122-243. Permitted uses.

- (a) *Generally* . Permitted uses in the central business district are as follows:
 - (1) Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.
 - (2) Personal service establishments, such as but not limited to beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use (with a business tax receipt, and with medical supervision) within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
 - (3) Professional offices, doctors' offices, banks and loan companies (excluding drive-through facilities except with a conditional use permit), insurance and real estate offices and similar businesses.
 - (4) Dwelling units, single-family and two-family, permitted in the R-2 district, and other residential uses as permitted in the R-3 district, provided that lot size and coverage regulations of the respective district can be accommodated and the lot width of this district is met.



**CITY OF CLERMONT
ORDINANCE NO. 2020-25**

- (5) Buildings, structures and uses maintained or operated by the city.
- (6) Lodges and clubs.
- (7) Restaurants less than 3,000 square feet.
- (8) Medical Marijuana Dispensaries .

(b) *Floor space* . Any business establishment or structure proposing to occupy 3,000 square feet of total floor space or more shall require application for a conditional use permit.

(c) *Uses to be enclosed, outdoor storage* . All uses must be within a completely enclosed building, except for outdoor storage, which must receive site plan approval and be screened from public streets and adjacent property.

(d) *Sidewalk use* . Business establishments may utilize outside private or public sidewalk area for patron use to include non-fastened small tables and chairs, or benches during business hours only. Compact outside display areas may also be utilized provided the display has a maximum width of 25 percent of a retail store width or ten feet in width, whichever is less, four feet in depth, and six feet in height. Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table and chairs or displays shall not be allowed. All such uses shall be approved by the city manager or his designee.

SECTION 5. CODIFICATION

The text of Section 2, 3 and 4 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

SECTION 6. CONFLICT

All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.



CITY OF CLERMONT
ORDINANCE NO. 2020-25

SECTION 8. EFFECTIVE DATE

This Ordinance shall be published as provided by law and shall become law and shall take effect on the date of its Second Reading and Final Passage.

First Reading this 23rd day of June, 2020.

Second Reading this 14th day of July, 2020.



CITY OF CLERMONT
ORDINANCE NO. 2020-25

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of July, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Advertising Receipt

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10097093
Phone: (352) 241-7331
Date: 06/17/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	06/22/2020	06/29/2020	\$264.04

LEGAL NOTICE

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

ORDINANCE NO. 2020-25

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RELATED TO MEDICAL MARIJUANA DISPENSARIES AND, AMENDING CHAPTER 18 "BUSINESSES", ARTICLE III, "MEDICAL MARIJUANA DISPENSARIES AND CANNABIS FARMS", SECTIONS 18-85, "PURPOSE AND DEFINITIONS", 18-86 "MEDICAL MARIJUANA DISPENSARIES AND CANNABIS FARMS PROHIBITED" AND 18-88 "EFFECT OF ANNEXATION" DELETING AND REPEALING THE PROHIBITION ON MEDICAL MARIJUANA DISPENSARIES; AMENDING CHAPTER 82 "GENERAL PROVISIONS", SECTION 82-12 "LAND USE DEFINITIONS" TO ADD A DEFINITION OF "MEDICAL MARIJUANA DISPENSARY"; AMENDING CHAPTER 122 "ZONING", ARTICLE III "DISTRICTS", DIVISION 10 "C-1 LIGHT COMMERCIAL DISTRICT", SECTION 122-203 "PERMITTED USES", DIVISION 11 "C-2 GENERAL COMMERCIAL DISTRICT", SECTION 122-223 "PERMITTED USES", DIVISION 12 "CBD CENTRAL BUSINESS DISTRICT", SECTION 122-243 "PERMITTED USES" TO ESTABLISH MEDICAL MARIJUANA DISPENSARIES AS PERMITTED USES; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The Planning and Zoning Commission will consider this ordinance at a pub-

lic hearing on Tuesday, July 7, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, July 14, 2020 at 6:30 P.M. for final enactment.

All meetings will be held at Clermont City Hall, inside the first floor Council Chambers, located at 685 West Montrose Clermont, FL 34711.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10097093
June 22, 2020 &
June 29, 2020

Payment Info	
Ad Price	\$264.04
Tax	\$0.00
Sub Total	\$264.04
Prepaid Amount	\$0.00
Balance Due	\$264.04