



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

5:30 PM, Tuesday, April 22, 2025

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Water Conservation Month

PRESENTATIONS

Drop Saver Program Awards

PUBLIC COMMENT

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the April 8, 2025 Council Meeting minutes.

Item No. 2 - Surplus Request

Consider declaring end-of-life inventory as surplus from the Police, Building Services, and Information Technology Departments and providing disposal per the Procurement Policy.

Item No. 3 - Proposal Award
Holiday Decorations

Consider awarding RFP and executing a Term Contract with We Hang Christmas Lights Fl to provide Christmas holiday decoration rental services.

Item No. 4 - Variance Request
Chestnut Street

Consider a request for a side yard setback of 5 feet instead of 7.5 feet.

Item No. 5 - Variance Request
354 W. Lakeshore Drive

Consider a request to allow an in-ground pool and spa to extend forward of the front building line.

UNFINISHED BUSINESS

Item No. 6 - Variance Request *Withdrawn*
Bloxam Avenue Subdivision

This item has been withdrawn.

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Item No. 7 - Ordinance No. 2025-012 *Final*
SSCPA - Denied at Intro

This item will not be heard due to introduction denial.

Item No. 8 - Ordinance No. 2025-013 *Final*
Rezone - Denied at Intro

This item will not be heard due to introduction denial.

NEW BUSINESS

Item No. 9 - Resolution No. 2025-010R
Sprouts Farmers Market CUP

Consider a Conditional Use Permit Amendment to allow for outdoor display of merchandise and additional signage.

Item No. 10 - Lien Reduction Request

Consider a lien reduction on a vacant parcel located at 1000 West Montrose Street.

Item No. 11 - Ordinance No. 2025-015 *Intro*
Vacate ROW

Consider right-of-way vacation of a portion of the Black West Commercial Plat.

REPORTS

ADJOURN

Public Notice

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

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

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

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, water is a basic and essential need of every living creature; and

Whereas, the State of Florida, Water Management Districts and the City of Clermont are working together to increase awareness about the importance of water conservation; and

Whereas, the City of Clermont and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

Whereas, the City of Clermont has always encouraged and supported water conservation, through various educational programs and special events; and

Whereas, every business, industry, school and citizen can make a difference when it comes to conserving water; and

Whereas, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

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

Water Conservation Month

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 22nd Day of April in the year Two Thousand and Twenty-Five.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
April 8, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, April 8, 2025 at 3:00pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 3:00pm with the following Council Members present: Council Members Strange, Howard, Myers and Petersen.

Other City officials present were Interim City Manager Van Wagner, City Attorney Waugh, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Incoming Police Chaplain Christian Ferris gave the invocation, followed by the Pledge of Allegiance.

PRESENTATIONS

The Honor the Fallen 5K Check Presentation has been postponed to a future date.

Interim Police Chief Graczyk administered the oath of office to Chaplain Christian Farris.

Interim Police Chief Graczyk provided a presentation on the Safest City in Florida. He reviewed crime rates among surrounding cities and stated that Clermont is an A rated city. The long-term goals of the Police Department are to improve transparency and expand youth mentorship. He spoke about FUSUS, a database where residents and businesses can register that they have a camera on their property. This database assists officers with knowing where cameras are if there is a crime committed in that area, they can reach out to those in the database and not have to go door to door asking for assistance. Interim Police Chief Graczyk ended with the departments plans for the future.

Council Members thanked Interim Police Chief Graczyk for the presentation.

PUBLIC COMMENTS

Melissa Loucks, 2127 Braxton Street – spoke about making bus service more accessible within the city.

Banks Helfrich, 9600 Sams Lake Road – spoke about taxes.

Cyn Doyal, 1020 W. Minnehaha Avenue – informed Council of a Town Hall meeting on April 16 at the Clermont City Center.

Sonny Percheck, 1063 W. Desoto Street – spoke on behalf of the American Legion Post 55 and parking on West Desoto Street.

Gwen Chambers, 1332 Zureiq Court – introduced herself and her company to the city. Likewise Academy provides religious education to public school children with parental permission.

Bryan Bain, 245 Nautica Mile Drive – spoke about the process for the search of a permanent City Manager,

Joe Fumasi, 2993 Jumping Jack Way – spoke about the city having a contingency plan with the budget.

Paula Hoisington, 564 E. Desoto Street – requested information on signing agreements with Immigration and Customs Enforcement, the search for a City Manager and spoke about construction trucks blocking the roads.

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Scott Borrer, Finance Director – provided an update on the accrual of late fees for utility bills and a roll out of a mass communication tool.

Vincent Niemiec, Regency Hills- thanked Lake County Commissioner Parks, Paul Erickson and Interim City Manager Van Wagner for getting a new traffic signal at Hancock and Hartwood Marsh intersection.

CONSENT AGENDA

Mayor Murry advised the next item on the agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

Item No. 1 – Council Meeting Minutes

Consider approval of the March 11, 2025 Meeting minutes.

Item No. 2 – Plat Approval

Consider plat approval for four (4) commercial lots within the Clermont West Development.

Item No. 3 – Surplus Request

Consider declaring end-of-life inventory surplus from the departments of Information Technology, Police, Fire, City Clerk, and Public Services and providing disposal per the Procurement Policy.

Item No. 4 – Collective Bargaining Agreements

Consider approval of Clermont Police Officers' and Police Sergeants' (union) collective bargaining agreements with the Central Florida Police Benevolent Association for the period of April 2025 to September 30, 2027.

Item No. 5 – Software Agreement
Microsoft 365

Consider approval of a Term Contract with CDW Government, LLC and Microsoft Enterprises to provide Microsoft 365 user accounts city-wide in the budgeted amount of \$111,628.50

Item No. 6 – Bid Award
Utility Billing Mailing and Printing Services

Consider awarding a Term Contract to InfoSend, Inc. to print and bill utility services.

Item No. 7 – Grant Acceptance
Hazard Mitigation Grant Program

Consider approval for submission of HMGP application for emergency generator replacement at Fire Station #3. The federal share is \$87,952.50 and the City's share is in the budgeted amount of \$29,317.50.

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Item No. 8 – Interlocal Agreement with Lake County

Consider approval of an Interlocal Agreement granting Lake County a drainage/detention easement on a City-owned parcel located on Hancock Road for the expansion of Hartwood Marsh Road.

Item No. 9 – Change Order Approval
Lake Winona Basin Drainage Improvement Project

Consider approving Change Order 2 to the contract with DB Civil Construction, LLC for drainage improvements in the total budgeted amount of \$13,740. *Prose Clermont – Live Local Act*

Item No. 10 – Contract Amendment
Chestnut Street Property

Consider approval of the purchase contract amendment for the Chestnut Street property.

Council Member Strange pulled Item 4.

Council Member Howard moved to approve Consent Agenda Items 1-3 and 5-10; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Council Member Strange stated that she is in support of the agreement and would like a brief report from the Interim Police Chief and Interim City Manager.

Interim Police Chief Graczyk informed Council that the proposed pay increase in this agreement will allow the department to recruit the best and the brightest. There are currently 15 vacancies in the police department. The department has received multiple sworn applications with experience since the news of this agreement.

Finance Director Borrer spoke about the financial impact. The agreement cost exceeded the adopted budget for this fiscal year by \$55,000.00, however, with the current vacancies the budget will not need to be amended.

Interim City Manager Van Wagner stated that it was tough but a fair negotiation.

Council Member Strange moved to approve Consent Agenda Item 4; seconded by Council Member Howard. Passed unanimously 5-0 with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 11 – Ordinance No. 2025-010, Vacate ROW Final

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING OMAR STREET, ACCORDING TO THE PLAT OF WALTON SUBDIVISION, RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

City Clerk Howe read the title aloud.

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Development Services Planner Kruse presented the Omar Street vacation request. The applicant, Clermont Hotels LLC, is requesting a right of way vacation of Omar Street. Omar Street is located north of State Road 50, just west of Oakley Seaver Drive, adjacent to Sonny's. The street right-of-way was created during the plat of the Walton Subdivision in 1925. The street is unimproved, privately maintained and only served by the lots fronting this street within the Walton Subdivision. All the lots that are accessed by this street have been acquired by Clermont Hotels, LLC. The property is slated for the development of a hotel and restaurant. In order to proceed, vacation of this platted right-of-way is necessary. Staff have reviewed the vacation request and have no objection to vacating the right-of-way. Staff recommends approval of Ordinance No. 2025-010.

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

Council Member Strange clarified that this project was approved, this item is only for the vacation of the road.

Council Member Howard moved to approve Item 11, Ordinance No. 2025-010; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 12 – Use License Agreement, Lake County Rowing Association

Parks and Recreation Director Forman provided Council with the highlights of the agreement which included the cost of rent, the term of the agreement and the city will have an elected official to serve as a liaison to the Lake County Rowing Association Board.

Mark Vantrease, President of the Lake County Rowing Association, stated that they are in agreement with this agreement. This has been a thorough process and provides them the ability to serve the community.

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

Council Member Myers moved to approve Item 12, Use License Agreement, Lake County Rowing Association; seconded by Council Member Petersen.

Council member Howard stated that there was a section regarding the City's reserved rights that was removed and he feels it should be included in the agreement.

Council discussed the need for the language within the agreement. There is language regarding the city's right to enter for specified reasons.

City Attorney Waugh explained that there is a 90-day notice for termination of convenience; Council could add a 90-day notice to making any modifications as well.

Passed 3-2 with Council Member Strange and Council Member Howard opposing.

NEW BUSINESS

Item No. 13 – Variance Request, Kings Ridge

Development Services Director Henschel presented the request. The applicant, Kings Ridge Community Association, has applied for consideration of a variance request to allow replacement of required canopy trees with understory trees.

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The applicant would like to remove 31 oak trees in the main clubhouse parking lot area and request replacement with understory trees. The applicant has indicated that the trees are undernourished due to the tree dripline being out over the parking lot asphalt. It has been indicated that the trees are underperforming and dying, and the association would like to replant them with 4-inch caliper Crêpe Myrtles, which is an understory tree. The variance request would be to Section 123-44 Vehicular Use Area Interior Landscaping of the City's Land Development Code.

The applicant has provided justification for the removal of the trees, citing several issues with the primary issue of an incorrect-sized tree in the location. The applicant would like to avoid this situation in the future and replant with understory trees. The application made through the Home Owners Association, which would be in support of the request. Staff does not have the authority to grant the replacement with understory trees since it is not specifically addressed in the code.

Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff have reviewed the application as presented and find the application does not meet a positive finding on one of the review criteria. Therefore, staff recommends denial of the requested variance to the Land Development Code.

Council Member Strange inquired if an arborist study had been conducted.

The President of Kings Ridge Community Association, stated that an arborist come to look at the trees and said that the trees were undernourished due to the drip line being out on the asphalt. They recommended removal of the trees and replacing them with crepe myrtles as they will thrive in that area.

Chris Weiss, Treasurer of Kings Ridge Community Association spoke about the size of the trees and how they are smaller than the other trees in the area.

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

Mayor Murry inquired if the trees were dying and malnourished from the soil.

Ms. Lisa explained that the trees are dying from lack of water, the soil in that area is good.

Council Member Petersen moved to approve Item 13, Variance Request, Kings Ridge;
seconded by Council Member Myers.

Council Member Strange would like to see the arborists report regarding removing the trees and replacing with crepe myrtles.

Development Services Director Henschel stated that he is a licensed arborist and is in agreement with the crepe myrtles.

Discussion ensued on the city code requiring canopy trees which will continue to create these issues in the future. Staff will look into the code and return to Council with a solution.

Passed unanimously 5-0 with all members present voicing aye.

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Item No. 14 – Variance Request, 3262 Hanging Tide Street

Development Services Planner Kruse presented the variance request. The applicant, Andreina Espina, has applied for a variance for improvements made at her home located at 3262 Hanging Tide Street in the Lakeview Preserve subdivision. The applicant had a paver patio and gazebo installed in her backyard that is intruding into the side and rear yard setbacks. The applicant did not receive a zoning clearance or permit for the improvements and the variance request is a result of a code enforcement case. The property is under the Lakeview Preserve Planned Unit Development. The development standards within the Planned Unit Development require a minimum rear yard setback for patios of 5 feet and 10 feet for the gazebo. The minimum side yard setback is 5 feet. Photographs of the improvements, field measurements, and applicant's submittal indicate intrusions into the side and rear setbacks. Since the lot has a rear property line that is curved, it is difficult to determine the actual setback from the rear property line. A survey of the lot with the improvements would confirm the actual setback distances. The applicant has submitted the variance request in hopes that it is approved in order to keep the improvements. The variance requests would be to Section 125-520 Special Setbacks of the City's Land Development Code.

City staff reviewed the application request and find that the improvements could have met the code if a zoning clearance and building permit were applied for prior to installation and construction. The setbacks would have been identified during this process. In addition, a letter from the Home Owners Association would have been requested as well. The City does have correspondence from the Home Owners Association indicating opposition to the variance request.

Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff have reviewed the application as presented and found the application does not meet a positive finding on three of the review criteria. Therefore, staff recommends denial of the requested variance to the Land Development Code.

Mr. Corona was present with his son who translated. Mr. Corona was not aware of the setbacks on the property, when he contacted the General Contractor he thought it would be a five-foot setback.

Mayor Murry opened the public hearing.

Jamie Stevens, Community Manager of Lakeview Preserve, spoke on behalf of the Home Owners Association Board. The gazebo was installed prior to approval and the board does not approve citing drainage issues. This is currently with the Home Owners Associations Attorney and if Council approves the variance the Home Owners Association will still deny.

Council Member Strange inquired if the issue was with the pavers or the gazebo.

Ms. Stevens replied that the issue is with the whole project. They feel there will not be proper drainage as well as it was constructed prior to seeking approval.

Cyn Doyal, 1020 W. Minnehaha Avenue – opposed to the variance as they broke the rules, sets precedence to move ahead with a project and seek approval after the fact.

Mayor Murry closed the public hearing.

Discussion ensued on the length of this issue as well as how often the applicant was notified by the Home Owners Association of the issue.

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Staff clarified the issues from the city's perspective are the setbacks and not obtaining zoning clearance for the pavers and the gazebo.

Council Member Petersen moved to deny Item 14, Variance Request, 3262 Hanging Tide Street; seconded by Council Member Howard.

Mayor Murry asked the applicant to contact city staff regarding how to move forward.

Passed unanimously 5-0 with all members present voicing aye.

Item No. 15 – South Lake Chamber of Commerce

Parks and Recreation Director Forman presented the item. The South Lake Chamber of Commerce currently leases space at the Clermont City Center and they have two years remaining on the lease. They have approached city staff with needing more space.

Staff has prepared three proposal options which include increasing rent for additional space at the Clermont City Center. The Chamber managing the Clermont City Center which means having 100 percent of the office space, schedule and manage the building and splitting half of the revenues with the city. The last option is for them to lease 650 W. Montrose Street and the city retains all space at the Clermont City Center.

David Colby, President of the Chamber of Commerce, stated that they have been a long time tenant and have a great relationship with the city. They have a growing membership and with that need additional space for the future. They are in favor of option two, managing the Clermont City Center.

Mayor Murry opened the public hearing.

Bryan Bain, 245 Nautica Mile Drive – spoke in favor of option two, we rely on the chamber for economic development.

Jeff Powell, 703 W. Montrose Street – spoke in favor of option two.

Juliana Green, 763 W. Montrose Street – spoke in favor of option two.

Carl Cailler, 10325 Carlson Circle – he is an entertainer and requested to play downtown.

Mayor Murry directed him to contact Clermont Main Street.

Mayor Murry closed the public hearing.

Discussion ensued on the three options as well as which option would be beneficial to both parties.

Council Member Strange moved to send this item to the Interim City Manager to work with the South Lake Chamber of Commerce to come up with a contract that satisfies our City Attorney consistent with proposal two that also includes some metrics for economic development that are reasonable given that this is a test and that we give this a shot with the Chamber of Commerce with a five-year contract with a one year out and automatic renewal; seconded by Council Member Howard.

Discussion was had on the Chambers numbers from rentals of the Clermont City Center in 2016 when they managed the building as well as managing all aspects of the facility.

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Council discussed the building at 650 W. Montrose Street. The funds used to purchase and remodel the building as well as if Council would like to sell the property.

City Attorney Waugh stated that the funds can be moved from the General Fund to cover the impact fee funds used for this building, staff will present options at the next meeting.

Passed unanimously 5-0 with all members present voicing aye.

Item No. 16 – Fire Station Dedication Site Agreement

Fire Chief Ezell informed Council that the Fire Department has identified property on Schofield Road to build a Fire Station for Wellness Way. Within the Planned Unit Development for Olympus it was stated that they would have a parcel for a Fire Station. The developer was branded rights to receive the full market value of the property in terms of impact fee credits. The developer was seeking \$1.2 million and we were able to reduce that to \$300,000.00. The Fire Station will be part of phase three of the project and take approximately twelve months to complete. The item is to transfer ownership of the property from the developer to the city.

Mayor Murry opened the public hearing.

Vincent Niemiec, Regency Hills – supports the agreement.

Mayor Murry closed the public hearing.

Council Member Howard moved to approve Item 16, Fire Station Dedication Site Agreement; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 17 – Ordinance No. 2025-012, SSCPA Intro

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

City Clerk Howe read the title aloud.

Council Member Howard moved to introduce Item 17, Ordinance No. 2025-012, SSCPA Intro; seconded by Council Member Myers.

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

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Council Member Howard stated that he is not in support of the item due to the fact that this property is not in the Central Business District and this item would include expanding the district.

Discussion ensued on the difference between office use and mixed use, the process of how this item became a request for a land use change and the discussion Planning and Zoning Commission had regarding the item.

There are homes in that area that have been converted to businesses and this business is a one on one and not a full office with staff.

Council Member Howard stated that the issue is the entitlement this would give the property and possibly the next owner, giving a wider range of what can be done with that property.

Bryan Bain, Planning and Zoning Commission Chair stated that the Commission had a good discussion regarding this request.

Robert Walker, 105 Robinson Street, Orlando was present on behalf of the applicant. The client purchased the property for her business, she is an auditory doctor for infants and it is a one-person practice.

Discussion was had on other avenues for this property such as a Conditional Use Permit or a Variance Request. Council Member Strange suggested waiving the fees if the applicant came back to Council with a different request for the property.

Council Member Howard withdrew his motion. Council Member Myers withdrew her second.

Council Member Strange moved to deny Item 17, Ordinance No. 2025-012, SSCPA; seconded by Council Member Petersen.

Interim City Manager Van Wagner asked Council Member Strange for clarification on waiving the fees. She stated that she would appreciate if at all possible to waive any associated fees if the applicant comes before Council with a different request for the property.

Passed 3-2 with Mayor Murry and Council Member Myers opposing.

Item No. 18 – Ordinance No. 2025-013, *Rezone Intro*

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

City Clerk Howe read the title aloud.

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

Council Member Howard moved to deny Item 18, Ordinance No. 2025-013, Rezone; seconded by Council Member Petersen. Passed 3-2 with Mayor Murry and Council Member Myers opposing.

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REPORTS

CITY MANAGER REPORT

Interim City Manager Van Wagner –

- There will be a workshop on April 15 at 3:00 pm regarding school concurrency.
- The next City Council Meeting will be on April 22 at 5: 30pm.
- Walk like Madd is April 12 at Waterfront Park.
- Anime Night Market on April 12.
- Earth Day celebration is April 19 at Lake Hiawatha Park.

Council Member Strange inquired about American Legion parking on the street during their events. There is a process for events that could be a solution for them. Interim City Manager Van Wagner stated that he has a meeting with the American Legion tomorrow.

There was a question regarding construction trucks and if there is a way to notify the public so they can possibly avoid areas during construction. Interim City Manager Van Wagner will look into the possibility.

During public comment there was a question regarding agreements with Immigration and Customs Enforcement, Interim City Manager Van Wagner is not aware of any agreements the city has with Immigration and Customs Enforcement.

Council Member Strange spoke about the City Manager position and where the process stood. Mayor Murry informed her that the Procurement department is waiting on Council to evaluate the companies that submitted to the RFP. Council discussed the process and Council Member Strange requested Interim City Manager Van Wagner print out the packet for her to evaluate.

The issue of bus service within the city was spoke about at public comment and Council requested Interim City Manager Van Wagner speak with the County.

Council discussed contingent funding if the city were to lose revenue. There is currently \$34 million in reserve funds, the city needs to have \$14 to \$17 million in reserves at all times. The city brings over an excess of approximately \$11 million year to year.

CITY ATTORNEY REPORT

City Attorney Waugh –

- The Fire Impact fees for the Montrose property will be moved from the General Fund to cover the purchase and remodel.
- Florida Legislature is talking about the Live Local Act. The Florida League of Cities is very vocal against this and it is a fluid situation in Tallahassee. The city passed a resolution from one exemption that is available to developers under the Live Local Act. If Council would like to have their voice heard now is the time to send letters.

Council discussed the Live Local Act and their thoughts on the bill, the bill abolishing all Community Redevelopment Agencies, the Enterprise Funds bill as well and the Property Tax bill.

There was a consensus for City Attorney Waugh to send letters opposing the Live Local Act, Community Redevelopment Agency bill, Enterprise Funds bill and Property Tax bill.

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- Explained the Immigration and Customs Enforcement agreements, Federal Legislation Section 287G empowers Immigration and Customs Enforcement to enter into agreements with local and state governments to delegate authority from Immigration and Customs Enforcement to local authorities to do certain detention functions, identification functions and warrant functions. Many agreements have been executed at the law enforcement agency level.
- Staff has been approached regarding actions when someone is not satisfied with a decision from the Building Department or Code Enforcement. There will be a discussion brought to Council regarding this at a later date.

CITY COUNCIL REPORT

Council Member Strange –

- The Lake County Board of County Commissioners approved her position on the Tourism Development Council. Lake County is up 8 percent year over year as of quarter two. The strategic plan is in review by the County Attorney and Board of County Commissioners.
- Council Member Howard – No report.

Council Member Myers –

- Had the honor of scoring the scholarship applications for Pig On the Pond.
- Attended legislative action days in Tallahassee.
- April is military child month.
- April is volunteer month, recognized volunteers and thanked them for their service.

Council Member Petersen –

- Thanked Fire Chief Ezell for securing the first ambulance.
- Spoke about the parking at American Legion. Would like staff to do a thorough review and work with all parties.

Mayor Murry –

- April is Autism month.
- Spoke about the bus service within the city.
- Attended Police Chief Broadways farewell. Commended Interim City Manager Van Wagner and city staff on putting that together.
- Commended Interim Chief Graczyk and would like to make him the permanent Police Chief.
- Inquired about an update on the Municipal Service Taxing Unit in Wellness Way.

Council Member Strange informed him that the Lake County Board of County Commissioners and Wellness Way residents have a meeting scheduled on April 22 to talk about the Municipal Service Taxing Unit.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
April 8, 2025

ADJOURN: With no further comments, this meeting adjourned at 6:39 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, April 22, 2025			
Agenda Item Name			
Surplus Request			
Requested Action			
The Procurement Services Department requests approval to declare end-of-life inventory as surplus from the Police, Building Services, and Information Technology Departments and provide disposal per the Procurement Policy.			
Staff Report			
The Procurement Services Department, on behalf of the Police, Building Services, and Information Technology Departments, recommends approval of the surplus request.			
The following inventory has reached its end-of-life service, and approval to surplus these items is requested:			
Department	Qty.	Property Description	
Police	5	Ecotech Rifle Optics 510 - bad battery compartment	
Police	16	Ecotech Rifle Optics EXPS2-2 - broken lens	
Building Services	1	Laser Jet Pro 400 Desktop Printer	
Information Technology	1	Apple iPad A2014	
Information Technology	2	Apple iPad A1474	
Information Technology	1	Apple iPad A1550	
Information Technology	1	Apple iPad A1567	
Information Technology	1	Apple iPad A1460	
Information Technology	1	Apple iPad A1458	
The salvageable surplus property will be listed on www.GovDeals.com , an electronic public auction website for government property. The non-salvageable property will be disposed of appropriately.			
Additional Analysis			
Fiscal Impact Summary			
The surplus property has an anticipated value of \$200.00			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Building Services Disposal Form	Building Services Disposal Form.pdf	
2.	Information Technology Disposal Forms	Information Technology Disposal Forms.pdf	
3.	Police Disposal Form	Police Disposal Form.pdf	

[illegible]



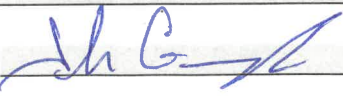
PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: _____
Contact Person: Captain J. Sayre Phone: 352-536-8413
Year / Make / Model: Ecotech Optics (21) Vehicle No. _____
Miles / Hours: _____ Serial / VIN: See attached
Description of Property Ecotech rifle optics

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

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

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

Director Signature: 

Date: 4/4/25

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Procurement Director: _____

Date: _____

Munis Asset Number: _____

Revised 5/2/2023

EOtech	510	103034	Armory	BAD BATTERY COMPARTMENT	
EOtech	510	342449	Armory	BAD BATTERY COMPARTMENT	
EOtech	510	359889	Armory	BAD BATTERY COMPARTMENT	
EOtech	510	333456	Armory	BAD BATTERY COMPARTMENT	
EOtech	511	047399	Armory	BATTERY COMPARTMENT SEIZED	
EOtech	EXPS2-2	A0386164	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640246	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640255	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640256	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640293	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640300	Armory	BATTERY COMPARTMENT SEIZED	
EOtech	EXPS2-2	A0640327	Armory	BROKEN LENS	
EOtech	EXPS2-2	A064033	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640334	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640337	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640340	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640341	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640342	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640358	Armory	BROKEN LENS	
EOtech	EXPS2-2	A0640380	Armory		
EOtech	EXPS2-2	A1195744	Armory	BROKEN LENS	



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 22, 2025		
Agenda Item Name		
Proposal Award <i>Holiday Decorations</i>		
Requested Action		
Requesting approval to award a contract between the City of Clermont and We Hang Christmas Lights FI to provide Christmas holiday decoration rental services.		
Staff Report		
The Evaluation Committee recommends approval of this action. The Parks and Recreation consulted with the Procurement Services Department to determine the most cost-effective approach for Christmas holiday decoration rental services. As a result, the Procurement Services Department issued Request for Proposal No. 25-050 on January 17, 2025, to solicit proposals from qualified companies for Christmas holiday decoration rental services. The solicitation was competitively bid, formally advertised, and fully complies with the City of Clermont's Procurement Policy and Procedures. A total of five responses were received. An Evaluation Committee of three members reviewed, scored and ranked the proposals. We Hang Lights FI was the top-ranked vendor, selected for its qualifications, knowledge, and experience in providing timely delivery and installation of holiday decor. This includes customizable trees, lighting, wreaths, and add-ons that are all guaranteed before Thanksgiving. Their products are safe, durable, and user-friendly, with responsive maintenance and flexible theme updates available annually. The award recommendation is being made to the most qualified respondent, We Hang Christmas Lights FL. The initial contract term is three (3) years, with the option for up to three (3) additional one-year renewals at the City's discretion. The estimated annual contract value is \$31,950, with a total estimated value of \$95,850 for the initial three (3) year term. The proposed contract start date is April 23, 2025. The Procurement Services Department and the Parks and Recreation Department recommend approval of the proposed action.		
Additional Analysis		
Fiscal Impact Summary		
The contracted expense will occur during the Fiscal Year 2025 - 2026 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFP 25-050 Response Tabulation	RFP 25-050 Response Tabulation.pdf	
2. RFP 25-050 Evaluation Summary Phase 1	RFP 25-050 Evaluation Summary Phase 1.pdf	
3. RFP 25-050 Notice of Intent to Award	RFP 25-050 Notice of Intent to Award.pdf	
4. We Hang Christmas Lights FI Quote	We Hang Christmas Lights FI Quote.pdf	



RESPONSE TABULATION

**RFP 25-050, CHRISTMAS HOLIDAY DECORATION RENTAL SERVICES
SOLICITATION DEADLINE: FEBRUARY 20, 2025 AT 2:00 P.M. (EST)**

COMPANY NAME, CITY, STATE
Brite Nites, Inc. – Salt Lake City, UT
G&G Event Planning & Production, Inc. – Hudson, FL
Rileighs Outdoor, LLC dba Holiday Outdoor Decor – Bethlehem, PA
MDM Display & Design Services, Inc. – Port Richey, FL
Simple Solution Exterior Cleaning LLC DBA We Hang Christmas Lights – Sanford, FL



EVALUATION SUMMARY

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

RESPONSE DEADLINE: February 20, 2025 at 2:00 pm

PHASE 1

EVALUATORS

Name	Title
Brian Forman	Parks and Recreation Director
Cory Cody	Events and Recreation Manager
Heather New	Parks and Recreation Specialist

MEETING SUMMARY

The Evaluation Committee met on Thursday, March 27, 2025, at 3:00 P.M. to receive the scoring of the proposals. Each evaluator scored the proposals individually through OpenGov. At the time of the meeting, the Senior Procurement Agent provided the score summary to the committee and proceeded to review the scores and provide their comments. The Evaluation Committee agreed to invite the top two companies who scored the highest for questions/presentations. Those companies are We Hang Christmas Lights FL and Holiday Outdoor Decor. The Senior Procurement Agent will be reaching out to the two companies to schedule meeting dates and times and provide information for the meeting.

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Total Score (Max Score 100)	Total Average Rank
We Hang Christmas Lights Fl	90.5 (1)	95 (2)	82.5 (1)	89.33	1.33
Holiday Outdoor Decor	88 (2)	97 (1)	79.5 (4)	88.17	2.33
MDM DISPLAY & DESIGN SERVICES INC	62 (4)	72.5 (3)	82 (2)	72.17	3
Brite Nites Inc	62.5 (3)	62 (4)	81.5 (3)	68.67	3.33
G&G Event Planning & Production Inc.	50 (5)	39 (5)	58 (5)	49	5

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Introduction Letter 0-10 Points 5 Points (5%)	License and Insurance Pass / Fail 5 Points (5%)	Company Background 0-10 Points 15 Points (15%)	Company Project Experience 0-10 Points 20 Points (20%)	Personnel Experience 0-10 Points 20 Points (20%)	Cost of Services 0-10 Points 20 Points (20%)	Business Location 0-5 Points 5 Points (5%)	Quality of Submittal 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
We Hang Christmas Lights Fl	10	100%	9.3	9.7	9.7	7.7	2	9.3	89.33
Holiday Outdoor Decor	9.7	100%	8.7	9	9	9.3	2	8.7	88.17
MDM DISPLAY & DESIGN SERVICES INC	7.3	100%	7	6.7	7	8.3	2	7	72.17
Brite Nites Inc	6	100%	8	7.3	8	4.3	2	7.3	68.67

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 2

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

Vendor	Introduction Letter 0-10 Points 5 Points (5%)	License and Insurance Pass / Fail 5 Points (5%)	Company Background 0-10 Points 15 Points (15%)	Company Project Experience 0-10 Points 20 Points (20%)	Personnel Experience 0-10 Points 20 Points (20%)	Cost of Services 0-10 Points 20 Points (20%)	Business Location 0-5 Points 5 Points (5%)	Quality of Submittal 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
G&G Event Planning & Production Inc.	5.7	100%	5	5.7	5.3	2.3	2	5	49

INDIVIDUAL PROPOSAL SCORES

Brite Nites Inc	
Introduction Letter 0-10 Points 5 Points (5%)	
Evaluator 1: 3	
no formal introduction letter	
Evaluator 2: 7	
Evaluator 3: 8	
License and Insurance Pass / Fail 5 Points (5%)	
Evaluator 1: Pass	
Evaluator 2: Pass	
Evaluator 3: Pass	
Company Background 0-10 Points 15 Points (15%)	
Evaluator 1: 8	

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 3

30 plus years in the industry

Evaluator 2: 7

Evaluator 3: 9

Company Project Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 6

project experience provided were primarily light installation projects - not relevant to project

Evaluator 2: 7

Evaluator 3: 9

Personnel Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 8

good experience in team.

Evaluator 2: 7

Evaluator 3: 9

Cost of Services | 0-10 Points | 20 Points (20%)

Evaluator 1: 4

\$50,000 for one year - \$25,000 higher than previous agreement.

Evaluator 2: 3

Evaluator 3: 6

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

Evaluator 2: 2

Evaluator 3: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 6

Evaluator 2: 7

Evaluator 3: 9

G&G Event Planning & Production Inc.

Introduction Letter | 0-10 Points | 5 Points (5%)

Evaluator 1: 6

Provides information on the CEO background but nothing specific to specific project needs or ability to provide this.

Evaluator 2: 3

Evaluator 3: 8

License and Insurance | Pass / Fail | 5 Points (5%)

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Company Background | 0-10 Points | 15 Points (15%)

Evaluator 1: 6

background is broad but not very holiday focused.

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 5

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

Evaluator 2: 3

Evaluator 3: 6

Company Project Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 4

Only 1 holiday related project referenced and began as recently as 2024.

Evaluator 2: 7

Evaluator 3: 6

Personnel Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 6

Evaluator 2: 4

Evaluator 3: 6

Cost of Services | 0-10 Points | 20 Points (20%)

Evaluator 1: 3

36' Walkthrough tree was only potential option - priced at \$145,497

Evaluator 2: 0

Evaluator 3: 4

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 6

Quality of Submittal 0-10 Points 10 Points (10%)	
	Evaluator 1: 5
	Evaluator 2: 4
	Evaluator 3: 6

Holiday Outdoor Decor	
Introduction Letter 0-10 Points 5 Points (5%)	
	Evaluator 1: 10
	Evaluator 2: 10
	Evaluator 3: 9

License and Insurance Pass / Fail 5 Points (5%)	
	Evaluator 1: Pass
	Evaluator 2: Pass
	Evaluator 3: Pass

Company Background 0-10 Points 15 Points (15%)	
	Evaluator 1: 8
	Evaluator 2: 10
	Evaluator 3: 8

Company Project Experience 0-10 Points 20 Points (20%)	
--	--

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

Evaluator 1: 9

multiple examples of related project experience and options available to execute project.

Evaluator 2: 10

Evaluator 3: 8

Personnel Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 9

highly qualified personnel

Evaluator 2: 10

Evaluator 3: 8

Cost of Services | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Most affordable option of all responses.

Evaluator 2: 10

Evaluator 3: 8

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 8

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 8

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

Evaluator 2: 10

Evaluator 3: 8

MDM DISPLAY & DESIGN SERVICES INC

Introduction Letter | 0-10 Points | 5 Points (5%)

Evaluator 1: 6

Evaluator 2: 8

Evaluator 3: 8

License and Insurance | Pass / Fail | 5 Points (5%)

Evaluator 1: Pass

Evaluator 2: Pass

Evaluator 3: Pass

Company Background | 0-10 Points | 15 Points (15%)

Evaluator 1: 6

mostly malls with similar projects

Evaluator 2: 7

Evaluator 3: 8

Company Project Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 5

information but no photo examples

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 9

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

Evaluator 2: 7

Evaluator 3: 8

Personnel Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 6

Only Mr. Mathews information provided - qualified project manager

Evaluator 2: 6

Evaluator 3: 9

Cost of Services | 0-10 Points | 20 Points (20%)

Evaluator 1: 8

charging for storage

Evaluator 2: 9

Evaluator 3: 8

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 5

Evaluator 2: 7

Evaluator 3: 9

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 10

We Hang Christmas Lights Fl	
Introduction Letter 0-10 Points 5 Points (5%)	
	Evaluator 1: 10
	Evaluator 2: 10
	Evaluator 3: 10
License and Insurance Pass / Fail 5 Points (5%)	
	Evaluator 1: Pass
	Evaluator 2: Pass
	Evaluator 3: Pass
Company Background 0-10 Points 15 Points (15%)	
	Evaluator 1: 9
	Evaluator 2: 10
	Evaluator 3: 9
Company Project Experience 0-10 Points 20 Points (20%)	
	Evaluator 1: 10
multiple examples of projects with similar projects large and small in scale	
	Evaluator 2: 10
	Evaluator 3: 9

EVALUATION TABULATION

RFP No. RFP 25-050

Christmas Holiday Decoration Rental Services

Personnel Experience | 0-10 Points | 20 Points (20%)

Evaluator 1: 10

Very experienced and qualified staff with impressive backgrounds.

Evaluator 2: 10

Evaluator 3: 9

Cost of Services | 0-10 Points | 20 Points (20%)

Evaluator 1: 8

slightly higher than 2 other vendors - tree: \$23,435 / 3 wreaths: \$2,175 -- cost to add theme has notable increase but good quality options available

Evaluator 2: 9

Evaluator 3: 6

Business Location | 0-5 Points | 5 Points (5%)

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Quality of Submittal | 0-10 Points | 10 Points (10%)

Evaluator 1: 9

Evaluator 2: 10

Evaluator 3: 9

EVALUATION TABULATION

Request For Proposal - Christmas Holiday Decoration Rental Services

Page 12



NOTICE OF INTENT TO AWARD
RFP No. RFP 25-050
Christmas Holiday Decoration Rental Services

RESPONSE DEADLINE: February 20, 2025 at 2:00 pm

Friday, April 11, 2025

After the careful and thorough review of all responses received to solicitation number RFP 25-050 titled Christmas Holiday Decoration Rental Services, the City hereby issues this Award Recommendation to the following company:

We Hang Christmas Lights FI

Sincerely,

Freddy L. Suarez, MPA, CPPB
Procurement Services Director

We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771

407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

RECIPIENT:

City of Clermont

685 West Montrose Street

Clermont, Florida 34711

Phone: 352 241 7353

Quote #4499

Sent on _____

Total

\$31,950.00

Product/Service	Description	Qty.	Unit Price	Total
26' Christmas Tree	26' Sterling Artificial Christmas Tower Tree Tree dimensions and Specifications: 26' H x 180" W Tree Contains -40,254 Garland tips Individual LED Bulb Count - 19,300 -Includes standard black custom 3' base (a customized base with Clermont logo could be made but would increase cost, we recommend printing a banner to go around the base if a custom look is desired) Includes providing, installation, maintenance, removal and storage for the tree/ decor. We will secure the tree with a ballast tank inside the tree and guidewires.	1	\$23,450.00	\$23,450.00
Wreath 60" LED	60" LED Lit Wreath with Warm White lights -Decorated to match tree theme with Ornaments/ trimmings -Installed using the provided S hooks that are attached to the building	3	\$725.00	\$2,175.00*
Complimentary Maintenance Plan	Beginning the Monday after Thanksgiving, our team will conduct nighttime quality checks. Every three days, we will visit the property at night to inspect the display. During these visits we will: Fix any damaged lights, adjust garland/ bows, inspect power, and or address display as needed. This approach significantly reduces outages and ensures the display remains flawless throughout the season. If there are any repair requests made by the client WHCL will respond in a 24 hour time period, but often respond same day.	1	\$0.00	\$0.00*

Optional

We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771

407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

Product/Service	Description	Qty.	Unit Price	Total
Themes and Ideas	Below are our themes and ideas for the 3 year term. These are all fully customizable and can be changed to accompany any themes that the city prefers. Our partnerships with decor manufacturers allows us to create and customize any theme that is possible.			
				Optional
Theme Proposal: North Pole Arctic	Items to accompany the theme Tree: -1,000 qty (Assorted sizes of 2.75"/4"/6") ornament set in teal, silver and white - 16 qty 28" LED lit snowflakes -100 qty 12" cascading icicle drop Theme Drivers: - 4' 2D lit Polar Bear - 3' 2D lit Penguin	1	\$6,325.00	\$6,325.00
				Not included
Theme Proposal: A Woodland Christmas	Items to accompany the theme Tree: -1,000 qty (Assorted sizes of 2.75"/4"/6") ornament set in burgundy, gold and green - 6 qty 1.3' Pine Cone Gold Motif - 6 qty 1.3' Bear Gold Motif - 6 qty 1.3' Squirrel Gold Motif Theme Drivers: -4' 2D Lit Deer -3' 2D Lit Fox	1	\$6,325.00	\$6,325.00

We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771

407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

Product/Service	Description	Qty.	Unit Price	Total
				Not included
Theme Proposal: Nutcracker Ballet	Items to accompany the theme Tree: - 1,000 qty (Assorted sizes of 2.75"/4"/6") ornament set in Red, gold and silver - 6 qty 1.3' Ballet Slippers - 6 qty 1.3' Nutcracker - 6 qty 1.3' Star Theme Drivers: - 2 qty 6' Nutcracker	1	\$6,325.00	\$6,325.00
				Not included
Tree Topper 3'	3D Snowburst Tree Topper 3ft: Cool White - LED C7 bulbs - Install star topper on top of the tree	1	\$750.00	\$750.00

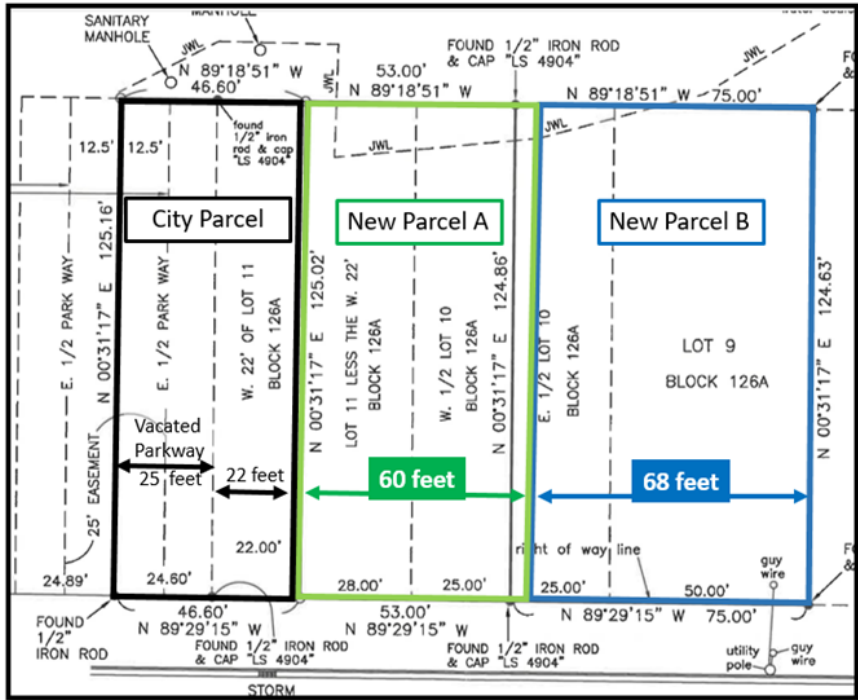
* Non-taxable

Total

\$31,950.00

Signature: _____ **Date:** _____

**AGENDA ITEM**

Meeting Date	
Tuesday, April 22, 2025	
Agenda Item Name	
Variance Request <i>Chestnut Street</i>	
Requested Action	
Recommend approval of the variance request.	
Staff Report	
This variance request is the final step in the City's acquisition of a 22-foot strip of land that is essential in providing the City access to City-owned utility infrastructure. The City Council previously approved the purchase of real property on Chestnut Street in February 2025 along with the lot width variance to the seller for adjacent properties. In order to make the remaining lots buildable, the City is requesting a variance for the side yard setbacks on Parcel A and B. By cooperating in obtaining the variance, the City would eliminate a potentially substantial liability. The request is to the Land Development Code (LDC), Section 125-195, for a reduced side yard setback of 5 feet instead of the required 7.5 feet in the R-2 Medium Density Residential District. The seller intends on constructing a 50-foot-wide home on Parcel A, which would leave a 5-foot setback on each side and wants to shift the home on Parcel B to the west 5 feet from the side yard property line.	
 The survey map illustrates the proposed land parcels and their dimensions. It shows a 'City Parcel' on the left, 'New Parcel A' in the middle, and 'New Parcel B' on the right. Key dimensions include a 22-foot strip for the City Parcel, a 60-foot width for New Parcel A, and a 68-foot width for New Parcel B. The map also indicates various setbacks, such as 25 feet from the 'Vacated Parkway' and 22 feet from the 'City Parcel'. Utility infrastructure like 'SANITARY MANHOLE', 'FOUND 1/2" IRON ROD & CAP LS 4904', and 'STORM' are marked. The map is oriented with North at the top, and the 'right of way line' is shown on the right side.	
Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff have reviewed the application as submitted and found the application does meet a positive finding on all five criteria. Therefore, staff recommends approval of the variance request.	
Additional Analysis	

Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Survey Parcels A B Chestnut St signed	Survey Parcels A B Chestnut St signed.pdf
2.	Location Map	Location Map.pdf
3.	New 101-246 Review Criteria-Chestnut Side Yard	New 101-246 Review Criteria-Chestnut Side Yard.pdf
4.	Legal Ad	Legal Ad.pdf

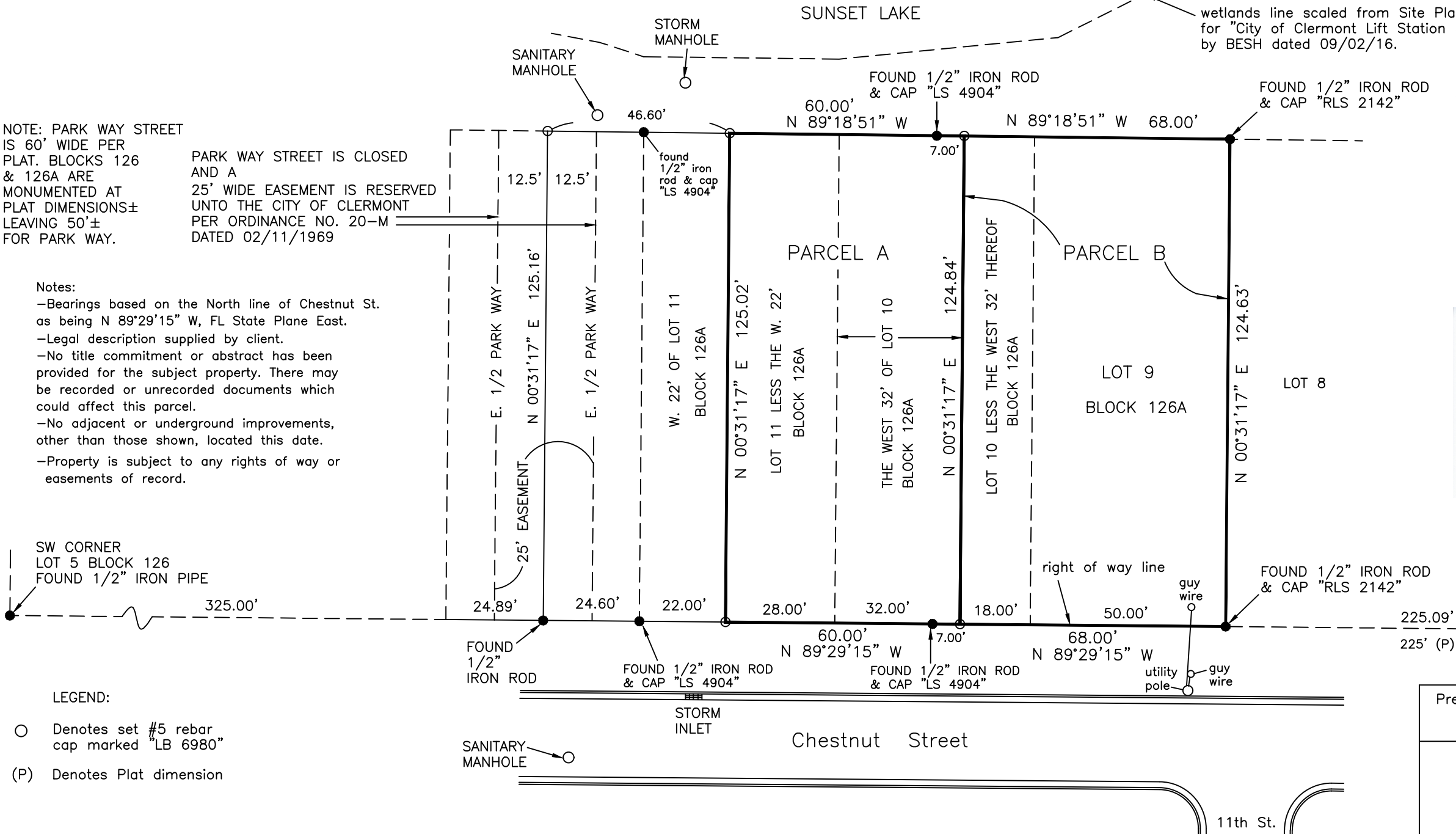
Map of Boundary Survey



Scale = 1"=30'

PARCEL A:
The West 32.00 feet of Lot 10, Block 126A,
and Lot 11, Block 126A,
Less the West 22.00 feet of Lot 11, Block 126A,
SUNSET PARK, OFFICIAL MAP OF THE CITY OF
CLERMONT, according to the plat thereof, as
recorded in Plat Book 8, Pages 17-23, inclusive,
Public Records of Lake County, Florida.
Containing 0.172 acres±

PARCEL B:
Lot 9 and Lot 10, Block 126A,
Less the West 32.00 feet of Lot 10, Block 126A,
SUNSET PARK, OFFICIAL MAP OF THE CITY OF
CLERMONT, according to the plat thereof, as
recorded in Plat Book 8, Pages 17-23, inclusive,
Public Records of Lake County, Florida.
Containing 0.195 acres±

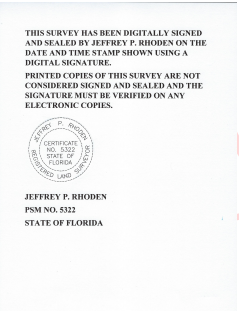


NOTE: PARK WAY STREET
IS 60' WIDE PER
PLAT. BLOCKS 126
& 126A ARE
MONUMENTED AT
PLAT DIMENSIONS±
LEAVING 50'±
FOR PARK WAY.
PARK WAY STREET IS CLOSED
AND A
25' WIDE EASEMENT IS RESERVED
UNTO THE CITY OF CLERMONT
PER ORDINANCE NO. 20-M
DATED 02/11/1969

- Notes:
- Bearings based on the North line of Chestnut St.
as being N 89°29'15" W, FL State Plane East.
 - Legal description supplied by client.
 - No title commitment or abstract has been
provided for the subject property. There may
be recorded or unrecorded documents which
could affect this parcel.
 - No adjacent or underground improvements,
other than those shown, located this date.
 - Property is subject to any rights of way or
easements of record.

wetlands line scaled from Site Plan
for "City of Clermont Lift Station #5 Forcemain"
by BESH dated 09/02/16.

City of Clermont
I hereby declare that based on my
examination of the Flood Insurance Rate
Map number 12069C 0570 E dated Dec. 18,
2012, and that to the best of my knowledge,
belief and my professional opinion that the
subject property lies within flood zone X.



Digitally signed
by JEFFREY P
RHODEN
Date:
2025.02.19
07:48:36 -05'00'

SE CORNER
LOT 6 BLOCK 126A
FOUND 1/2" IRON
ROD & CAP "RLS 2142"

FIELD DATE: 02/19/2025

Prepared for: 24034.002
CITY OF CLERMONT

Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255

Chestnut Street Variance Request



Chestnut Street – Side Yard Setback Variance

The requirements for a variance are as follows:

“Sec. 101-246, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

Applicant response: *The requested variance will not cause interference with the nearby property owners since the reduced setback abuts City property and the property owner’s 2 parcels.*

Staff comments: *The requested variance would allow the property owner to proceed with constructing the two homes. The hardship was created by the City purchasing 22 feet from the property owner, in which, shrunk the lot widths and created a hardship to build 50- foot wide homes. The lots will still meet all the other requirements in the zoning district.*

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;

Applicant response: *The requested variance would allow reasonable use of the property and provide a path forward to the owner to proceed with construction of the two homes.*

Staff comments: *By granting the variance, the property owner would be able to construct a home on each lot, as originally intended prior to the sale of the 22 feet to the City. The hardship was created due to the sale of the 22 feet, in which provided the City with improved access to City-owned utility infrastructure.*

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response: *The sale of the 22 feet to the City furthered a City objective in providing improved access to City-owned utility infrastructure and also to allow the existing stormwater line to remain in lieu of moving it.*

Staff comments: *The requested variance would benefit both the City and the property owner.*

Positive finding

- (4) The granting of the variance is consistent with the city's comprehensive plan;

Applicant response: *Granting the variance would not violate the City's comprehensive plan.*

Staff comments: *The requested variance is not in conflict to the goals, objectives and policies of the Clermont Comprehensive Plan.*

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response: *The variance request allows reasonable use of the land and would be the minimum since the two lots would be close in width to each other and to allow construction of the homes without creating any other hardships to be considered.*

Staff comments: *The variance request would allow the property owner to continue with constructing the two homes while allowing the City to acquire land for access to the lift station and preserve the existing stormwater line.*

Positive finding

STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as presented and finds the application meets a positive finding on all of the review criteria. Therefore, staff recommends approval of the requested variance to the Land Development Code.

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	Chestnut ST. Var.

Date:	04/01/2025
Order Number:	11195140
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	3.9000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/15/2025 - 04/15/2025	Govt Public Notices
LEE dailycommercial.com	1	04/15/2025 - 04/15/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$76.26
Tax Amount	\$0.00
Service Fee 3.99%	\$3.04
Cash/Check/ACH Discount	-\$3.04
Payment Amount by Cash/Check/ACH	\$76.26
Payment Amount by Credit Card	\$79.30

Order Confirmation Amount	\$76.26
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, April 22, 2025 at 5:30 PM the Clermont City Council will consider a request for the following variance: (1) to allow for a reduced side yard setback of 5 feet instead of the required 7.5 feet in the R-2 Medium Density Residential District, Section 125-195, at the following location:

LOCATION

Vacant Lots

Between 1098 and 1152 Chestnut
Street (north side)

(Alternate Key 3937257 & 2510447)

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

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

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

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

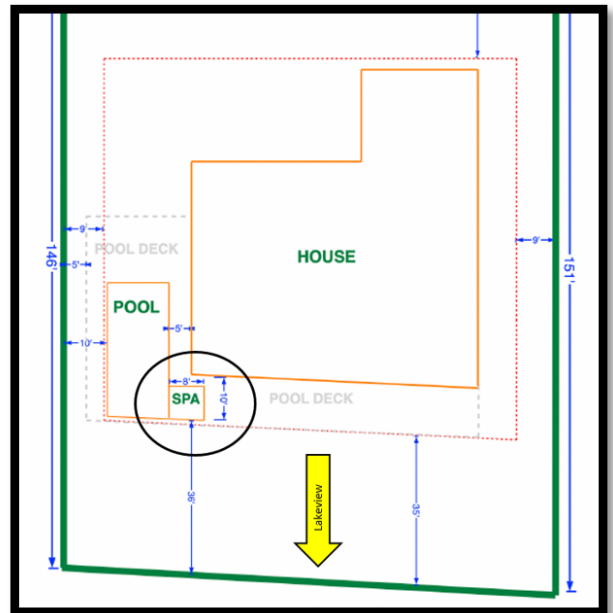
Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 15, 2025
11195140

AGENDA ITEM

Meeting Date	
Tuesday, April 22, 2025	
Agenda Item Name	
Variance Request 354 W. Lakeshore Drive	
Requested Action	
Recommend approval of the variance request.	
Staff Report	

The applicant, Kerry Bolton, has recently acquired the property at 354 West Lakeshore Drive. She has demolished the existing structures and is planning on constructing a new home. She also wants to install an in-ground swimming pool and spa. In order to take advantage of the view of Lake Minnehaha, she would like to construct the pool/spa forward of the front building line. The property is approximately 17,000 square feet in size, and the zoning is R-1-A Single Family Low Density Residential District.



In order for Ms. Bolton to proceed, a variance request would have to be granted to allow the placement of the pool forward of the front building line. Section 125-520, Special Setbacks requires in-ground swimming pools to be constructed behind the front building line. The front building line is not the front yard setback, but the front of the primary structure on the lot. The new home's setback is proposed at 45 feet from the front property line. The zoning requires a 35-foot front yard setback. The placement of the proposed pool/spa would meet the front yard setback if the variance was approved. In addition, all the improvements within the lot will meet or exceed the required setbacks.

A review of the area along Lakeshore Drive revealed several homes on larger lots that had in-ground swimming pools installed forward of the front building line. One example is 2317 Lakeshore Drive. The ability to use this outdoor recreational space along with viewing the lake is an opportunity that most lots are not presented due to the lot configuration and placement along the lake.

Section 101-246 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff have reviewed the application as submitted and found the application does meet a positive finding on all the five criteria. Therefore, staff recommends approval of the variance request.

Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact	Fund Number and Description	Available Budget Amount

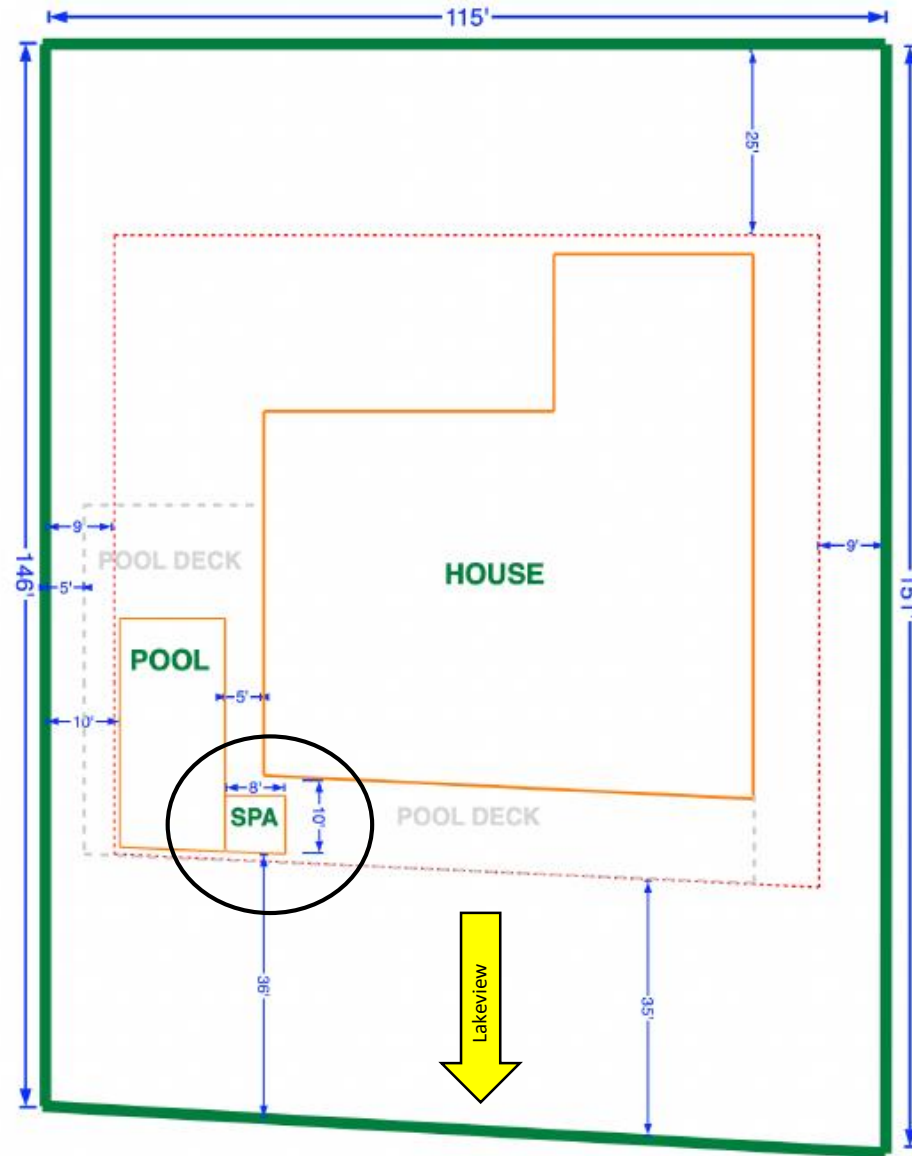
Exhibits Attached (copies of original agreements)

1.	Map	Map.pdf
2.	101-246 Review Criteria 354 W Lakeshore Dr	101-246 Review Criteria 354 W Lakeshore Dr.pdf
3.	Application	Application.pdf
4.	Attachments A-K	Attachments A-K.pdf
5.	Warranty Deed	Warranty Deed.pdf
6.	354 W. Lakeshore Dr. - Legal Ad VAR	354 W. Lakeshore Dr. - Legal Ad VAR.pdf

354 Lakeshore Drive Pool Variance Request



354 Lakeshore Drive Pool Variance Request



The applicant is requesting to allow an in-ground swimming pool and spa to be constructed 10 feet forward of the front building line in order to take advantage of Lake Minnehaha's view shed from the pool and deck. No screen enclosure will be installed.

354 Lakeshore Drive Pool Variance Request



Approximate location of pool/spa looking towards Lake Minnehaha. The applicant is currently removing an older home and will be replacing with a new home with pool and spa.

354 West Lakeshore Drive – Pool Variance

The requirements for a variance are as follows:

“Sec. 101-246, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

Applicant response: The pool will be located on the left side of the building, extending 10 feet beyond the front building line. This configuration will result in roughly one-third of the pool’s length extending beyond the front building line. Notably, the pool will not have a cage ensuring the aesthetic quality of the surrounding area is maintained and unobstructed views are preserved for both the property owner and nearby neighbors.

The property is zoned as R-1-A (single-family residential), which has a front yard setback requirement of 35 feet. The property’s front boundary line sits roughly 10 feet from the road, meaning the pool and building will be over 45 feet from the road. This considerable distance further ensures the pool’s location will not interfere with the public roadway or nearby residents.

Staff comments: The proposed pool and spa will be constructed in-ground. The lot has ample room for placement of the pool and the view of Lake Minnehaha from the pool area is a desirable feature. Since the adjoining property between the applicants’ proposed home and pool is her son, it would not appear to interfere with the reasonable enjoyment of adjacent or nearby property owners. A review of the area has indicated a few properties have in-ground pools that are placed forward of the front building line.

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;

Applicant response: Several properties in the City of Clermont already feature in-ground pools in the front or side yard, suggesting that the requested pool placement is consistent with the character of the neighborhood. 2317 S Lakeshore has a pool entirely in front of the building line. Several other examples were provided by the applicant in the variance application.

Staff comments: With the redevelopment of a new home along with the pool/spa, it has allowed the applicant the ability to start with a blank slate on the layout of improvements within the property boundary. The lot is almost 4/10’s of an acre, which is more than sufficient for placement of a home, pool and spa. The view shed of the lakefront property offers an opportunity to capture this setting by placing the pool/spa forward of the front building line. The variance request would allow reasonable use of the property. **Positive finding**

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response: *The proposed pool will not negatively impact the safety of the neighborhood or the city's planning goals. The area around the pool will be well-maintained, and the design will complement the home and surrounding properties. The variance will enhance the property's functionality without negatively impacting neighbors or the city's objectives.*

The proposed pool location will improve the use of the property by allowing better access to the lake view from the pool area, which is integral to the enjoyment of living in a lakefront home. The pool placement aligns with the property's intended function as a residential space with lake access while respecting the aesthetic quality of the surrounding area. Additionally, as part of the pool will be in full sun, it will decrease heating costs and energy use.

Staff comments: *Strict compliance with the land development regulation in this case will not further any legitimate city objective. All the proposed improvements will meet the setbacks within the zoning district.*

Positive finding

- (4) The granting of the variance is consistent with the city's comprehensive plan;

Applicant response: *The comprehensive plan for the City of Clermont encourages reasonable use and development of residential properties in a manner that enhances the quality of life for residents while maintaining the city's aesthetic appeal and character. The proposed variance is in alignment with these goals, as it does not disrupt the city's development patterns or plans and the placement of the pool contributes to the enjoyment of the property while maintain a respectful distance from the road and other homes in the neighborhood.*

Staff comments: *The variance request is not in conflict with the comprehensive plan goals, objectives and policies.*

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response: *Initially, the desire was to place the entire pool at the front of the home to optimize the lake views; however, after careful reconsideration, we have scaled back the proposal to ensure compliance with the minimum variance necessary for reasonable use. Moving the majority of the pool (roughly two thirds of its length) behind the front building line ensures that the request remains in keeping with the city's goals while still addressing the core desire to have the pool positioned in a way that maximizes the lake view. This adjustment minimizes the variance scope, limiting the extension beyond the front building line to just 10 ft., making it a reasonable and responsible request for better property use.*

Staff comments: *The variance request appears to be the minimum variance in order to allow the applicant to take advantage of the Lake Minnehaha view from the proposed pool area with little to no impact on the neighbors.*

Positive finding

STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on all Review Criteria and Findings requirements for granting a variance. Staff has reviewed the application as presented and finds the application meets all of the five criteria on a positive finding. Therefore, staff recommends approval of the variance request to the Land Development Code.



CITY OF CLERMONT VARIANCE APPLICATION

DATE April 4, 2025		FEE: \$300.00 (check left in person re: Kerry Bolton)	
Project Name (if applicable) W. Lakeshore dr - side Pool			
Applicant Kerry Bolton / Boltholes FL Ltd.			
Contact Person Kerry Bolton / Jordan Bolton			
Address 10300 cypress isle Ct		City Orlando	State FL
Telephone 737-300-5869		Zip 32836	
Fax			
Email Birkdalevilla@gmail.com cc: Boltholesfl@gmail.com			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address		City	State
Telephone		Zip	
Email			
PROPERTY INFORMATION			
Address of Subject Property Parcel ID: 302226040000016301		City Clermont	State FL
General Location Next to 354 W Lakeshore Dr. Clermont, FL 34711		Zip 34711	
Legal Description & Alternate Key (include copy of survey) See attachment 1			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

City of Clermont's ordinance NO. 2023-007

Attachment 3

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

Pool placement on the side of the home (new construction)
10ft in front of building line.

How does the Code create a hardship?

Does not allow for unobstructed lake views
from pool area and increased heating costs (see attachment 2 for add'l context)

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

See Attachment 2

- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

See Attachment 2

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

See Attachment 2



CITY OF CLERMONT
VARIANCE
APPLICATION

- (4) The granting of the variance is consistent with the city's comprehensive plan; and

See Attachment 2

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

See Attachment 2

Kerny Bolton

Applicant Name (print)

x 

Applicant Name (signature)

Kerny Bolton / Boltholes FL Ltd.

Owner Name (print)

x 

Owner Name (signature)

NOTICE

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

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

Legal Description of Property

Parcel ID: 302226040000016301

354 W Lakeshore Dr Clermont 34711

Begin at the Northwest Corner of Lot 163, The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Pages 17 thorough 23, inclusive, of the Public Records of Lake County, Florida; thence, along the north line of said Lot 163, South 89°17'49" East 79.47 feet to the Northeast Corner of said Lot 163; thence, along the East line of said Lot 163, South 00°03'02" West 151.05 feet to the northerly line of West Lakeshore Drive as it currently exists; thence, along said northerly right of way line, North 86°54'01" West 115.46 feet to the West line of the East 35.00 feet of Lot 164, The City of Clermont; thence, along said West line of the East 35.00 feet of Lot 164, North 00°16'28" East 146.17 feet to the north line of said Lot 164; thence, along the north line of said Lot 164, South 89°22'00" East 35.00 feet to the Point of Beginning;

Together with:

That certain parcel lying South of Lakeshore Drive; North of the shores of Lake Minnehaha; bounded on the West by the Southerly extension of the West line of the East 35 feet of Lot 164, and bounded on the East by the Southerly extension of the East line of Lot 163, according to the Plat of Clermont Heights, Plat Book 4, page 1 Public Records of Lake County. Florida.

Variance Request for Pool Location

I am requesting a variance to the City of Clermont's Ordinance No. 2023-007 regarding the placement of a pool on my residential property.

My property is a single-family lot with the front of the property facing lake Minnehaha. I will be constructing a new home on the now vacant lot, and I wish to place a pool on the side of the home with part of the pool extending 10ft beyond the front building line, but still within the required setbacks. Both the pool and deck will not extend beyond the buildings 35ft front setback requirement.

The primary reason for this request is to allow for unobstructed lake views from the pool area while ensuring the pool's placement complies with the city's zoning guidelines as closely as possible. Additionally, the property is South facing so heating costs and energy use will decrease by placing part of the pool in full sun (10ft beyond the front building line).

The parcel ID of the property: 302226040000016301.

The address of the property: 354 W Lakeshore Dr Clermont 34711.

The location of the property can be seen on Attachment A & Attachment B. A plot plan of the proposed pool and building can be seen on Attachment C.

1. Granting the variance will not cause interference with the reasonable enjoyment of adjacent or nearby property owners nor negatively impact the standard of living of the citizens of the city:

The pool will be located on the left side of the building, extending 10ft beyond the front building line. This configuration will result in roughly one-third of the pool's length extending beyond the front building line.

Notably, the pool will not have a cage ensuring the aesthetic quality of the surrounding area is maintained and unobstructed views are preserved for both the property owner and nearby neighbors.

The property is zoned as R-1-A (single-family residential), which has a front yard setback requirement of 35ft. The property's front boundary line sits roughly 10ft from the road, meaning the pool and building will be over 45ft from the road. This considerable distance further ensures the pool's location will not interfere with the public roadway or nearby residents.

2. The variance will allow a reasonable use of the property, which is in character with other properties in the same zoning category:

Several properties in the City of Clermont already feature pools either in the front or side yard, suggesting that the requested pool placement is consistent with the character of the neighborhood. Examples within City of Clermont include:

- 2317 S LAKESHORE DR (AltKey 2531100) has a pool entirely in front of the front building line. Per the property record card the pool was added in 2012. This example is 1.3 miles from our property. See Attachment D.

- 1829 RAMIE RD (AltKey 1624762) has a pool with a cage at the front of the home. It appears the front of the pool/cage are either in line with the front building line or slightly in front. This example is 0.8 miles from our property. See attachment E.
- 1670 EAST AVE (AltKey 1815461) has a pool with a cage at the side of the home, both behind the front building line. This example is 0.3 miles from our property. See attachment F.

These examples demonstrate that a pool at, or near, the front of the building is not out of place or disruptive to the neighborhood's overall aesthetic and quality of life.

Examples of pools within Clermont (unincorporated) that are on lakeshore drive with views of Lake Minnehaha:

- 12924 LAKESHORE DR (AltKey 3478274) has a pool entirely at the front of the front building line. This example is 1.5 miles from our property and only a few houses away from 2317 S LAKESHORE DR. See Attachment G.
- 12028 LAKESHORE DR (AltKey 3691857) has a pool and cage entirely in front of the front building line visible from the road. This example is 2.4 miles from our property. See Attachment H.
- 12426 LAKESHORE DR (AltKey 3798610) has a pool entirely in front of the front building line. This example is 1.9 miles from our property. See Attachment I.

Examples of pools within Clermont (unincorporated) that are adjacent to lakeshore drive with views of Lake Minnehaha:

- 12803 SUNSET AVE (AltKey 1685290) has a pool and cage adjacent/parallel to lakeshore drive (visible from road). This example is 1.5 miles from our property and a few houses down the street from 2317 S LAKESHORE DR. See Attachment J.
- 12624 AMBER AVE (AltKey 2989751) has a pool and cage adjacent/parallel to lakeshore drive (visible from road). This example is 2.1 miles from our property. See Attachment K.

3. Strict compliance with the land development regulation will not further any legitimate city objective, and the benefits achieved by granting the variance outweigh the benefits of denial:

The proposed pool will not negatively impact the safety of the neighborhood or the city's planning goals. The area around the pool will be well-maintained, and the design will complement the home and surrounding properties. The variance will enhance the property's functionality without negatively impacting neighbors or the city's objectives.

The proposed pool location will improve the use of the property by allowing better access to the lake view from the pool area, which is integral to the enjoyment of living in a lakefront home. The pool placement aligns with the property's intended function as a residential space with lake access while respecting the aesthetic quality of the surrounding area. Additionally, as part of the pool will be in full sun it will decrease heating costs and energy use.

4. The granting of the variance is consistent with the city's comprehensive plan:

The comprehensive plan for the City of Clermont encourages the reasonable use and development of residential properties in a manner that enhances the quality of life for residents while maintaining the city's aesthetic appeal and character.

The proposed variance is in alignment with these goals, as it does not disrupt the city's development patterns or plans and the placement of the pool contributes to the enjoyment of the property while maintaining a respectful distance from the road and other homes in the neighborhood.

5. The variance requested is the minimum variance necessary to make reasonable use of the land:

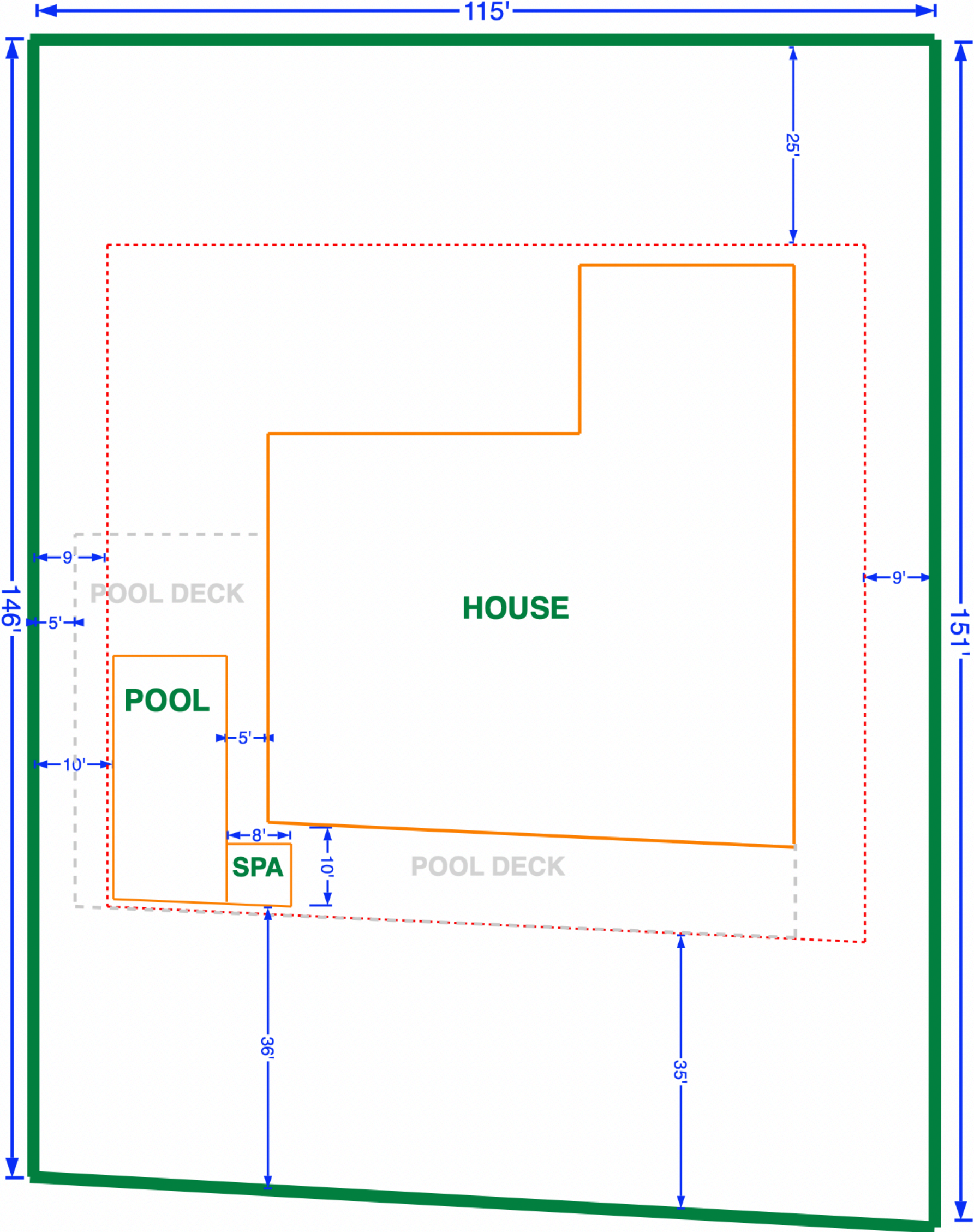
Initially, the desire was to place the entire pool at the front of the home to optimize the lake views; however, after careful reconsideration we have scaled back the proposal to ensure compliance with the minimum variance necessary for reasonable use.

Moving the majority of the pool (roughly two thirds of its length) behind the front building line ensures that the request remains in keeping with the city's goals while still addressing the core desire to have the pool positioned in a way that maximizes the lake view. This adjustment minimizes the variance scope, limiting the extension beyond the front building line to just 10ft, making it a reasonable and responsible request for better property use.

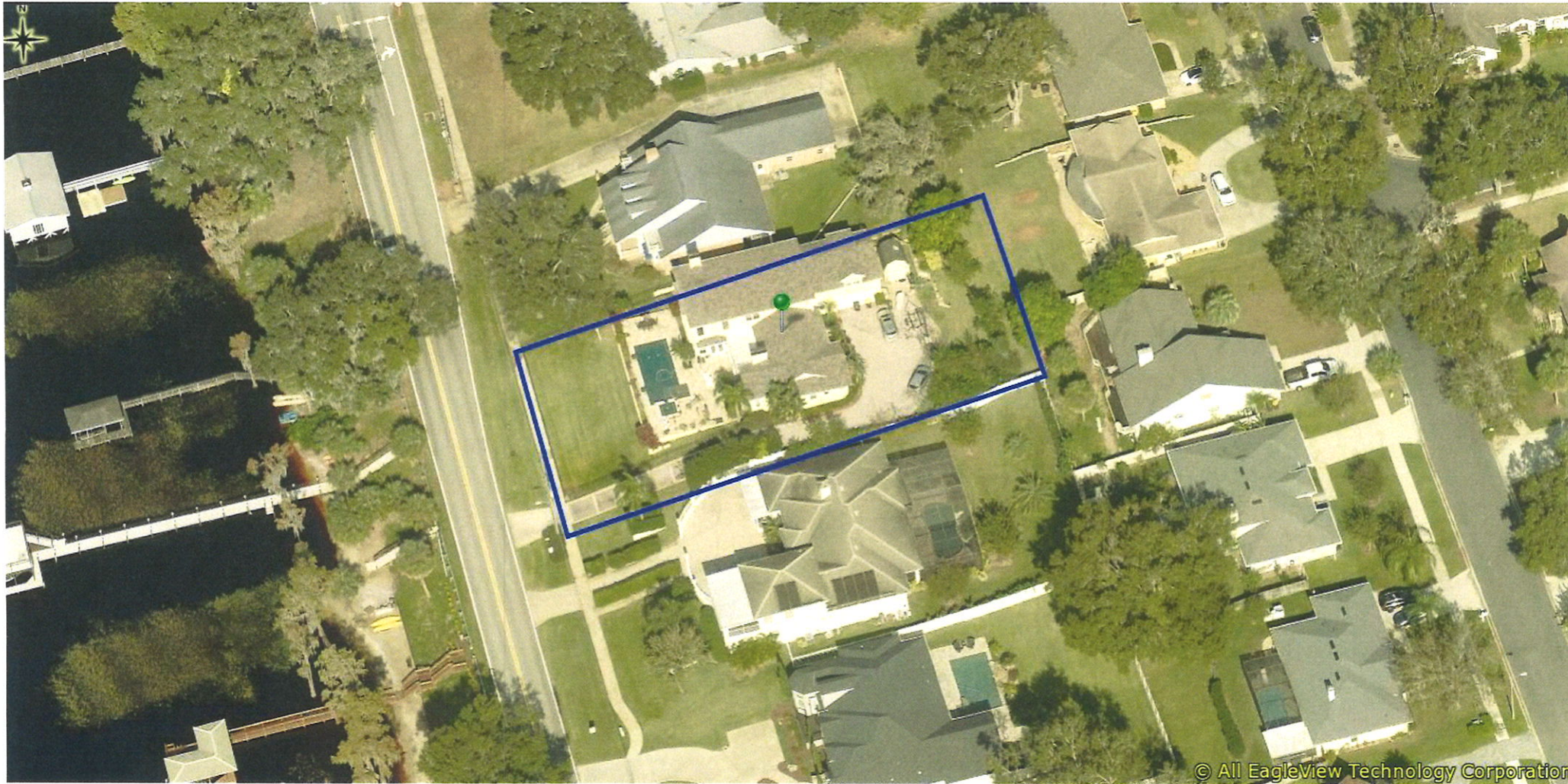
I respectfully request that the City of Clermont grant this variance to allow for the placement of the pool as described. The variance will facilitate reasonable use of the property, will not negatively impact the surrounding community, and is consistent with the city's objectives for residential properties. The request represents the minimum variance necessary to allow for the enjoyment of the property's lakefront location while adhering as closely as possible to the city's regulations.



ATTACHMENT C



2317 S LAKESHORE DR. AltKey: 2531100
Attachment D



© All EagleView Technology Corporation

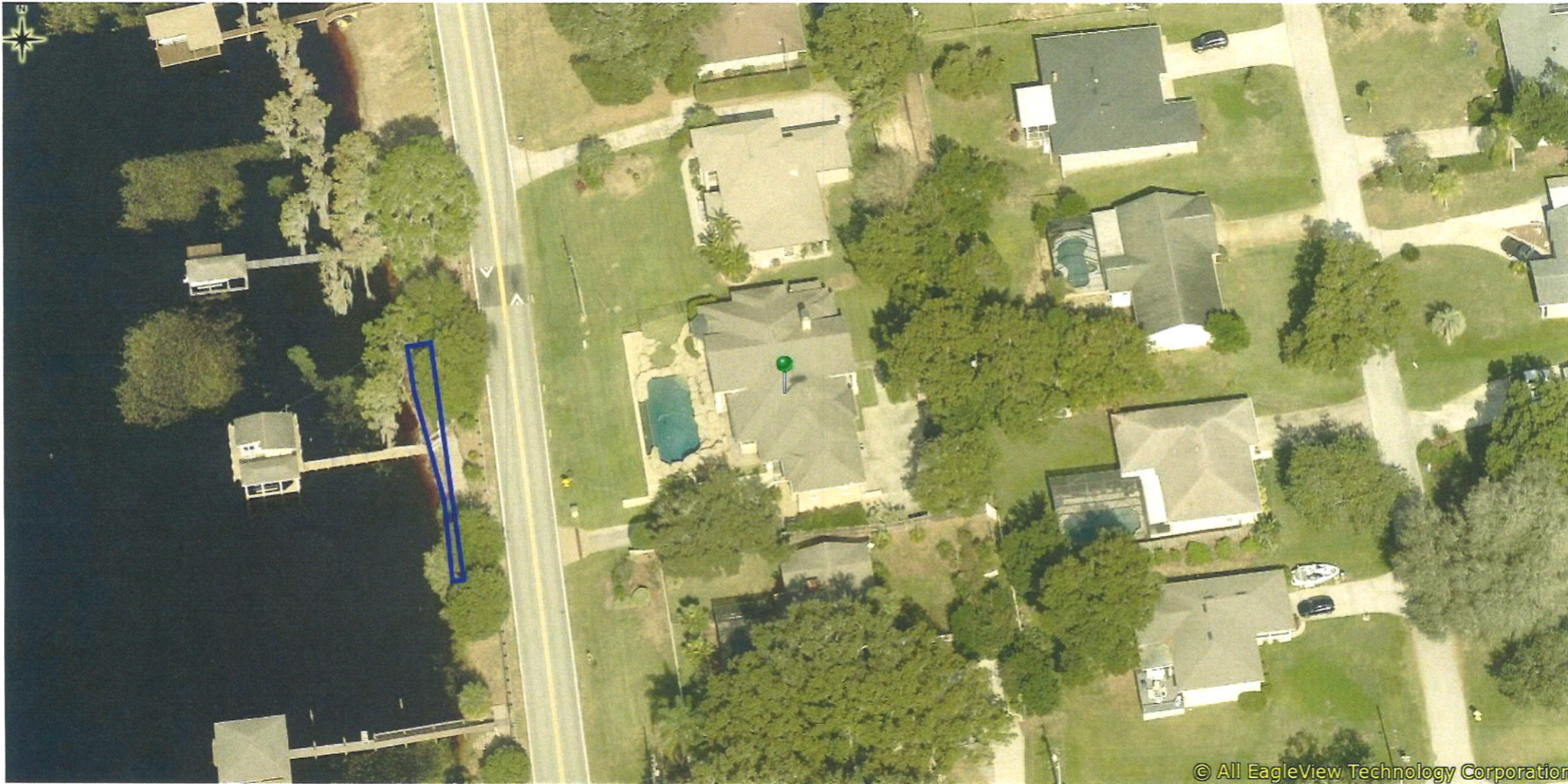
1829 RAMIE RD. AltKey: 1624762
Attachment E



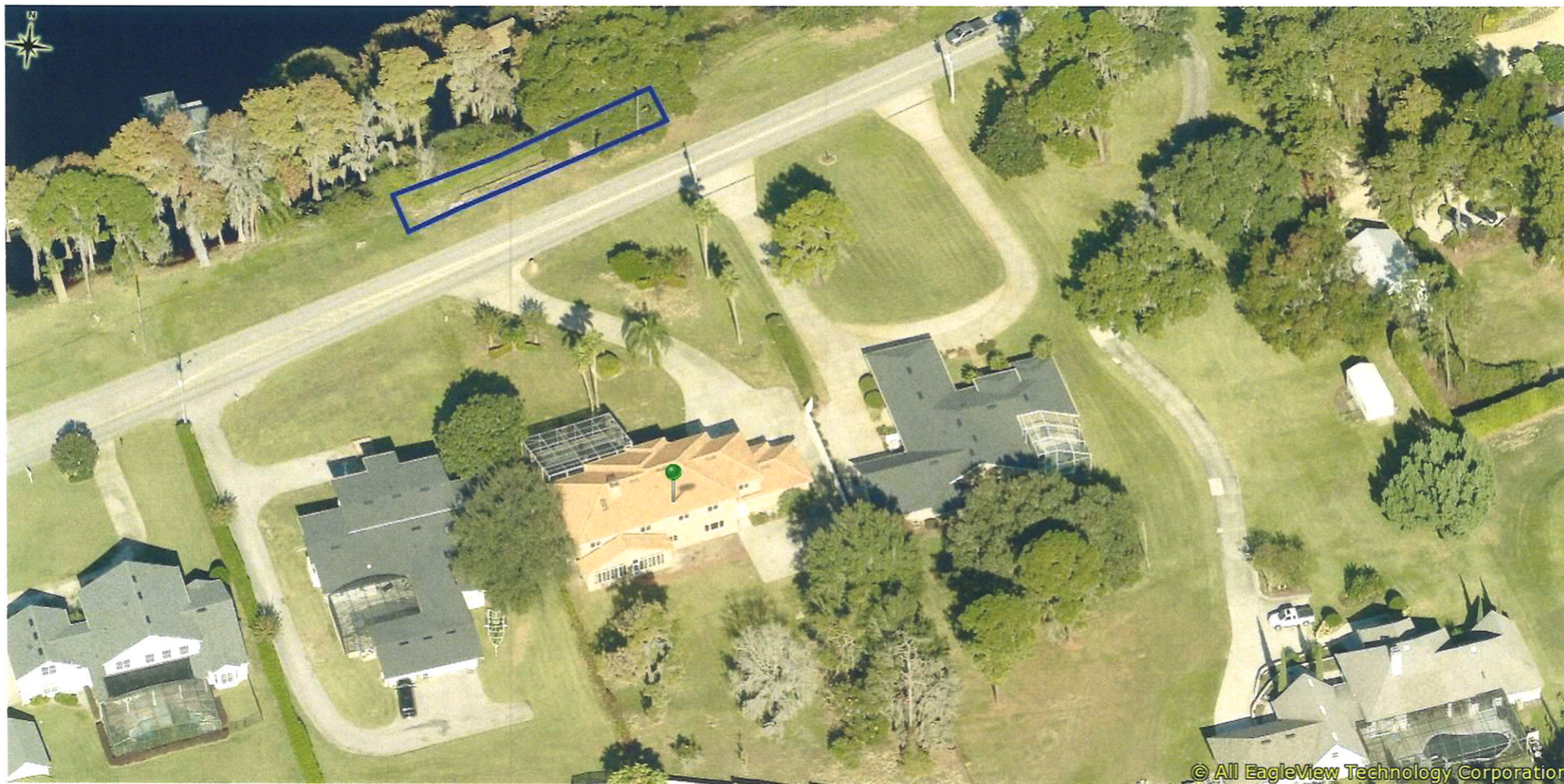
1670 EAST AVE. AltKey: 1815461
Attachment F



12924 LAKESHORE DR. AltKey: 3478274
Attachment G



12028 LAKESHORE DR. AltKey: 3691857
Attachment #



12426 LAKESHORE DR. AltKey: 3798610
Attachment I



12803 SUNSET AVE. AltKey: 1685290
Attachment J



12624 AMBER AVE. AltKey: 2989751
Attachment K



© All EagleView Technology Corporation

Attachment 4

Prepared By and Returned To:
Jodie A Staples
Watson Title Services, Inc.
1435 West State Road 434 Suite 109
Longwood, FL 32750
(407) 645-1310
File Number: 5250036
Incident to the issuance of a title insurance contract.

THIS WARRANTY DEED

Made this **6th day of February, 2025** by
**Red Star Investing LLC, a Florida Limited Liability
Company**

hereinafter called the grantor, to
**Boltholes Florida Limited, a United Kingdom Private
Limited Company**

whose post office address is:
**10300 Cypress Isle Court,
Orlando, FL 32836**

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake County, Florida**, viz:

Lot 163, less the South 6 feet; Lot 164, less the South 10 feet; the East 70 feet of Lot 165, less the South 14 feet; and the South 42.70 feet of East 133.10 feet of Lot 167, The City of Clermont, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 17 through 23, inclusive, of the Public Records of Lake County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 30-22-26-0400-000-16300

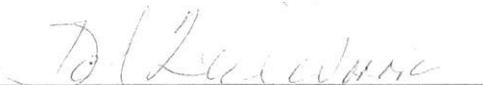
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

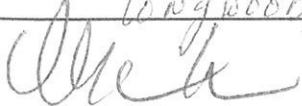
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2024**.

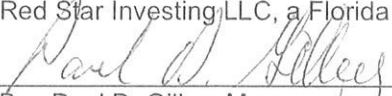
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1: (Signature)
Print Name: Brenda L. Echevarria
Address: 1435 W SR 434 STE 109
Longwood, FL 32750


Witness #2: (Signature)
Print Name: Angel Brimmer
Address: 1435 W State Road 434 Ste 109
Longwood FL 32750

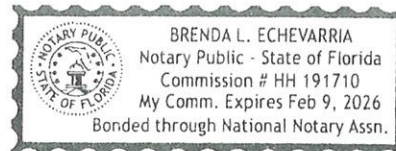
Red Star Investing LLC, a Florida Limited Liability Company


By: Paul D. Gilley, Manager
9387 County Road 299
Wildwood, FL 34785-8518

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 6th day of February, 2025, by Paul D. Gilley, as Manager of Red Star Investing LLC, a Florida Limited Liability Company, who is/are personally known to me or who has/have produced FL Driver License as identification.


NOTARY PUBLIC (signature)
Print Name: Brenda L. Echevarria
My Commission Expires: FEB 9, 2026
Stamp/Seal:



Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	

Date:	04/08/2025
Order Number:	11213391
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	40.0000
Height in Inches:	3.3200

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/15/2025 - 04/15/2025	Govt Public Notices
LEE dailycommercial.com	1	04/15/2025 - 04/15/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$65.20
Tax Amount	\$0.00
Service Fee 3.99%	\$2.60
Cash/Check/ACH Discount	-\$2.60
Payment Amount by Cash/Check/ACH	\$65.20
Payment Amount by Credit Card	\$67.80

Order Confirmation Amount

\$65.20

Ad Preview

LEGAL NOTICE

On Tuesday, April 22, 2025 at 5:30 PM the Clermont City Council will consider a request for the following variance: (1) to allow for an in-ground swimming pool and spa to be located forward of the front building line, Section 125-520, Special Setbacks, at the following location:

LOCATION

354 W. Lakeshore Drive
North of W. Lakeshore Drive and
East of 4th Street
(Alternate Key 1618177)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
#11213391 4/15/2025



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 22, 2025		
Agenda Item Name		
Variance Request <i>Withdrawn</i> <i>Bloxam Avenue Subdivision</i>		
Requested Action		
Staff Report		
This item has been withdrawn.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Withdrawal email	WD VAR.pdf	

John E. Kruse

From: Patrick Harb <patrick.harb@harbco.com>
Sent: Monday, March 24, 2025 4:30 PM
To: John E. Kruse
Cc: Tom Harb; Amine Harb, PE; Kathy Heard
Subject: RE: Bloxam Ave. Variance Request Tabled to April 22nd

John,

Ok we'll withdraw. Do we get the fee returned?

Regards,

Patrick Harb | *Project Manager*



3700 34TH ST STE 300

ORLANDO, FL 32805

M: (407) 276-2618

O: (407) 422-4272

patrickharb@harbco.com

www.harbco.com

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Monday, March 24, 2025 3:23 PM
To: Patrick Harb <patrick.harb@harbco.com>
Cc: Tom Harb <tomharb@harbco.com>; Amine Harb, PE <amineharb@harbco.com>; Kathy Heard <kheard@clermontfl.org>
Subject: RE: Bloxam Ave. Variance Request Tabled to April 22nd

Patrick,

Unfortunately we can't keep tabling. I would recommend a withdrawal and when you are ready, we will run the ad and resend the notices.

John

From: Patrick Harb <patrick.harb@harbco.com>
Sent: Monday, March 24, 2025 2:54 PM
To: John E. Kruse <jekruse@clermontfl.org>
Cc: Tom Harb <tomharb@harbco.com>; Amine Harb, PE <amineharb@harbco.com>; Kathy Heard <kheard@clermontfl.org>
Subject: RE: Bloxam Ave. Variance Request Tabled to April 22nd

John,

Just to confirm, so we're tabled and we can update you as we progress?

Regards,

Patrick Harb | *Project Manager*



3700 34TH ST STE 300

ORLANDO, FL 32805

M: (407) 276-2618

O: (407) 422-4272

patrickharb@harbco.com

www.harbco.com

From: John E. Kruse <jekruse@clermontfl.org>

Sent: Thursday, March 20, 2025 3:50 PM

To: Kathy Heard <kheard@clermontfl.org>; Patrick Harb <patrick.harb@harbco.com>

Cc: Tom Harb <tomharb@harbco.com>; Amine Harb, PE <amineharb@harbco.com>

Subject: RE: Bloxam Ave. Variance Request Tabled to April 22nd

I would advise to email a withdrawal and we will advertise and resend notices once they determine what date they want to be on the agenda.

Looking at the mailing list, it appears 21 entries were made.

From: Kathy Heard <kheard@clermontfl.org>

Sent: Thursday, March 20, 2025 2:50 PM

To: 'Patrick Harb' <patrick.harb@harbco.com>; John E. Kruse <jekruse@clermontfl.org>

Cc: Tom Harb <tomharb@harbco.com>; Amine Harb, PE <amineharb@harbco.com>

Subject: RE: Bloxam Ave. Variance Request Tabled to April 22nd

Patrick,

The legal ad was not published for this. We had to keep it on the agenda because I mailed out the notices to the 200 foot neighbors.

John, should they withdraw from the agenda only and come back when they are ready?

Kindest regards,

Kathy Heard, CMC
Planning and Development Coordinator
Planning and Development Services Department
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7335 | Fax 352-394-2394
kheard@clermontfl.org
www.ClermontFL.gov



Under Florida law, email addresses and written correspondence with the City become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Patrick Harb <patrick.harb@harbco.com>
Sent: Thursday, March 20, 2025 2:10 PM
To: Kathy Heard <kheard@clermontfl.org>
Cc: John E. Kruse <jekruse@clermontfl.org>; Tom Harb <tomharb@harbco.com>; Amine Harb, PE <amineharb@harbco.com>
Subject: RE: Bloxam Ave. Variance Request Tabled to April 22nd

Hi Kathy,

Thank you for your email.

Can we table the variance request and decide later what date we'd like to attend? We're having to change the project and figure out a new use.

Regards,

Patrick Harb | *Project Manager*



3700 34TH ST STE 300
ORLANDO, FL 32805
M: (407) 276-2618
O: (407) 422-4272
patrickharb@harbco.com
www.harbco.com

From: Kathy Heard <kheard@clermontfl.org>
Sent: Thursday, March 20, 2025 11:27 AM
To: Patrick Harb <patrick.harb@harbco.com>
Cc: John E. Kruse <jekruse@clermontfl.org>
Subject: Bloxam Ave. Variance Request Tabled to April 22nd

EXTERNAL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Patrick,

At their March 11th meeting, the City Council voted to table the Bloxam variance request to the April 22nd meeting.

Is April 22nd at 5:30 pm a good time for you? You will be required to attend.

Kindest regards,

Kathy Heard, CMC
Planning and Development Coordinator
Planning and Development Services Department
685 W. Montrose St., Clermont, FL 34711



Tel 352-241-7335 | Fax 352-394-2394

kheard@clermontfl.org

www.ClermontFL.gov

Under Florida law, email addresses and written correspondence with the City become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

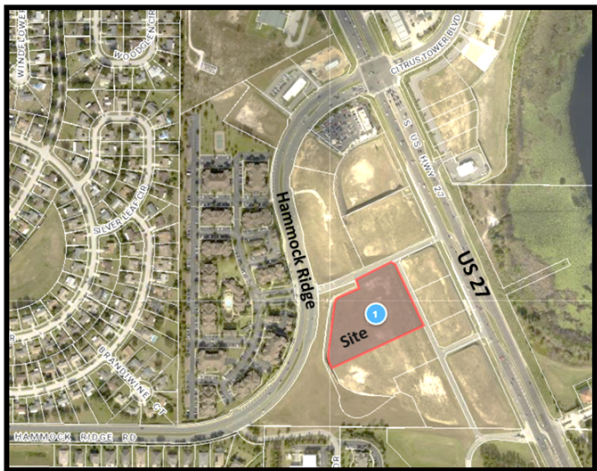
Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Website: <https://www.clermontfl.gov/>

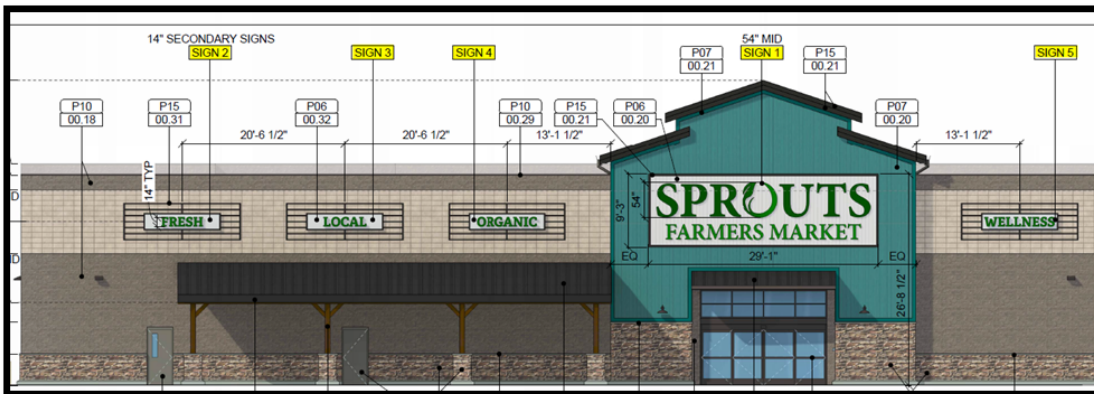
PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

AGENDA ITEM

Meeting Date	
Tuesday, April 22, 2025	
Agenda Item Name	
Resolution No. 2025-010R <i>Sprouts Farmers Market CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2025-010R.	
Staff Report	
The applicant, Franklin Land Associates, LLC, is requesting amendments to a Conditional Use Permit (CUP) for an existing Planned Unit Development (PUD), known as the Shoppes at Hammock Ridge Crossing. The development is located south and southwest of the Hammock Ridge Road and US 27 intersection. The existing businesses within this PUD are Chick-fil-A and 7 Brew Coffee, along with the current construction sites of the Staybridge Suites hotel, a micro hospital and a daycare. The development was originally approved in 2005 under Resolution 1442 and is currently governed by Resolution 1532.	
	
The applicant is requesting three (3) changes to Resolution 1532. The first one is an amendment to an existing condition. Sprouts Farmers Market is being proposed on Lot 14 within the development. As part of their business plan, the store displays merchandise outside their building. Section 8, Item 1 within the Resolution under Outdoor display states “Outdoor display of merchandise is prohibited.” The applicant would like to add language to this item to state an exception is allowed on Lot 14 within the development. This would allow Sprouts to display merchandise outdoors. Staff are not opposed to this amendment request and would support this change with the stipulation that outdoor display of merchandise should be limited along the front of the Sprouts building.	

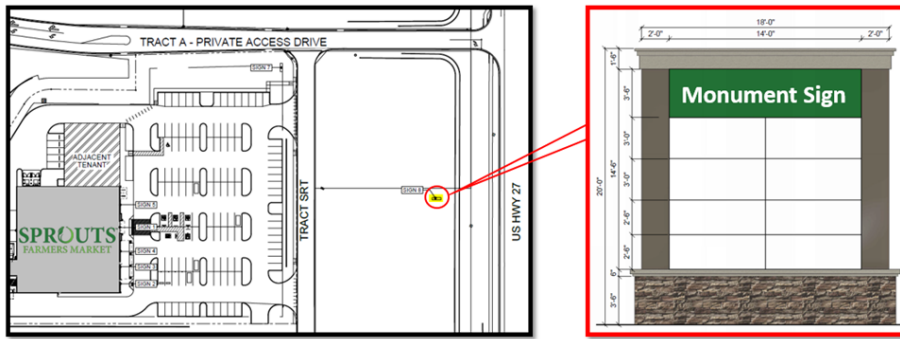


The Second Amendment is for special consideration of front wall signage on the Sprouts building. The applicant is requesting additional secondary wall signage along with an increase in overall square footage of wall signage on the front of the building. A total of six wall signs are being proposed on the Sprouts building with five (5) on the front and one (1) on the rear. The rear wall sign facing Hammock Ridge Road appears to meet the sign code and does not need special consideration. The five (5) wall signs on the front consist of a primary sign and four (4) secondary signs. The total square footage requested for the front is 546 square feet, of which the primary sign will be 268 square feet. The allowable square footage is 200 square feet per City Code.

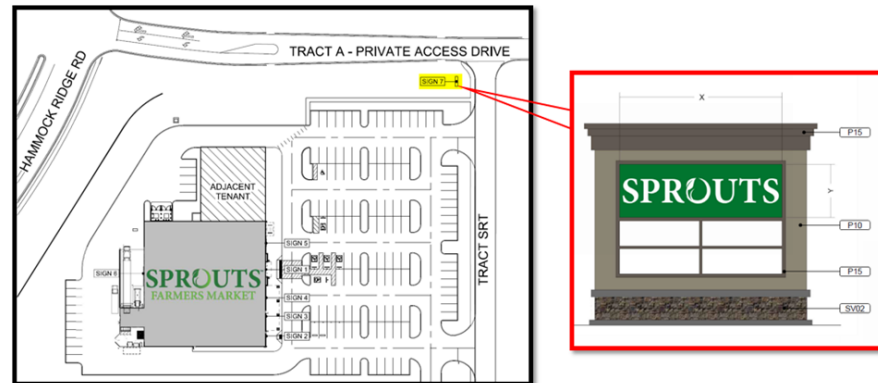


In comparison to previously approved wall signage variance requests, in 2019, Target was approved for up to 525 square feet of wall signage with a maximum of five (5) wall signs. Recently this year, the new Dick's Sporting Goods building was approved for wall signage up to 446 square feet. The applicant has indicated that due to the placement of the lot in the interior of the development and the elevation change of approximately 28 feet up from US 27, the visibility from the major arterial roadway is challenging, along with having buildings between Sprouts and US 27 that impede visibility. Staff understand the challenges of the elevation change and interior lot location for visibility, and would support this request.

The final requested amendment is for the installation of a multi-tenant monument sign with Sprouts listed as the anchor tenant. The applicant is requesting the ability to construct the monument sign on Lot 9, which is owned and controlled by the developer. The development has been platted with no consideration of a common parcel for a multi-tenant sign along US 27. Therefore, the sign would be considered an off-site sign. The applicant is requesting this sign to be 20 feet in height and 18 feet in width with a maximum copy area of 203 feet per face. The Land Development Code limits this type of monument sign to 15 feet in height and 10 feet in width with a maximum copy area of 120 square feet per face.



In reviewing the application, staff noticed the proposed monument sign within the Sprouts parcel, Lot 14, exceeds the City's Land Development requirements in height and copy area. The plan indicates an overall height of eight (8) feet, in which the City's code is limited to six (6) feet with a limitation of 32 square feet of copy area per face. The copy area per face is estimated to be 48 square feet.



Due to the unique nature of the elevation changes in this development and the lot configuration, these requests may be considered within reason. Staff are not opposed to approving this amendment.

Staff have reviewed the requested amendments for the Shoppes at Hammock Ridge Crossings development in conformance with Section 101-212 of the Land Development Code. The outdoor display of merchandise, if done appropriately in an organized and maintained manner, does not appear to cause undue noise, order, traffic and other nuisances and dangers to abutting property owners. The request of the larger multi-tenant monument sign on Lot 9 would be beneficial to not only Sprouts, but the other minor tenants as well to direct traffic flow in and out of the development. This may assist drivers to safely locate and navigate to the site. The increased wall signage request is similar in nature to other buildings on internal lots that sit back from arterial roadways, such as Dick's Sporting Goods and Target. The primary front wall sign of 268 square feet would be viewed from US 27 while the secondary wall signage would be seen from the private internal drive. Staff have no evidence that approving these amendments would be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Therefore, staff recommends approval of Resolution 2025-010R. *The Planning and Zoning Commission recommended approval 5-2 with the condition that the language "only under the canopy area" be incorporated into Section 8 of Outdoor Display.*

NOTE: Since this is an amendment to an existing CUP, the original CUP (1542) has been used with the insertion of the amendments in yellow highlighting.

Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and	Available Budget Amount

		Description	
Exhibits Attached (copies of original agreements)			
1.	2025-010R	2025-010R.pdf	
2.	Map	Map.pdf	
3.	Sign exhibit	Sign exhibit.pdf	
4.	Monument Sign Exh	Monument Sign Exh.pdf	
5.	CUP Application	CUP Application.pdf	
6.	Legal Ad CC	Legal Ad CC.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2025-010R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT (2025-010R) TO ALLOW FOR OUTDOOR DISPLAY OF MERCHANDISE FOR THE SPROUTS FARMERS MARKET, PHASE 3 COMMERCIAL – LOT 14, ALONG WITH SPECIAL CONDITIONS: (1) ADDITIONAL WALL SIGNAGE UP TO 550 SQUARE FEET ON THE PRIMARY FRONTAGE WALL AND 155 SQUARE FEET ON THE SECONDARY SIGNAGE; AND (2) AN OFF-SITE MONUMENT SIGN WITH THE DIMENSIONS OF 20 FEET HIGH AND 18 FEET WIDE AND A COPY AREA OF 203 SQUARE FEET PER SIDE; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held April 1, 2025, recommended approval of this Conditional Use Permit to allow for an amendment to the Planned Unit Development (PUD), at the following location:

LOCATION:

Sprouts

Vacant parcel, Lot 14, within the Shoppes at Hammock Ridge Crossing
Located West of US Hwy 27 and East of Hammock Ridge Road

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

WHEREAS, the applicant has applied for a Conditional Use Permit Amendment to allow outdoor display of merchandise for the Sprouts Farmers Market along with special conditions for additional wall signage and an off-site monument sign in which the subject parcel is part of the Shoppes at Hammock Ridge Crossing Development, formerly known as Tuscany Village PUD Development Master Plan (Resolution No. 1532);

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

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

This application for a Conditional Use Permit is to allow for an amendment to allow outdoor display of merchandise for the Sprouts Farmers Market along with special conditions for additional wall signage and an off-site monument sign, be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2025-010R

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property located on the East side of U.S. 27 shall be developed in substantial accordance with the conceptual site plan dated May 25, 2005 prepared by Avid Engineering, Inc. The property located on the West side of U.S. 27 shall be developed in substantial accordance with the conceptual site plan dated April 23, 2007 prepared by Paradise Development Group, Inc. Formal construction plans for either the East or the West parcels, 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 for that specific parcel located on either the East or West side of U.S. 27. The conceptual site plans submitted with the CUP application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The final Certificate of Occupancy shall not be issued until each of the stated conditions have been met.
5. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
6. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
8. The CUP is contingent upon the approval of the sewer line along the South Clermont Connector by the City of Clermont.
9. The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.
10. A slab survey shall be submitted after the form boards have been installed and before the concrete has been poured. This is to ensure the setbacks and location of the building will conform to the Land Development Regulations.

SECTION 2: LAND USE

This permit is for a mixed merchant center not to exceed 459,000 square feet. Tuscany Village - may include those uses as permitted in the C-1 Commercial Zoning District, such as retail, clothing apparel, home decor, and home furnishing retailers, personal services, professional offices, and restaurants consistent with the conceptual site plan for the West side dated April 23, 2007 prepared by Paradise Development Group, Inc. The conceptual site plan dated May 25, 2005 prepared by Avid Engineering Inc. will dictate development of the Tuscany Village property on the East side of U.S. 27 only.

SECTION 3: SITE DEVELOPMENT

1. The Tuscany Village property is divided by U.S. 27 with each side being under separate ownership and which will be developed at different stages. Detailed grading, erosion control, and dust abatement plans for each side, shall be submitted to and approved by the Site Review Committee prior to any construction plan approvals and the initiation of development activity for either the West or East side. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the portion of the site under development shall be submitted to the City as part of the final site review process
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with best management practices (BMP) of the U.S.D.A. Soil Conservation Service.

SECTION 4: TRANSPORTATION IMPROVEMENTS

1. The developer shall coordinate with the *Lake County Public Works Department* on all transportation improvements as to negate duplication of design and construction.
2. Sidewalks shall be required along all public road frontages, including U.S. 27, in accordance with FDOT regulations and City Codes. Sidewalks along U.S. 27 may be delayed, with approval by City staff, due to the widening of the road.
3. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on and off site transportation designs are the sole responsibility of the developer.
4. All right of ways located on the subject property for the Citrus Tower Boulevard and the South Clermont Connector must be dedicated by the developer within 30 days of execution of the Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2025-010R

5. The portion of Citrus Tower Boulevard/South Clermont Connector lying west of U.S. 27 and along the subject property must be under construction prior to issuance of any building permit for those buildings located on the subject property west of U.S. 27. The construction of said portions of Citrus Tower Boulevard/South Clermont Connector must be completed prior to issuance of any certificate of occupancy for those buildings located on the property west of U.S. 27.
6. The portion of Citrus Tower Boulevard/South Clermont Connector lying east of U.S. 27 and along the subject property must be under construction prior to issuance of any building permit for those buildings located on the subject property east of U.S. 27. The construction of said portions of Citrus Tower Boulevard/South Clermont Connector must be completed prior to issuance of any certificate of occupancy for those buildings located on the subject property east of U.S. 27.
7. It shall be the developer's responsibility to install all required street lights, which must be installed and operational on US 27, Citrus Tower Boulevard and the South Clermont Connector prior to issuance of any certificate of occupancy.
8. The developer or owner is required to install a traffic signal at the intersection of US 27, Citrus Tower Boulevard and the South Clermont Connector, when warranted, unless funded and installed by another entity. The traffic signal must be installed and operational prior to issuance of any certificate of occupancy, unless delayed by FDOT. Upon approval by FDOT, regardless of any delay, the developer or owner is required to install a traffic signal at the intersection of US 27, Citrus Tower Boulevard and the South Clermont Connector.

SECTION 5: UTILITIES AND STORMWATER

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City code.
2. Restaurants will be required to install grease traps at a size to be determined by an engineer and approved by the Utility Director.
3. The project shall be plumbed for reuse water with purple piping and appurtenances, East of US 27. Until such time as reuse water is available, the developer shall provide irrigation water shall be provided for by a private well.
4. Sewer lines along the subject property West of US 27 must be under construction prior to issuance of any building permits for buildings located on the subject property west of U.S. 27.
5. All electric power, including major transmission lines, and any utility lines including but not limited to phone and cable, must be placed underground according to all local, state and federal guidelines.
6. The developer shall construct a 12-inch water main along the east side of US 27 along the property boundary and connect to the existing water main.



CITY OF CLERMONT
RESOLUTION NO. 2025-010R

7. The developer shall construct a lift station to be privately owned and maintained, conforming to the City of Clermont's standard lift station construction details, to serve the entire project site. The lift station shall be connected to the future South Clermont Connector Wastewater Collection System via a privately owned and maintained force main. The developer will transfer ownership and maintenance responsibility for the lift station and force main to the City upon the City's request.

SECTION 6: LANDSCAPING

1. The Landscape design for all parking areas, buffers, rights of way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.
3. The stormwater pond along highway 27 shall be landscaped with 3 canopy trees and 5 understory trees per one hundred feet around the perimeter of the pond. The trees shall be planted along the perimeter and along the slopes of the pond. Shrubs shall be planted and form a continuous row along the top perimeter of the pond.
4. All areas that have been disturbed/ graded shall be stabilized using methods approved by the City Engineer within 30 days of grading.
5. All landscaped areas East of US 27 shall be irrigated with a private well until reuse water is available from the City. The developer shall be responsible for connections at that time.
6. All landscape buffers adjacent to public right-of-ways shall be established as separate landscape tracts and maintained by an owner's association or other management entity. Landscaping within these tracts shall be installed prior to issuing any certificates of occupancy.
7. In accordance with the Tuscany Village variance (4), the landscape buffer lines along property lines as required by Section 118-37(d)(l) of the City Code, shall be relocated throughout the internal portions of the project in order to maintain open space and landscaping within the project, as approved by City staff.
8. Decorative masonry walls shall be installed adjacent to residential properties where retaining walls are not already present, as approved by City staff.

SECTION 7: ARCHITECTURAL DESIGN STANDARDS

All structures shall be designed and constructed in accordance with the following design standards:



CITY OF CLERMONT
RESOLUTION NO. 2025-010R

Facades and Exterior Walls:

1. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
2. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
3. The loading areas shall be properly screened from public view. Proper screening shall include but not be limited to provision of a minimum 10 ft. wide landscape buffer along the rear or a four foot landscape area and brick wall. All storage of pallets, cardboard boxes, etc. shall be within screened enclosures.

Roofs:

1. Parapet walls or other design features shall be used to conceal flat roofs and rooftop equipment such as HVAC units from public view from all sides of the building. Parapet walls or other design features shall be constructed at a height of at least one (1) inch above the tallest roof top unit. A metal or other enclosure for roof top equipment does not constitute screening from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall.
2. No uninterrupted length of any roofline or parapet wall shall exceed one hundred (100) horizontal feet.

Materials and colors:

1. The predominant exterior finish shall be of high quality materials, including, but not limited to, brick, stone, stucco and textured concrete masonry units. The finished surface of the exterior walls shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
2. Facade colors shall be low reflective, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
3. Building trim and accent areas shall be limited to one primary color. The use of a primary color in the building trim is limited to a one (1) foot wide band around the building. Neon tubing shall not be an acceptable feature for building trim or accent areas.

Entryways:

(a) Each establishment greater than 5,000 square feet in size shall have a clearly defined customer entrance featuring no less than three (3) of the following:

1. Canopies or porticos;
2. Overhangs;
3. recesses/projections;
4. Arcades;
5. Peaked roof forms;
6. Arches;
7. Architectural details such as tile work and moldings which are integrated into the building structure and design;
8. Integral planters or wing walls that incorporate landscaped areas and areas for sitting

Signage:

1. All signs for the project shall be monument signs or wall signs.
2. Flag poles shall have a maximum height of 30 feet above grade.
3. The Sprouts building on Lot 14 under Shoppes at Hammock Ridge Crossing - Phase 3 Commercial PB 82, PG 60-62 may have up to five (5) wall signs on the front of the building. The primary wall sign shall not exceed 270 square feet with the secondary wall signs not to exceed 280 square feet; with a total square footage of front wall signage not to exceed 550 square feet.
4. Lot 9 under Shoppes at Hammock Ridge Crossing - Phase 3 Commercial PB 82, PG 60-62 may have a multi-tenant monument shopping center sign that will not exceed 20 feet tall and 18 feet wide. The copy area shall not exceed 203 square feet per face.
5. Lot 14 under Shoppes at Hammock Ridge Crossing - Phase 3 Commercial PB 82, PG 60-62 may have a multi-tenant monument sign that will not exceed 8 feet tall and 10 feet wide. The copy area shall not exceed 48 square feet per face.

Lighting:

1. Light fixtures; types. All light fixtures, including security lighting, shall be cutoff fixtures, and shall be incorporated as an integral design element that complements the design of the building or project through style, material or color. Luminaires shall not be tilted. Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spill light or glare. Sag lenses, convex lenses, and drop lenses shall be prohibited. Lighting at a building or project shall not be comprised in whole or part by floodlights.
2. Height. The height of an outdoor lighting fixture (inclusive of the pole and light source/luminaire) shall be a maximum of thirty feet (30') within a parking lot, and a maximum of fifteen feet (15') within a non-vehicular pedestrian area. Height shall be measured from the finished grade to the top of the light fixture.



CITY OF CLERMONT
RESOLUTION NO. 2025-010R

3. Pedestrian walkways and bikeways.
In pedestrian walkways or bikeways the light fixture/luminaire shall be decorative in appearance, style and finish.

SECTION 8: SITE IMPROVEMENTS

Outdoor storage:

1. All materials stored outside must be within an opaque enclosure.
2. Storage of inventory in trailers or other storage systems shall be prohibited.
3. Shopping cart returns shall be provided within the retail structures.

Outdoor display:

1. Outdoor display of merchandise is prohibited except on Lot 14, Shoppes at Hammock Ridge Crossing, Phase 3 Commercial PB 82, PG 60-62. The outdoor display shall be limited along the front of the Sprouts building only under the canopy area and shall be in an organized and maintained manner.

Fencing:

1. All fencing within public view shall be ornamental metal or brick.

SECTION 9: PUBLIC SAFETY

**PUBLIC SAFETY COMMUNICATIONS AMPLIFICATION
(Bi-Directional Amplified Distributed Antenna System)**

Except as otherwise provided, no person or organization shall maintain, own, erect or construct any building or structure or any part thereof or cause the same to be done which fails to support adequate radio coverage to public safety service workers, including but not limited to firefighters and police officers.

For the purposes of this section, adequate radio coverage shall be as determined by the city fire official. The frequency ranges which must be supported include frequencies in use and/or licensed to the fire, law enforcement and EMS providers for the City of Clermont. The building official and/or City of Clermont Fire Marshal may require tests as evidence of compliance to be made at no expense to this jurisdiction.

Buildings and structures over thirty-five (35) feet in height, buildings with below grade spaces or parking, buildings with any floor greater than 30,000 square feet and other buildings where required to provide adequate signal strength which cannot independently support the required level of radio communications coverage shall be equipped with any of the following in order to achieve the required adequate radio communications coverage: a radiating cable system or an internal multiple antenna system with FCC type-accepted signal booster amplifiers as needed.



CITY OF CLERMONT
RESOLUTION NO. 2025-010R

If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. Any battery system employed shall automatically recharge in the presence of an external power input. In the event that a signal booster is employed, it shall be fully encased within a dust and water resistant case.

For purposes of this section elevators may be excluded from the definition of "all parts of a building" or "any part thereof". The requirements of this section may be waived by the City of Clermont fire official for buildings which do not have below grade spaces or parking in areas and circumstances where it is recognized that adequate radio communications coverage will be acceptable.

A certificate of occupancy may not be issued for any building or structure which fails to comply with this requirement.

SECTION 10: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 11: SEVERABILITY

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

SECTION 12: ADMINISTRATIVE CORRECTION

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

SECTION 13: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-010R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of April, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

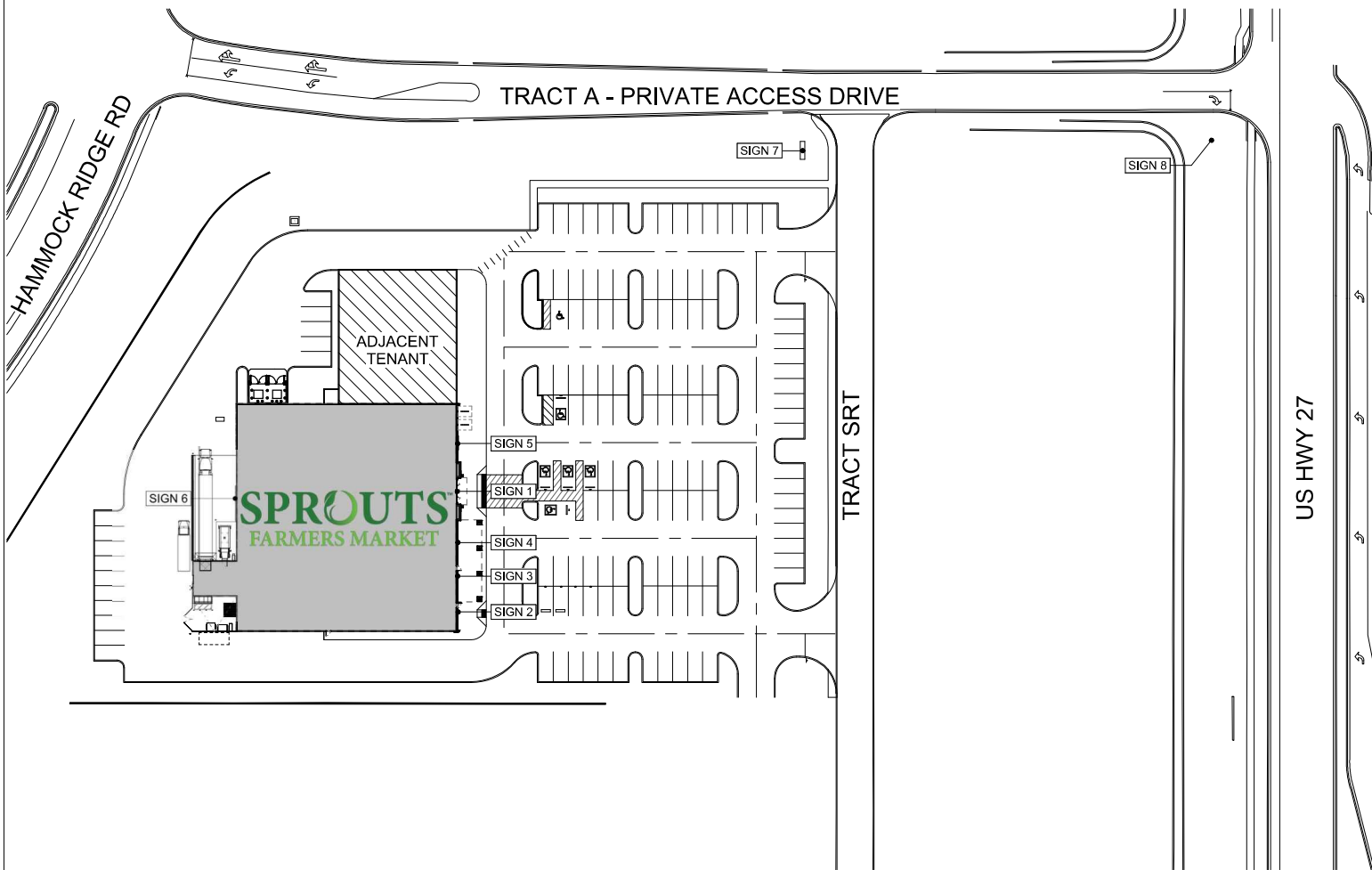
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Sprouts CUP Amendment – Location Map





ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

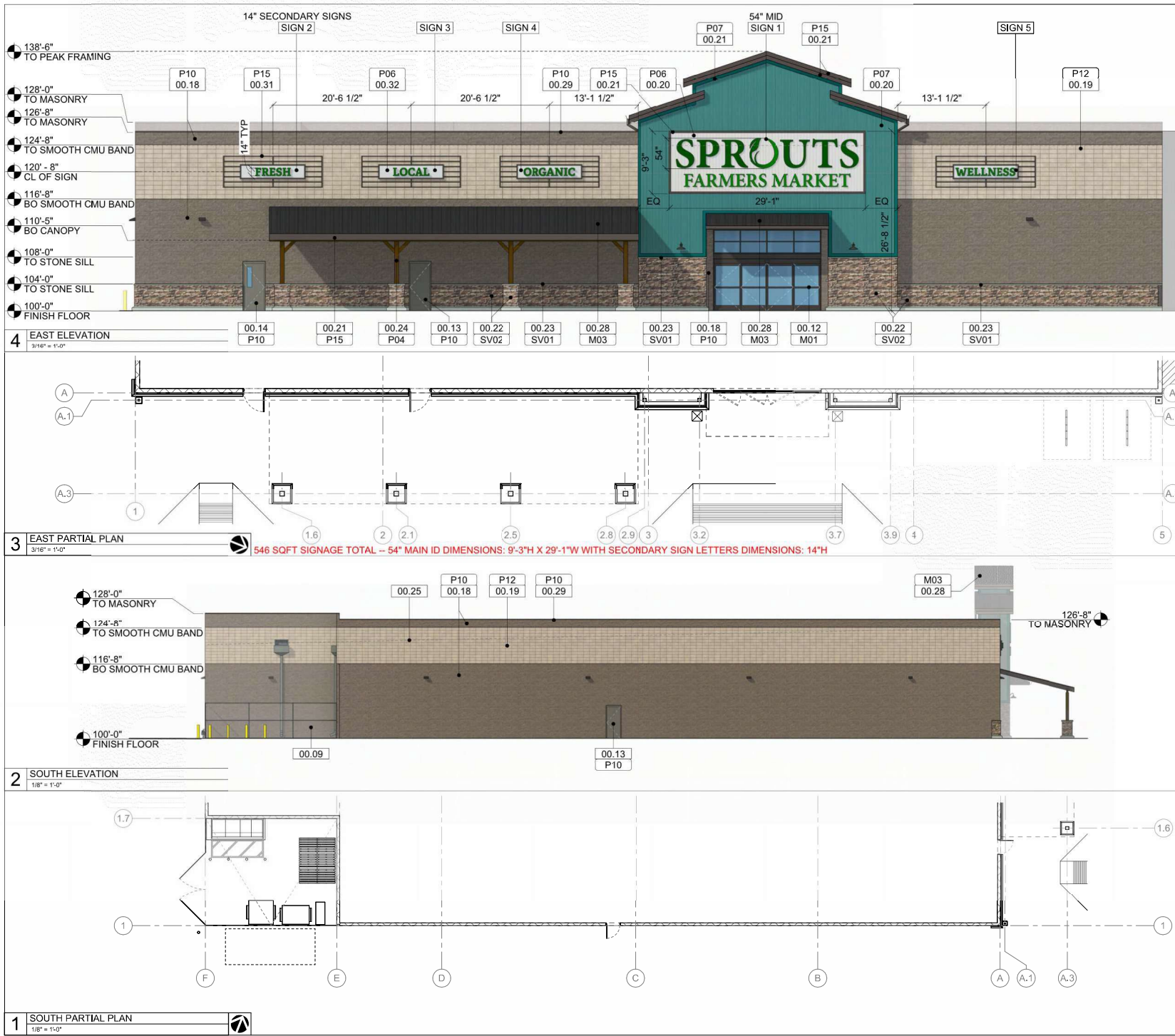
THE PURPOSE OF THE SITE SIGNAGE SITE PLAN IS TO IDENTIFY THE LOCATIONS OF SIGNAGE ONLY. SHOULD CONFLICTING DETAILS ARISE BETWEEN THIS PLAN AND THE SHOPPING CENTER PLAN (EXHIBIT A), THE SHOPPING CENTER PLAN (EXHIBIT A) SHALL GOVERN.

SIGNAGE

NUMBER	LOCATION	TYPE
SIGN 1	EAST	ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED
SIGN 2	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 3	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 4	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 5	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 6	WEST	MULTI-TENANT MONUMENT SIGN TENANT FACE
SIGN 7	SITE	MULTI-TENANT MONUMENT SIGN TENANT FACE
SIGN 8	SITE	PROPOSED OFFSITE MULTI-TENANT MONUMENT SIGN TENANT FACE

NUMBER	DATE	DESCRIPTION

NOT FOR CONSTRUCTION



ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

FOR MATERIAL AND FINISH DETAILS SEE SHEET C-1D MATERIAL BOARD

FOR SIGN DESCRIPTIONS SEE SHEET C-1A SIGNAGE SITE PLAN

FOR CLARITY OUTDOOR FIXTURES ARE NOT SHOWN

- KEYNOTES**
- 00.09 SUSTAINABILITY AREA WITH CHAIN LINK FENCE AND GATE
 - 00.12 AUTOMATIC SLIDING ENTRY DOOR
 - 00.13 HOLLOW METAL EGRESS DOOR
 - 00.14 CLICK & COLLECT DOOR
 - 00.18 SPLIT FACE CMU, RUNNING BOND
 - 00.19 SMOOTH FACE CMU, STACKED BOND
 - 00.20 JAMES HARDIE FIBER CEMENT SIDING
 - 00.21 JAMES HARDIE FIBER CEMENT TRIM
 - 00.22 MANUFACTURED STONE VENEER SYSTEM
 - 00.23 MANUFACTURED STONE SILL
 - 00.24 WOOD POST WITH KICKER
 - 00.25 LINE OF ROOF BEYOND STANDING SEAM METAL ROOF
 - 00.29 METAL PARAPET CAP
 - 00.31 ALUMINUM "PASTURE GATE" FRAMEWORK FOR SECONDARY SIGN BY SIGNAGE VENDOR
 - 00.32 BACKGROUND PANEL FOR SECONDARY SIGN BY SIGNAGE VENDOR
- KEYNOTES - SIGNAGE**
- SIGN 1 ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED
 - SIGN 2 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
 - SIGN 3 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
 - SIGN 4 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
 - SIGN 5 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE

5435 E. HIGH ST., SUITE 111
PUEBLO, CO 81004
P: 484.814.8216 F: 484.814.8217

CUHACI PETERSON

2600 Mallard Center Parkway
Suite #200
Mallard, FL 32751

P (407) 661-9100
F (407) 661-9101
info@cpa.com

NOT FOR CONSTRUCTION

SPROUTS FARMERS MARKET
0000
HWY 27 & HAMMOCK RIDGE RD
CLERMONT, FL

PREMISES ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE

DATE: 01/07/2025

DRAWN BY: JAVIM

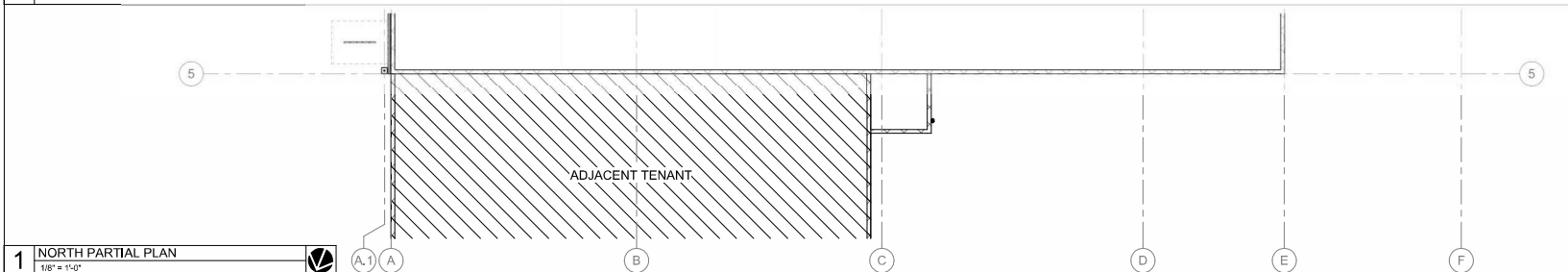
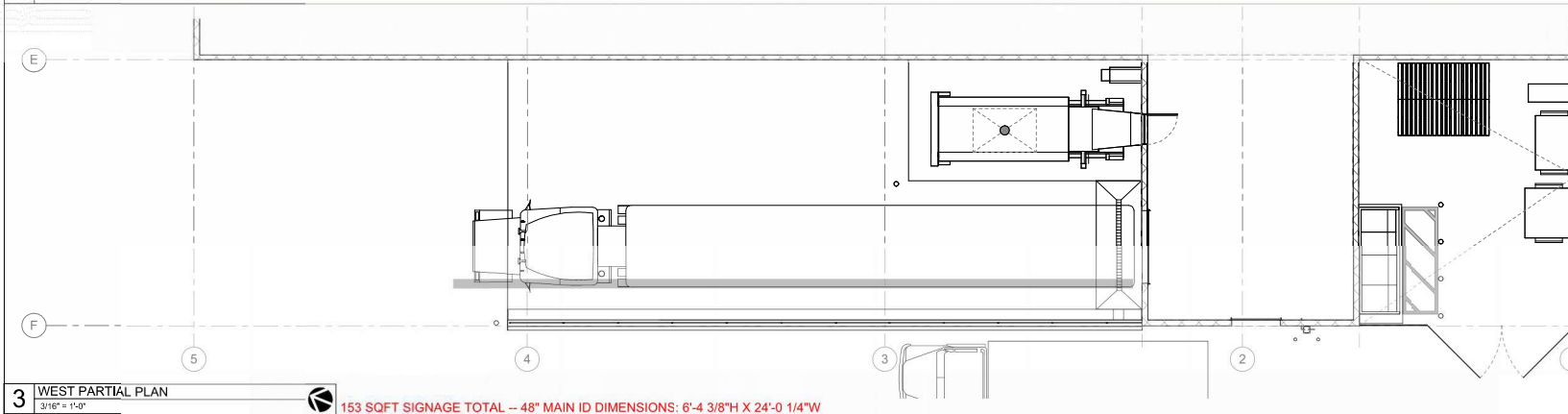
CHECKED BY: MM

BUILD TYPE: (NBS)

PROTOTYPE VERSION: V0.2.2

PROJECT NUMBER: 20240001

SHEET NUMBER: C-1B



ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

FOR MATERIAL AND FINISH DETAILS SEE SHEET C-1D MATERIAL BOARD

FOR SIGN DESCRIPTIONS SEE SHEET C-1A SIGNAGE SITE PLAN

FOR CLARITY OUTDOOR FIXTURES ARE NOT SHOWN

KEYNOTES

- 00.15 DAILY STORE DELIVERY (DSD) OVERHEAD DOOR
- 00.18 SPLIT FACE CMU, RUNNING BOND
- 00.19 SMOOTH FACE CMU, STACKED BOND
- 00.25 LINE OF ROOF BEYOND
- 00.28 STANDING SEAM METAL ROOF
- 00.29 METAL PARAPET CAP
- 00.30 METAL DOWNSPOUT

SPROUTS FARMERS MARKET
5435 E. HIGH ST., SUITE 111
PHOENIX, AZ 85044
P: 480-814-0210 F: 480-814-0217

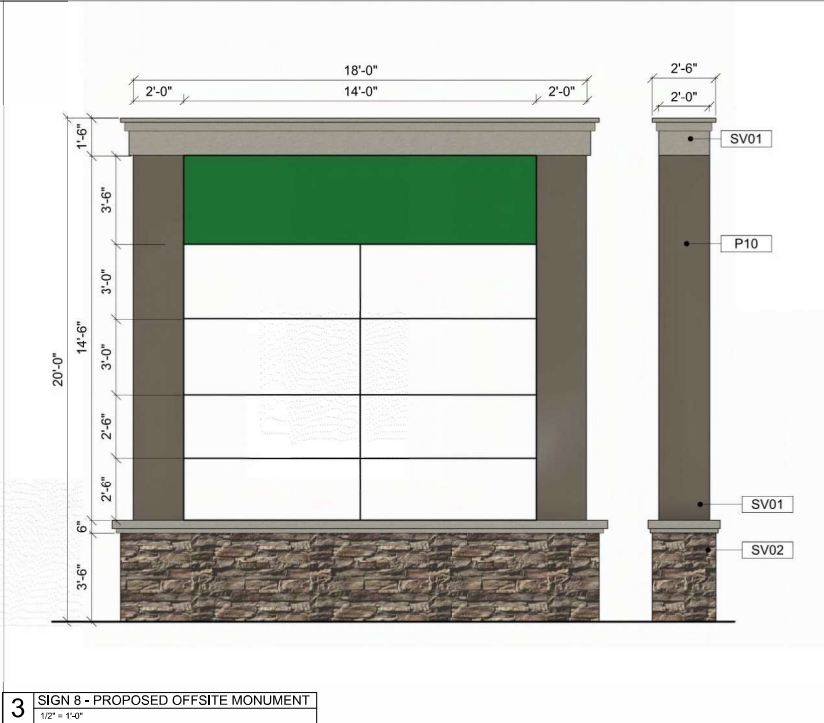
CUHACI PETERSON
2600 Mallard Center Parkway
Suite #200
Mallard, FL 32751
P: (407) 661-9100
F: (407) 661-9101
C: 407-661-9101

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION

SPROUTS FARMERS MARKET
0000
HWY 27 & HAMMOCK RIDGE RD
CLERMONT, FL

C-1C



ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

REFERENCE APPROVED PROJECT SPECIFIC SIGNAGE MANUAL FOR ALL FINAL SIZING, MATERIALS, AND LAYOUTS FOR SITE AND BUILDING SIGNAGE.

MATERIALS AND COLORS TO MATCH BUILDING

FOR MATERIAL AND FINISH DETAILS SEE SHEET C-1D MATERIAL BOARD

REFERENCE COLOR

PMS-2465

SPROUTS FARMERS MARKET
0000
HWY 27 & HAMMOCK RIDGE RD
CLERMONT, FL

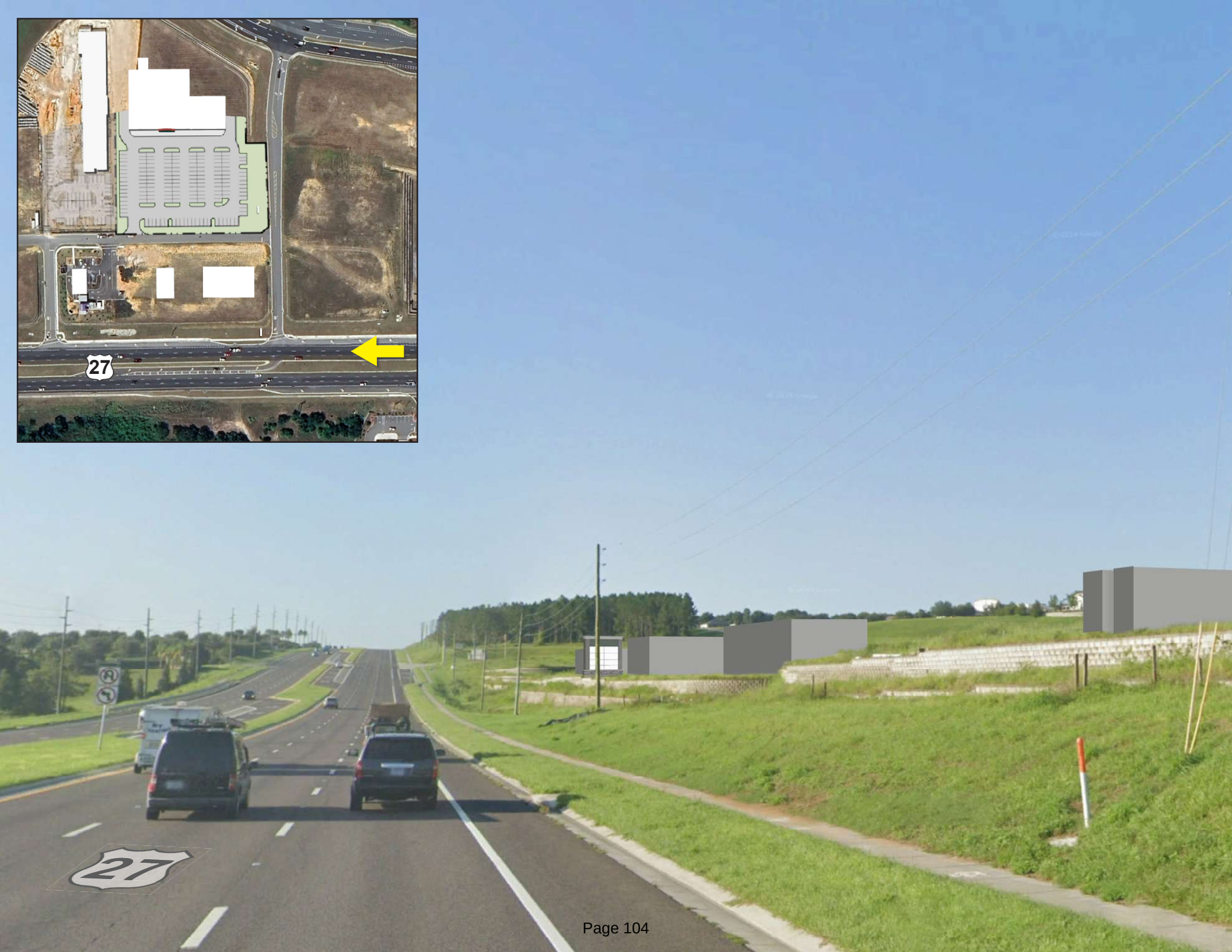
PREMISES ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE

C-1E

STANDARD (PREFERRED)

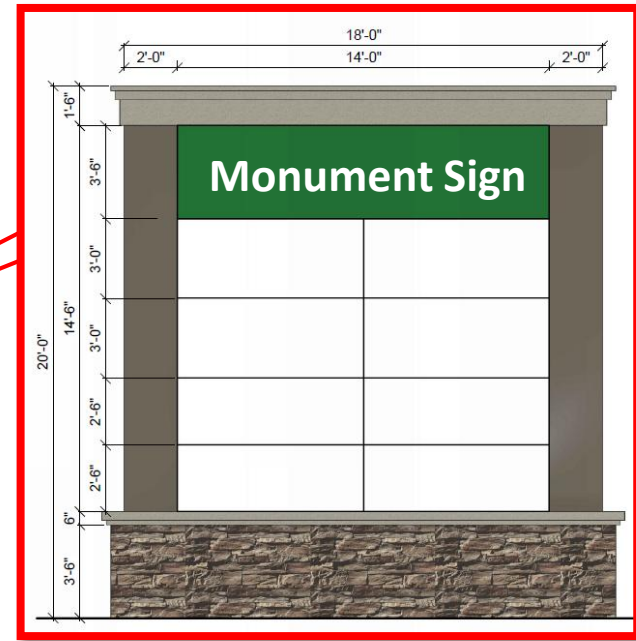
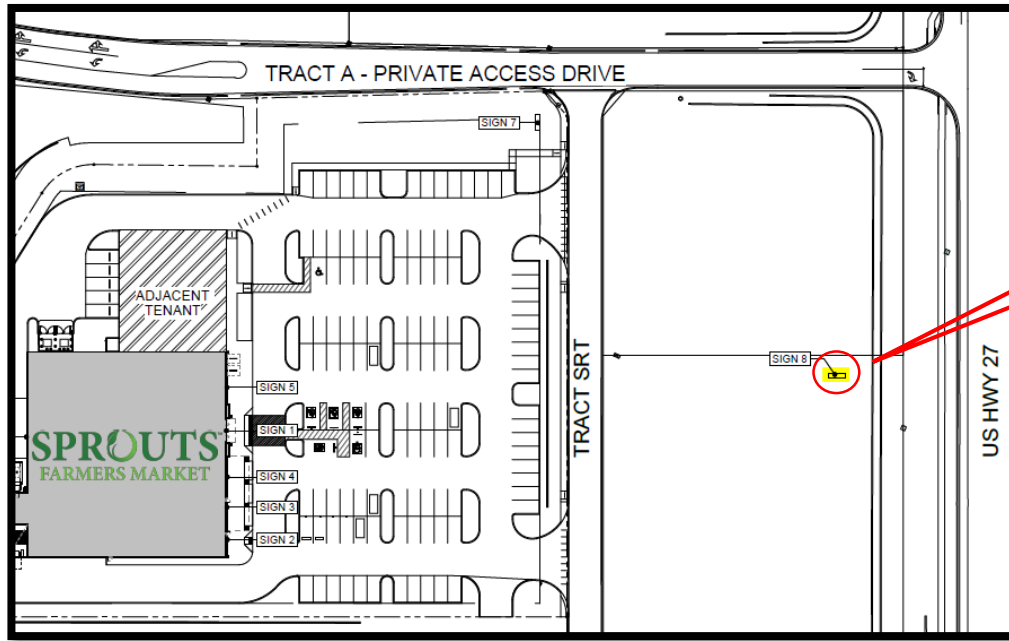
SPROUTS

1 SIGNAGE
NTS



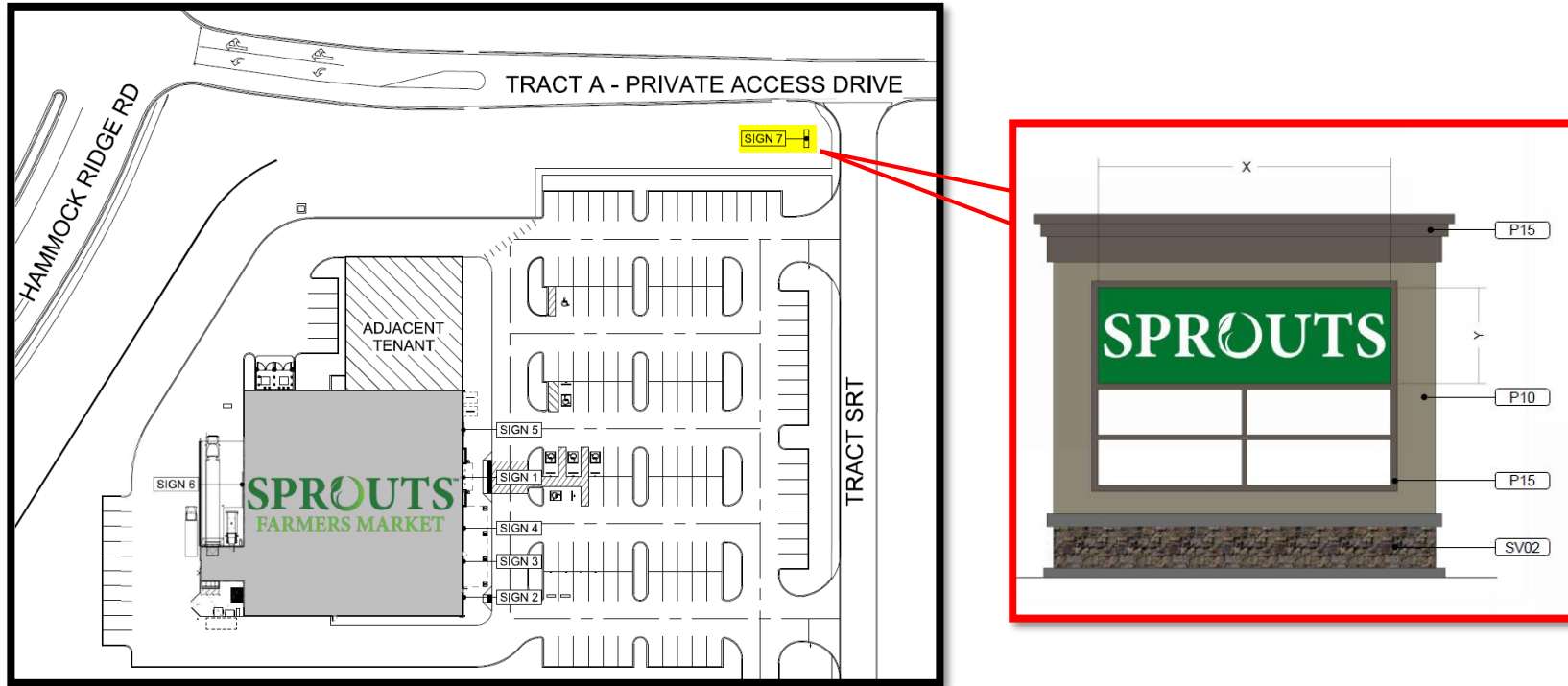


Sprouts CUP Amendment – Lot 9 Monument Sign Location



The applicant is requesting a multi-tenant monument sign with Sprouts listed as the anchor tenant. The sign would be located on a lot owned by the developer and would also include minor tenants as well. The proposed sign will be 20 feet high and 18 feet wide with up to 203 square feet of copy area per sign face.

Sprouts CUP Amendment – Lot 14 Monument Sign Location



The applicant is requesting a multi-tenant monument sign within the Sprouts parcel, Lot 14. The sign would be located on a lot owned by Sprouts and would also include minor tenants as well in the adjacent building. The proposed sign will be 8 feet high and 10 feet wide with up to 48 square feet of copy area per sign face.



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date 02.24.2025		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Clermont-FL (27) Sprouts			
Applicant Franklin Land Associates, LLC			
Contact Person Scott Cole			
Address 9010 overlook blvd		City Brentwood	State TN Zip 37027
Telephone [REDACTED]			
Email [REDACTED]			
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Property Owner Name SHOPPES AT HAMMOCK RIDGE CROSSINGS LLC			
Owner Address 800 HIGHLAND AVE SUITE 200		City ORLANDO	State FL Zip 32803
Tel [REDACTED]		E [REDACTED]	
PROPERTY INFORMATION			
Address of Subject Property 1601 Hammock Ridge Road		Alternate Key 3951412	Zip 34711
General Location Directly North of the new Stay Bridge Suites of Clermont. The site is located east of Hammock Ridge Road and West of US 27 in the Shoppes of Hammock Ridge PUD.			
Legal Description & Alternate Key (include copy of survey) See attached survey for Legal Description			
Land Use (City verification required) PUD			
Zoning (City verification required) PUD			

CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

See attached Variance letter for description and justification.

FRANKLIN LAND ASSOCIATES, LLC

Applicant Name (print)

SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC

Owner Name (print)

Scott Cole

Digitally signed by Scott Cole
DN: cn=Scott Cole, o=Franklin
Land Associates, LLC, ou=Authorized Agent,
email=SCC@franklinland.com

Applicant Name (signature)

SEE AGENT AUTHORIZATION LETTER

Owner Name (signature)

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

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

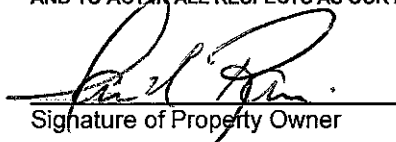
City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 Fax: (352) 394 3542
Planning@clermontfl.org

02/08/2024

AGENT AUTHORIZATION FORM

FOR THE CLERMONT SPROUTS PROJECT LOCATED IN LAKE COUNTY, FLORIDA

I, JAMES RASSI; AUTHORIZED REPRESENTATIVE OF SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC., AS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, LAKE COUNTY PARCEL ID: 11-26-16-0180-00000-0B20, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT(S) BRENT LENZEN, P.E. ; KIMLEY-HORN AND ASSOCIATES, INC. AND SCOTT COLE; GBT REALTY CORPORATION, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, CITY OF CLERMONT PERMITS; SJRWMD PERMITS; FDEP PERMITS; SUNSHINE WATER SERVICES PERMITS, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.


Signature of Property Owner

Date: 12/17/24

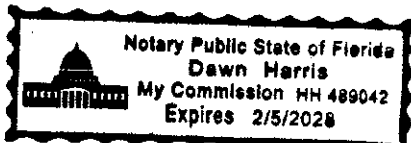
JAMES RASSI
Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 17th day of DECEMBER 2024 by JAMES RASSI. He/she is personally know to me or has produced as identification and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 17th day of DECEMBER, in the year 2024.

(Notary Seal)




Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 02 05 28

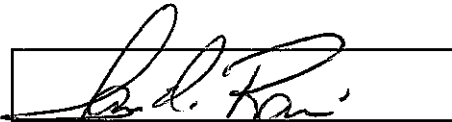
Part 4: Signatures and Authorization to Access Property

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3(d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto does not relieve me of any obligation for obtaining any other required federal, state, water management district, or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

James Rassi

Typed/Printed Name of Applicant or
Applicant's Authorized Agent



Signature of Applicant or Applicant's
Authorized Agent

12/17/24

Date

(Corporate Title if applicable)

B. Certification of Sufficient Real Property Interest And Authorization For Staff To Access The Property:

I certify that:

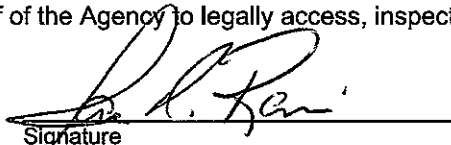
☒ **I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I,** over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application, upon advance notice. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, if a permit is granted, upon advance notice, I agree to provide entry to the project site for such agents or personnel with proper identification to determine compliance with permit conditions and permitted plans and specifications.

OR

☐ I represent an entity having **the power of eminent domain and condemnation authority**, and I/we shall make appropriate arrangements to enable staff of the Agency to legally access, inspect, and sample the property as described above.

James Rassi

Typed/Printed Name



Signature

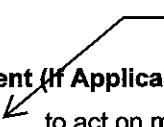
12/17/24

Date

(Corporate Title if applicable)

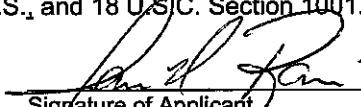
Brent Lenzen, P.E. / Kimley-Horn and Associates, Inc.

C. Designation of Authorized Agent (If Applicable):

I hereby designate and authorize  to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

James Rassi

Typed/Printed Name of Applicant


Signature of Applicant

12/17/24
Date

(Corporate Title if applicable)



GBT REALTY CORPORATION

January 13, 2025

Scott Cole
GBT Realty Corporation
9010 Overlook Boulevard
Brentwood, TN 37027
[REDACTED]
[REDACTED]

City of Clermont: Development Services
685 W Montrose Street
Clermont, FL 34711

Dear City of Clermont Development Services,

GBT Realty Corporation is planning to develop an approximately thirty thousand square foot grocery-anchored shopping center at 1601 Hammock Ridge Road Clermont, FL, to include a 23,273 square foot Sprouts Farmers Market, as well as abutting retail shops. The purpose of my writing to City of Clermont Development Services is to formally request three (3) variances:

1. The onsite multiple occupancy commercial sites signage maximum square footage requirement for wall signs.
 - Pursuant to Ordinance Subpart B-Land Development Code, Chapter 117 - Signs, §15.-permitted signs, subpart (2. B) the maximum allowable wall signage square footage for the primary wall sign is 200 square feet. Additionally, a secondary wall sign can be permitted on up to two walls at a maximum of 50% of the primary wall sign's square footage. However, GBT Realty Corporation is seeking approval for 546 square footage of primary frontage wall signs and 153 square footage of secondary signage on the sides of the building.
2. Off Site signage construction.
 - Pursuant to Ordinance Subpart B-land Development Code, Chapter 117- Signs §16 – Off Site Signs, a pylon sign is prohibited from being constructed and permitted. However, GBT Realty Corporation, in conjunction with the current property owner, is seeking approval for the ability to permit and construct a 20' tall by 18' wide pylon sign that will represent Sprouts and other the other retailers within the PUD encumbered by the hardships listed below.
3. To allow for outdoor display.
 - Per City of Clermont Resolution No. 1532 Page 8 Section 8 part of the Tuscany Village PUD, Outdoor display of merchandise is prohibited.

This Wall Sign Variance and Off Site Signage Request is predicated upon the unique circumstances adjacent to this property, and the necessity for Sprouts Farmers Market to have enhanced branded visibility and advertising capacity from US 27, to be able to successfully operate the grocery store. Please allow me to further outline the justifications for this requested variance below:

9010 OVERLOOK BOULEVARD • BRENTWOOD, TENNESSEE 37027
(615) 370-0670 • (615) 373-3111 FAX • www.gbtrealty.com



GBT REALTY CORPORATION

1. **Visibility & Topography:** Lot 14 of the Shoppes at Hammock is a 3.95-Acre parcel of undeveloped land, approximately three-hundred thirty feet west of the intersection of US 27 and the private connector road. The site is currently zoned Planned Unit Development Commercial (*Resolution No 1532*) with a General Retail base zoning. The site has three hardships that prevent visibility from the east and west major traffic patterns. First, the proposed Sprouts store is designed at an finished floor elevation of 128.10' in elevation. US Highway 27 is located at 100.00' in elevation, which prevents potential customers to identify the grocer's building from the East. Additionally, to the West, the site is encumbered with a 40' tall retaining wall that eliminates visibility from the multi-family development from the West. Lastly, the site is situated 330' east from the major traffic pattern on US Highway 27, which also has a proposed and approved medical facility that separates visibility from US 27 and Sprouts Farmers Market. Visibility from major arterial roadways is absolutely critical for any Grocer to successfully operate. It makes the need for a taller pylon sign all the more vital for Sprouts to effectively attract customers. More importantly, per the attached sight line exhibits, a pylon sign located along US Highway 27, will allow drivers to safely locate and navigate to the site without having to take their focus off the road. Existing topography and retaining walls along US Highway 27 force the driver to locate the building when they are at the intersection of the private connector road and US Highway 27, taking their eyes off the road.
2. **Adjoining Properties & Public Welfare:** Sprouts will provide the neighboring residents and abutting businesses a supermarket alternative for their grocery needs, offering an extensive, but not prescriptive mix of natural, organic, and great-tasting mainstream foods with a strong emphasis on value. Granting this Wall Signage and Pylon Sign Variance Request will increase foot traffic and overall business in the surrounding community. Sprouts will also increase the utility of the land, which provides nearby residents at the multi-family development an organic and natural food grocery option and add appropriately to the mix of uses in the immediate vicinity.
3. **Design Considerations:** The intent is to design and construct the proposed 20'-0" pylon sign and additional building wall sign to blend in harmoniously with the surrounding commercial structures, as well as the proposed Sprouts shopping center. Please find the enclosed Exhibit A - Conceptual Site Plan, Pylon Sign Renderings, and Building Elevations outlining the proposed layout and design intent for the Pylon Signs and Wall Signs.

The outdoor display variance is predicated upon the economic vitality of the Sprouts Organic Grocery Store. Sprouts outdoor display can be seen in the proposed building elevations attached with this letter. The display area will be cohesive with the architectural elements that compose the sprouts façade. The outdoor merchandise will be situated in a way that all items will be organized and maintained regularly for public appeal through meaningful design of the area. The intended display will consist of fresh fruits and vegetables to mirror the experience of a farmers' market. These elements are intended to elevate shopper's experiences surrounding the development to support the economic vitality of the store.



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GBT REALTY CORPORATION

Thank you for considering this request. I am available to provide any additional information or answer any questions that may arise during the review process.

Sincerely,

Scott Cole E.I.T.
GBT Realty Corporation

[REDACTED]
[REDACTED]

Enclosures: Exhibit A – Proposed Site Plan, Pylon Sign Renderings , and Building Elevations.

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	

Date:	03/28/2025
Order Number:	11175282
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	59.0000
Height in Inches:	4.8900

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/07/2025 - 04/07/2025	Govt Public Notices
LEE dailycommercial.com	1	04/07/2025 - 04/07/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$95.22
Tax Amount	\$0.00
Service Fee 3.99%	\$3.80
Cash/Check/ACH Discount	-\$3.80
Payment Amount by Cash/Check/ACH	\$95.22
Payment Amount by Credit Card	\$99.02

Order Confirmation Amount	\$95.22
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Ad Preview

LEGAL NOTICE

On Tuesday, April 22, 2025 at 5:30 PM, the Clermont City Council will consider a request for a Conditional Use Permit (2025-010R) to allow for outdoor display of merchandise for the Sprouts Grocery Store, Phase 3 Commercial – Lot 14, along with special conditions: (1) additional wall signage up to 550 square feet on the primary frontage wall and 155 square feet on the secondary signage; and (2) an off-site monument sign with the dimensions of 20 feet high and 18 feet wide and a copy area of 203 square feet per side.

LOCATION

Sprouts

Vacant parcel, Lot 14, within the Shoppes at Hammock Ridge Crossing

Located West of US Hwy 27 and East of Hammock Ridge Road
Alternate Key 3951412
3.95 +/- Acres

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 7, 2025
L11175282 4/7/25



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 22, 2025		
Agenda Item Name		
Lien Reduction Request		
Requested Action		
Staff Report		
This request is for a Lien Reduction on a vacant parcel located at 1000 West Montrose Street, cross street from 10th Street. It is approximately 43 acres and is owned by Libre Real Estate, LLC. The applicant and manager of the LLC, Carlos Perales, is requesting a reduction in order to sell the property for a future development. The parcel is a zoned Planned Unit Development (PUD) with a future land use of Downtown Mixed Use. The case started in April 2024 for property maintenance and was presented to the code board in July 2024. The property was in violation for 282 days and, due to non-compliance, a lien was created in October 2024. Fines are accrued at \$150 daily for a total of 170 days before coming into compliance. The total amount owed is \$25,500. The applicant is requesting to reduce the amount to \$2,550, which is 10% of the amount owed. Earlier this year, the applicant contacted code enforcement and said he was out of the country for the time it was non-compliant. Soon after, the property was mowed and has been maintained ever since. The property is still in compliance and the owner is requesting the reduction to sell the land for development. The applicant is proposing a lien payout of \$2,550 (10 %) of the \$25,550 owed.		
Additional Analysis		
Fiscal Impact Summary		
This is a receivable due to the General Fund. The applicant is proposing a lien payout of \$2,550 (10 %) of the \$25,550 owed.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Libre Real Estate LLC	Libre Real Estate LLC.docx	
2. Application	Application.pdf	

LOCATION MAP





CITY OF CLERMONT

Choice of Champions

Applicant's Name: Carlos Andres Perales Sihuy (CEO Libre Real Estate LLC)	Applicant's Phone Number: 559-517-9804
Applicant's Mailing Address: 15800 Pines Blvd Suite 3015, Pembroke Pines, FL 33027	
Authorized Representative's Name (who will be present at the Hearing): Giovanna Nufiez	
Current Property Owner's Name: Libre Real Estate LLC	
Current Property Owner's Mailing Address: 15800 Pines Blvd Suite 3015, Pembroke Pines, FL 33027	
Current Property Owner's Phone Number: 559-517-9804 / 786-838-3108 (Giovanna Nufiez)	
Name of Property Owner when lien was assessed: Libre Real Estate LLC	
Name of Person who lived at the property when the lien was placed: None	
Reason(s) violation(s) were not corrected before lien(s) were placed: In 2024, while the principals of Libre Real Estate LLC were engaged with commitments in Lima, Peru, the Clermont property was under the management of a local real estate agent. Unfortunately, due to performance issues, we were compelled to terminate the agent's services. During the transition to a new realtor, who now has a local presence, there was a brief period without physical oversight of the property. Additionally, an oversight in updating our office address in the city's records resulted in our not receiving critical communications regarding the violations. Upon discovering these issues, we promptly took corrective measures to rectify the situation appointed and appointed our new real estate agent to actively manage the property and updated our contact information to prevent future occurrences. Given these circumstances and our proactive steps to address the problem, we respectfully request a reduction in the fine.	
Is money held in escrow pending the lien reduction/release Hearing: ☐ Yes ☒ No	
Proposed Reduced Fine Amount Proposed to be Paid: 10% of the amount = \$2,550	
Does this lien reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) ☐ Yes ☒ No	

Please ensure this form and any attachments completely set forth your position stating why you contend the fine/lien should be reduced, to what amount and when payment is proposed to be made. You must be present to answer any questions the City Council may have.

I, Carlos Andrés Perales Sihuy, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:



CITY OF CLERMONT

Choice of Champions

Code Enforcement Lien Reduction Request Form

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT (F.S. 837.02).

INSTRUCTIONS:

- Please complete the entire form. Failure to provide complete information will delay consideration of your request.
- A request for reduction of a Code Compliance fine/lien will not be considered until the property is deemed to be in full compliance by the Code Enforcement Supervisor or other code enforcement staff.
- Be specific when writing your request statement.
- Please deliver this completed form to the City of Clermont Code Enforcement Division, ATTN: Evie Wallace, Code Enforcement Manager at 685 West Montrose St Clermont, FL 34711 or email packet to ewallace@clermontfl.org to the attention of Evie Wallace.
- The reduction request will then be sent for Code Enforcement review to verify that all criteria for consideration under the Annual Lien Forgiveness Program are met.
- Once it has been verified that your request meets all criteria for consideration, you will be contacted by Code Enforcement to facilitate the case to be heard before the Clermont City Council. It will be at the discretion of the council to consider a reduction. If a full payment of the reduced amount is not received by the City by the date determined by City Council, it could result in the reinstatement of the full amount of the Code Enforcement fine/lien.
- Please be advised that the State of Florida has a broad public records law (Ch. 119, Fla. Stat.) and this form and all of its attachments submitted to the City are public records and subject to public disclosure unless an express statutory exemption applies.



CITY OF CLERMONT

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As previously mentioned, Libre Real Estate LLC operates as our U.S.-based company focused on real estate development, with the Clermont project being our third venture in Central Florida. However, the headquarters of our economic group is in Lima, Peru. Throughout 2024, our obligations to other projects in Peru prevented us from personally visiting the Clermont site, particularly during the period when the fine was imposed.

Additionally, last year we transitioned to a new real estate representative for matters involving the City of Clermont. This change included relocating our office, which previously shared an address with our former agent. Unfortunately, the new address was not promptly updated in the city's system, preventing us from receiving important notices regarding the violation.

To ensure proper oversight moving forward, we have engaged a new real estate agent specializing in Central Florida who is now actively managing the property and located near the Clermont project. This demonstrates our commitment to compliance and maintaining a positive relationship with the city.

We regret any oversight that contributed to this situation and assure the board that we have taken corrective measures as soon as we became aware of the issue. Attached are recent photographs of the lot, reflecting its current compliance. Given these circumstances and our proactive efforts to resolve the matter, we respectfully request a reduction of the fine.

Signature: _____

Date: 03/17/2025

Printed Name: Carlos Andres Pacheco Dihany



CITY OF CLERMONT

Choice of Champions

*****THIS SECTION TO BE COMPLETED BY A CITY OF CLERMONT OFFICIAL*****

Code Enforcement Case Number: C2404-0069	Property Address: 1000 W MONTROSE ST CLERMONT FL, 34711(ALT KEY:1789419)
Name of Property Owner when fine was placed: LIBRE REAL ESTATE LLC	
Violation(s): IPMC 302.4 Weeds.	
Case was presented to the Code Enforcement Board on: 07/15/2024	
Daily Fine Imposed: \$150	Number of Days Fine Ran: 170
Date Fine Began: 8/15/2024	Date Fine Ended: 02/01/2025
Total Amount Due: \$25,500	Number of Days the Property was in Violation: 282
Is the violation a heightened health or safety concern: ☐ Yes ☒ No	
Has the Property Owner been cooperative with Code Compliance: ☒ Yes ☐ No	
Costs Expended on this Case by Code Enforcement post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	

AGENDA ITEM

Meeting Date		
Tuesday, April 22, 2025		
Agenda Item Name		
Ordinance No. 2025-015 <i>Intro</i> <i>Vacate ROW</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-015.		
Staff Report		
The applicant, Center Lake Properties, LLLP, is requesting the vacation of a 30 feet by 30 feet right-of-way area that was platted as part of Highland Ranch The Canyons Phase 6, PB 74, PG 49-57. This space was originally intended for a subdivision entry feature, but is no longer needed. The applicant would like the City to vacate this portion so it can be absorbed into the commercial development to the north. City staff do not oppose this request and support the vacation petition. Staff recommends approval of Ordinance 2025-015.		
		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2025-015	Ord 2025-015 Black West Street ROW Closing (04.10.2025).pdf	
2. Map	Map.pdf	
3. Application with Exhibits	Application with Exhibits.pdf	

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A 30 FEET BY 30 FEET PORTION OF HIGHLAND RANCH BOULEVARD, ACCORDING TO THE PLAT OF HIGHLAND RANCH THE CANYONS PHASE 6, RECORDED IN PLAT BOOK 74, PAGES 49-57, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

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

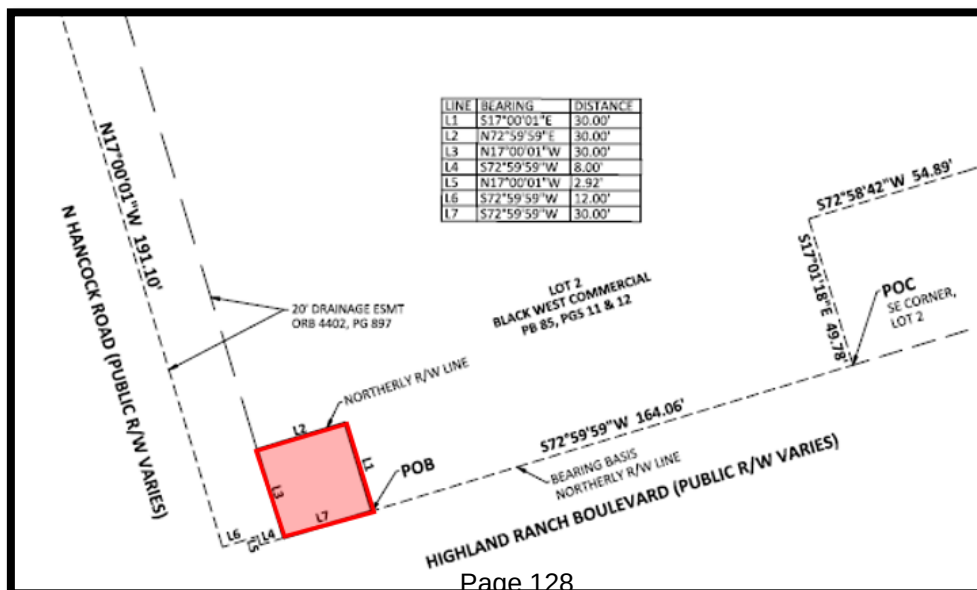
SECTION 1: LEGAL DESCRIPTION

A PORTION OF HIGHLAND RANCH BOULEVARD, LYING IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLACK WEST COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S72°59'59"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHLAND RANCH BOULEVARD A DISTANCE OF 164.06 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S72°59'59"W A DISTANCE OF 30.00 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) N17°00'01"W A DISTANCE OF 30.00 FEET; (2) N72°59'59"E A DISTANCE OF 30.00 FEET; (3) S17°00'01"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 900 SQUARE FEET OR 0.0207 ACRES MORE OR LESS.

Hereafter called "Vacated Parcel."





CITY OF CLERMONT
ORDINANCE NO. 2025-015

SECTION 2: AUTHORITY

The Vacated Parcel is hereby closed and vacated by the City of Clermont. The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

Should any Section or part of 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: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scriveners errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 6: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the Applicant's expense.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-015

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

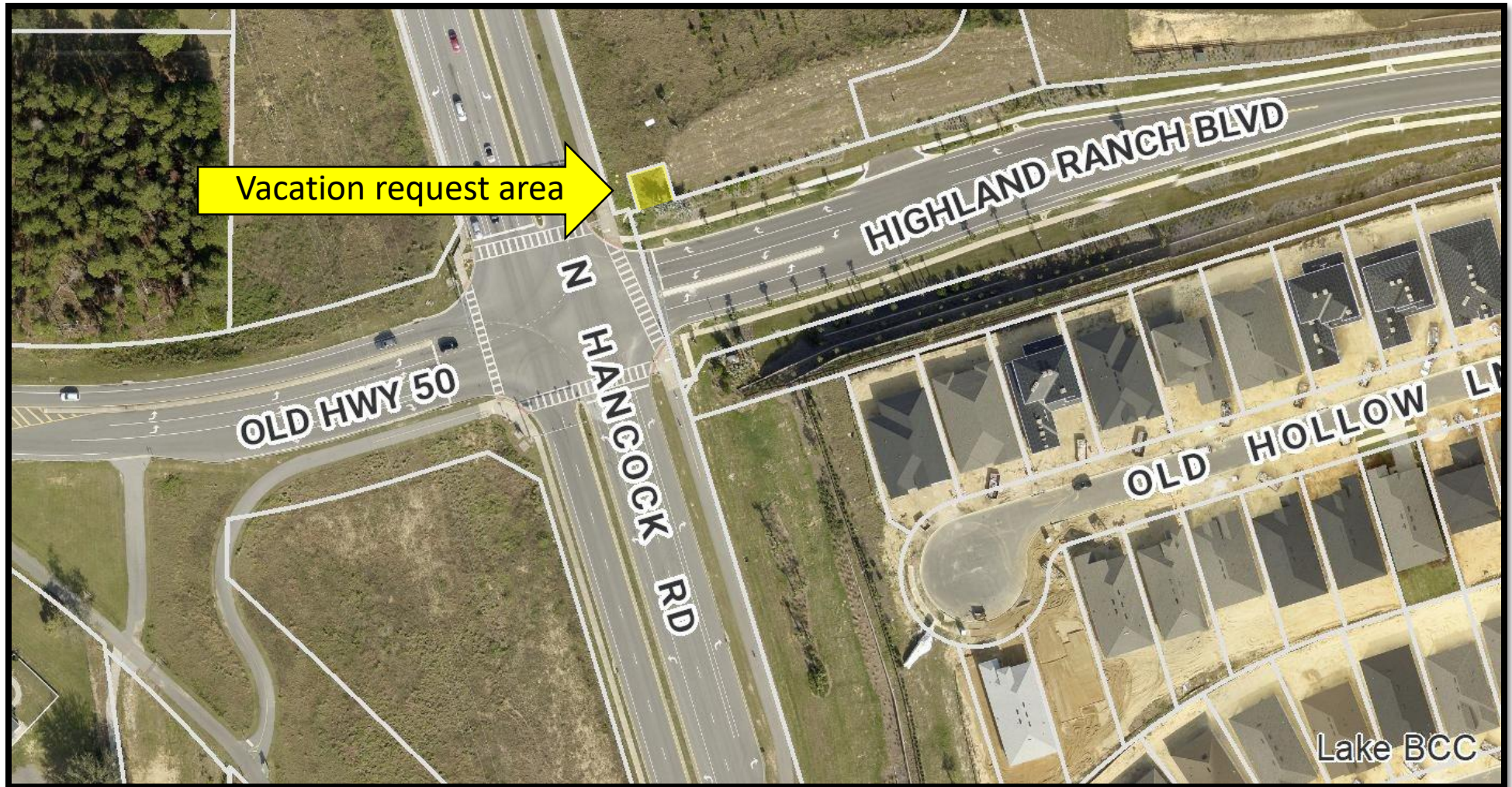
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

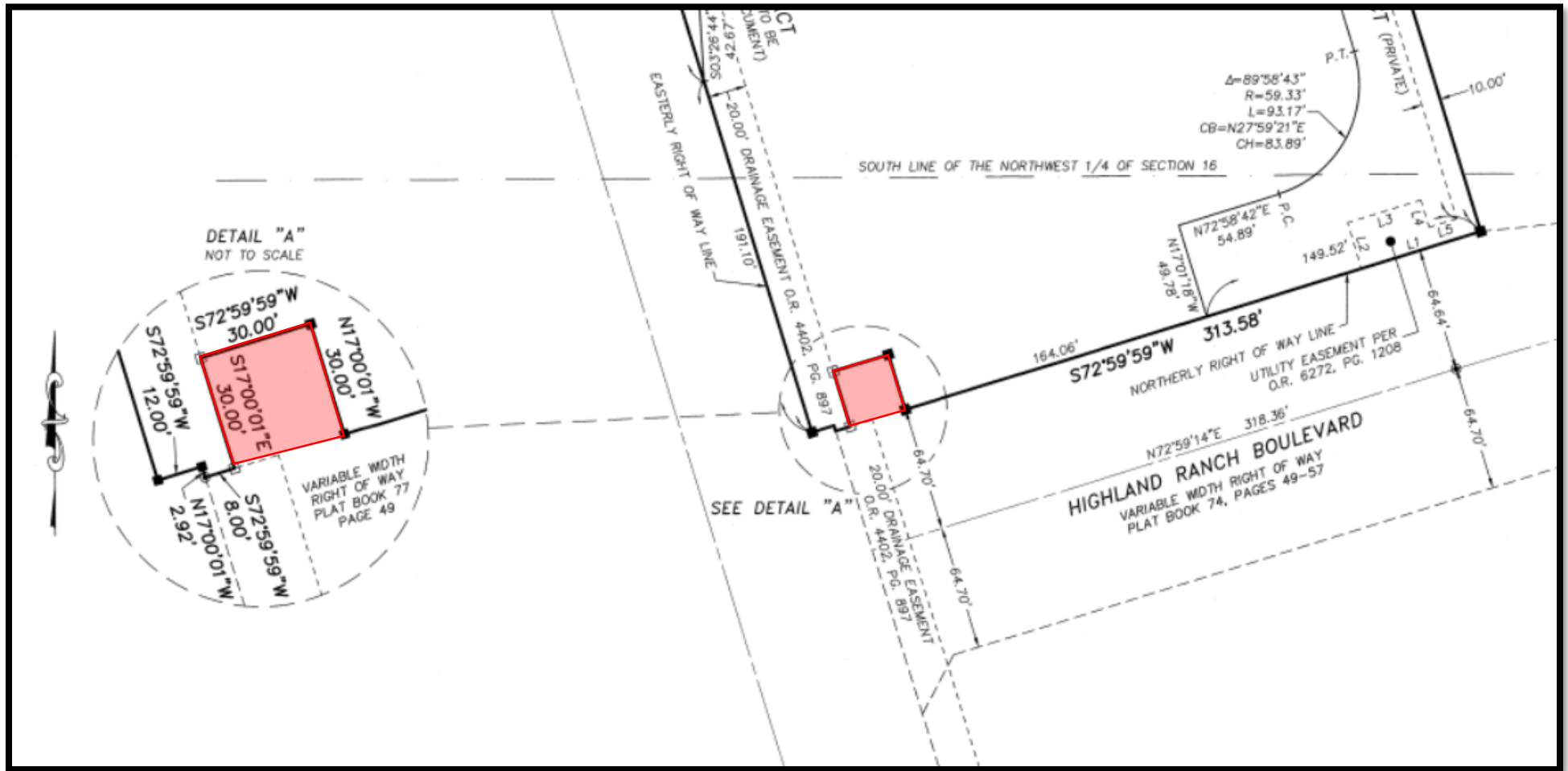
Christian W. Waugh, City Attorney

Black West Commercial – ROW Vacation Request



The applicant, Center Lake Properties, LLLP, is requesting the vacation of a 30 feet by 30 feet right-of-way area that was platted as part of Highland Ranch The Canyons Phase 6. This space was originally intended for a subdivision entry feature, but is no longer needed. The applicant would like the City to vacate this portion so it can be absorbed into the commercial development to the north. Staff does not oppose this request and supports the vacation petition.

Black West Commercial – ROW Vacation Request





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

DATE: **March 26, 2025**

FEE: \$1000.00
+ cost of advertisement

PETITIONER'S NAME: **CENTER LAKE PROPERTIES, LLLP**

Address: **102 W. Pineloch Ave, Ste 10**

City: **Orlando**

State: **FL**

Zip: **32806**

Phone: **407-859-3550** Fax: **N/A**

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available):

- **Lot 2 of the plat of Black West Commercial recorded in Plat Book 85, Page 11, Public Records of Lake County, Florida, attached as Exhibit A.**
- **Lot 2 abuts the North, East and West boundaries of this 30' x 30' right-of-way area. Once abandoned, the South boundary would abut the right-of-way of Highland Ranch Blvd.**

If named - name of street to be closed:

- **No street closures are required.**

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

- **See the sketch and legal description of the 30'x30' area attached as Exhibit B.**

Purpose or reason for closing:

- **The 30' x 30' portion of right-of-way was inadvertently dedicated via the plat of Highland Ranch The Canyons Phase 6 recorded in Plat Book 74, Page 49, Public Records of Lake County, Florida, attached as Exhibit C. See insets on Sheet 2 and 7 of that plat. The Petitioner intends to include the land in its development of the Black West Commercial project. I understand 20' of the 30' is required to be a landscape buffer.**

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.

- **Note: Center Lake Properties, LLLP is the only owner of land abutting the right of way to be abandoned.**



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.

PETITIONER:

CENTER LAKE PROPERTIES, LLLP,
a Florida limited liability limited partnership

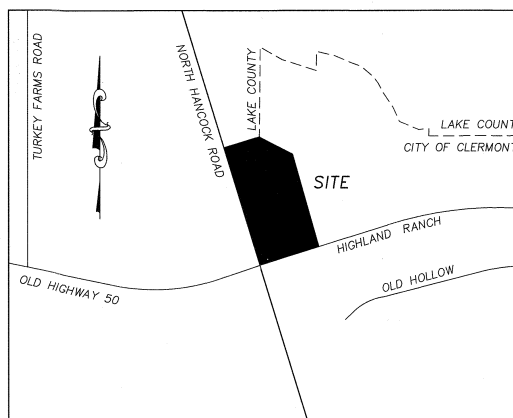
By: **Pineloch Management Corporation,**
a Florida corporation, as its General Partner

By: 
Matthew S. Smith, as its Executive Vice President

SHEET 1 OF 2

PLAT BOOK 85 PAGE 11

VICINITY MAP
SCALE 1"=500'



SHEET INDEX

SHEET 1 - PLAT DESCRIPTION / NOTES

SHEET 2 - BOUNDARY/LOT GEOMETRY

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 26 AND 39, SECTION 16 LAKE HIGHLANDS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 27, OF SAID PLAT SECTION 16 LAKE HIGHLANDS COMPANY SUBDIVISION; THENCE RUN S89°50'34"W ALONG NORTH LINE OF SAID TRACTS 27 AND 26, 996.06 FEET TO THE SOUTHWEST CORNER OF TRACT 23A OF SAID SECTION 16 LAKE HIGHLANDS COMPANY SUBDIVISION, SAID POINT BEING ON THE WESTERLY LINE OF TRACT OS-1, HIGHLAND RANCH THE CANYONS PHASE 6, AS RECORDED IN PLAT BOOK 74, PAGES 49-57, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE RUN S49°24'51"E ALONG THE WEST LINE OF SAID TRACT OS-1, 194.76 FEET TO AN ANGLE BREAK IN SAID WESTERLY LINE OF TRACT OS-1; THENCE RUN S17°00'01"E, 588.16 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHLAND RANCH BOULEVARD OF SAID HIGHLAND RANCH THE CANYONS PHASE 6; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTH RIGHT OF WAY LINE S72°59'59"W, 313.58 FEET; N17°00'01"W, 30.00 FEET; S72°59'59"W, 30.00 FEET; S17°00'01"E, 30.00 FEET; S72°59'59"W, 8.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4402, PAGE 875, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE, N17°00'01"W, 2.92 FEET; S72°59'59"W, 12.00 FEET; N17°00'01"W, 828.13 FEET TO THE AFORESAID NORTH LINE OF TRACT 26; THENCE RUN N89°50'34"E ALONG SAID NORTH LINE, 270.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6.296 ACRES MORE OR LESS.

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.



BLACK WEST COMMERCIAL
A PARTIAL REPLAT OF TRACTS 26 AND 39,
SECTION 16 LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 32,
OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

INSTRUMENT #2024121767
PLAT BK 85 PG 11 OF 11
DATE: 10/18/2024 1:57:44 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$45.00

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 27, SECTION 16 LAKE HIGHLANDS COMPANY, AS BEING S89°50'34"W (ASSUMED).
2. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THAT CERTAIN BLACK WEST COMMERCIAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO AS RECORDED IN OR BK 6413, PG 154 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (THE "DECLARATION"). PRIVATE ACCESS TRACT, AS DEFINED IN THE DECLARATION, IS TO BE OWNED AND MAINTAINED BY THE BLACK WEST COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION") AS PRESCRIBED IN THE DECLARATION.
3. THE PRIVATE ACCESS TRACT DEPICTED HEREON IS TO BE OWNED AND MAINTAINED BY THE "ASSOCIATION" IN ACCORDANCE WITH THE "DECLARATION".
4. THE LIFT STATION EASEMENT DEPICTED HEREON IS TO BE OWNED AND MAINTAINED BY THE "ASSOCIATION" IN ACCORDANCE WITH THE "DECLARATION".
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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.
6. NO PART OF THE LANDS DESCRIBED HEREON ARE DEDICATED TO THE CITY OF CLERMONT, FLORIDA OR THE GENERAL PUBLIC, UNLESS EXPRESSLY STATED HEREON.
7. THE "RIGHT-OF-WAY-TRACT" SHOWN ON THIS PLAT SHALL BE CONVEYED AND DEDICATED IN PERPETUITY TO LAKE COUNTY, FLORIDA FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT, PURSUANT TO A SEPARATE DEED TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
8. ACCORDING TO THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN LAKE COUNTY, FLORIDA, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE ORT#23051661, DATED APRIL 8., 2024, THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- CITY OF CLERMONT MISCELLANEOUS ORDINANCE NO. 362-M RECORDED IN O.R. BOOK 1652, PAGE 1002, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- DEVELOPER'S AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CENTER LAKE PROPERTIES, LTD. RECORDED IN O.R. BOOK 2085, PAGE 170, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- SHORT FORM CONDITIONAL USE PERMITS RECORDED IN O.R. BOOK 4394, PAGE 2434, AND O.R. BOOK 4816, PAGE 1103, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- NON-EXCLUSIVE DRAINAGE EASEMENT TO LAKE COUNTY RECORDED IN O.R. BOOK 4402, PAGE 897, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS SHOWN HEREON)
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1036, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5017, PAGE 1836, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- GENERAL ASSIGNMENT OF ENTITLEMENTS (BLACK WEST) RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1071, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 6062, PAGE 1114, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 6187, PAGE 1494, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5965, PAGE 349, AS AMENDED BY AMENDED AND RESTATED TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5981, PAGE 621, AND AS SUBSEQUENTLY AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6203, PAGE 917, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5967, PAGE 1236, AS AMENDED BY AMENDED AND RESTATED TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5977, PAGE 1632, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- PERPETUAL UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6272, PAGE 1208, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS SHOWN HEREON)

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper certifies that I have prepared the foregoing plat and it was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes; and that said land is located in Lake County, Florida.

Dated: 6/10/2024
BISHMAN SURVEYING AND MAPPING
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Aron D. Bishman, PSM
Florida Registration No. 5668
Certificate of Authorization No. 7274

BLACK WEST COMMERCIAL
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON JUNE 7, 2024.

CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: PINELOCH MANAGEMENT CORPORATION,
A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: JAMES E. FRYE, JR., ITS PRESIDENT

SIGNED IN THE PRESENCE OF:

Patricia Kirby Julia G. Mulligan
SIGN NAME: SIGN NAME:
PATRICIA KIRBY Julia G. Mulligan
PRINT NAME: PRINT NAME:

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7th DAY OF JUNE, 2024, BY JAMES E. FRYE, JR., AS PRESIDENT OF PINELOCH MANAGEMENT CORPORATION, A FLORIDA CORPORATION AND THE GENERAL PARTNER OF CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Patricia Yvonne Kirby
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEBRUARY 27, 2026
COMMISSION NUMBER: HH232468



CERTIFICATE OF REVIEW BY CITY SURVEYOR

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

Jennings E. Griffin
JENNINGS E. GRIFFIN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4486

CERTIFICATE OF APPROVAL BY 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 11th day of June, 2024 provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within days from the date of approval by said City of Clermont, Florida.

ATTEST: JAMES E. FRYE, JR. CITY OF CLERMONT

Joseph A. Hove Tim Murry
CITY CLERK MAYOR
Tracey A. Hove Tim Murry
PRINT NAME PRINT NAME

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on at .

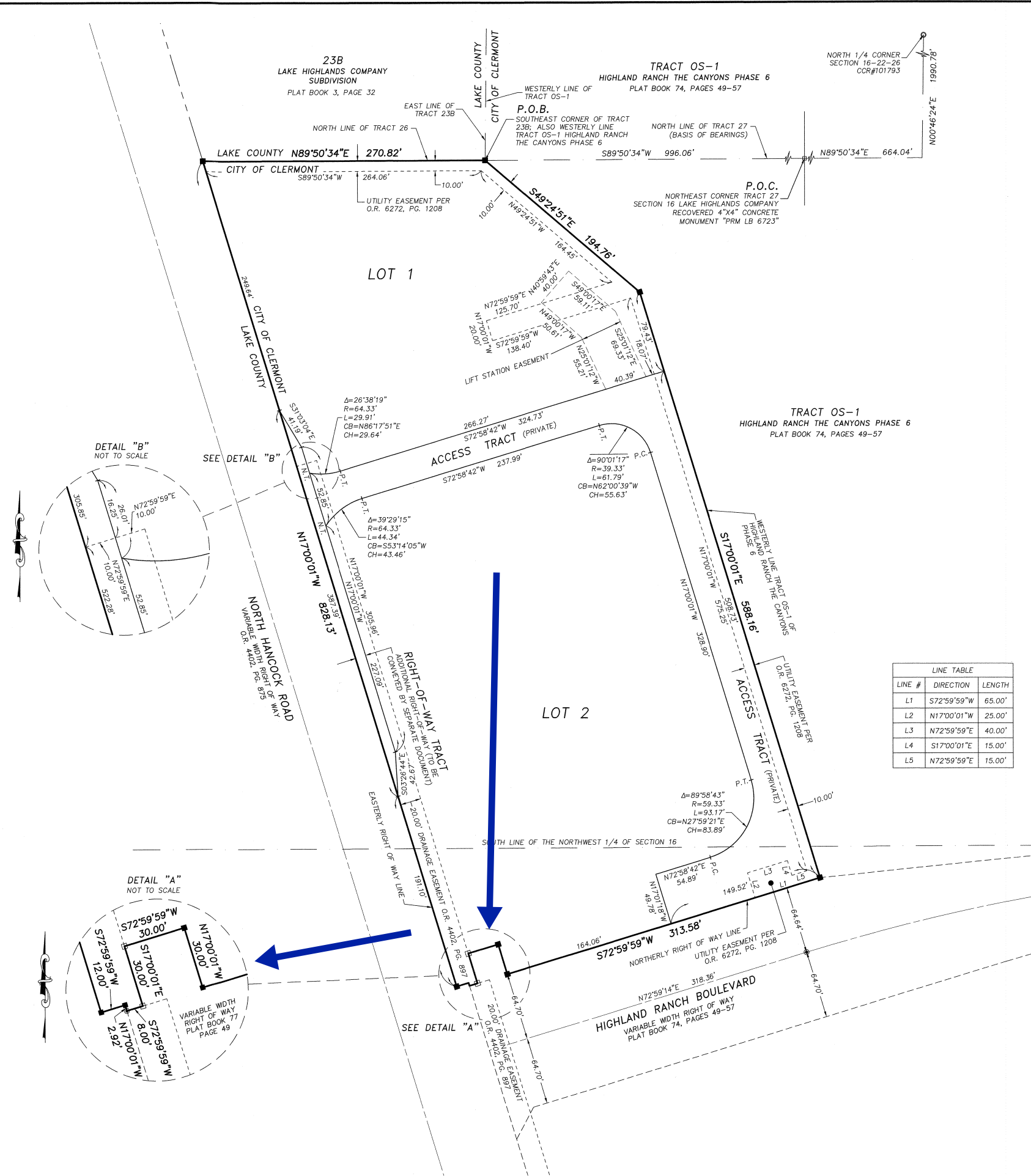
File No: Clerk of the Circuit Court in and for Lake County, Florida
By: NOT REQUIRED

BLACK WEST COMMERCIAL

A PARTIAL REPLAT OF TRACTS 26 AND 39,
SECTION 16 LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 32,
OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET INDEX

SHEET 1 - PLAT DESCRIPTION / NOTES
SHEET 2 - BOUNDARY/LOT GEOMETRY

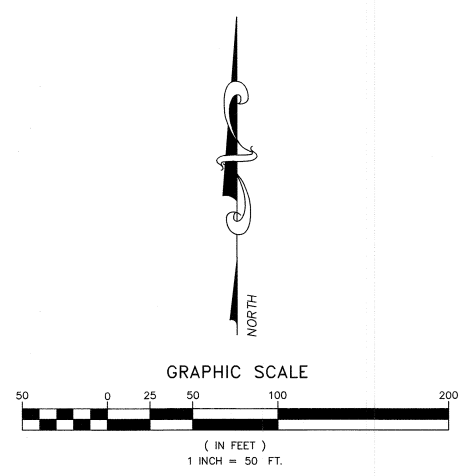


LINE #	DIRECTION	LENGTH
L1	S72°59'59"W	65.00'
L2	N17°00'01"W	25.00'
L3	N72°59'59"E	40.00'
L4	S17°00'01"E	15.00'
L5	N72°59'59"E	15.00'

LEGEND

Δ	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT
R	RADIUS	P.O.B.	POINT OF BEGINNING
L	LENGTH	PG.	PAGE
CB	CHORD BEARING	P.B.	PLAT BOOK
CH	CHORD DISTANCE	P.C.	POINT OF CURVATURE
N.T.	NOT TANGENT	P.T.	POINT OF TANGENCY
O.R.	OFFICIAL RECORDS BOOK		
D.E.	DRAINAGE EASEMENT		
U.E.	UTILITY EASEMENT		
LB	LICENSED BUSINESS		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
CCR#	CERTIFIED CORNER RECORD NUMBER		

- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 7274"
- DENOTES RECOVERED PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 7273"
- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A MAGNETIZED NAIL AND DISK STAMPED "PRM LB 7274"



BISHMAN
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SHEET 1 OF 2

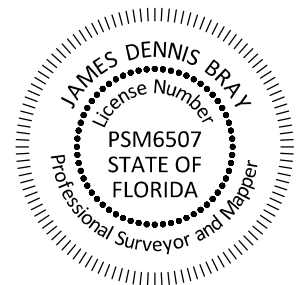
EXHIBIT B

LEGAL DESCRIPTION:

A PORTION OF HIGHLAND RANCH BOULEVARD, LYING IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLACK WEST COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S72°59'59"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHLAND RANCH BOULEVARD A DISTANCE OF 164.06 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S72°59'59"W A DISTANCE OF 30.00 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) N17°00'01"W A DISTANCE OF 30.00 FEET; (2) N72°59'59"E A DISTANCE OF 30.00 FEET; (3) S17°00'01"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 900 SQUARE FEET OR 0.0207 ACRES MORE OR LESS.



JOB #906812

CF # LAK-85-11-LOT2-SOD

DATE: 03/20/2025

SCALE: 1" = 40'

DRAWN BY: GLT

CERTIFIED TO:

PINELOCH MANAGEMENT CORPORATION

LEGEND

	- CENTERLINE
CM	- CONCRETE MONUMENT
A	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
ESMT	- EASEMENT
FND	- FOUND
INST	- INSTRUMENT NUMBER
L	- ARC LENGTH
(M)	- MEASURED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UE	- UTILITY EASEMENT
#	- NUMBER

REVISIONS

GENERAL NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTHERLY R/W LINE OF HIGHLAND RANCH BOULEVARD, BEING: S72°59'59"W PER PLAT.
2. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS OR EASEMENTS OTHER THAN SHOWN HEREON.
3. THIS SKETCH OF DESCRIPTION HAS BEEN MADE FOR THE EXCLUSIVE USE OF THE ENTITIES PREPARED FOR HEREON AND DOES NOT EXTEND TO ANY UNNAMED PARTIES.
4. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
5. THIS SKETCH OF DESCRIPTION IS "NOT VALID" WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS PROVIDED WITH ELECTRONIC SIGNATURE. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SIGNING PROFESSIONAL SURVEYOR AND MAPPER ON THE DATE OF THE ELECTRONIC SIGNATURE.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
James@altamaxsurveying.com

Digitally signed by James D Bray
DN: cn=James D Bray c=US
o=Unaffiliated
Reason: I am the author of this document
Location:
Date: 2025-03-21 16:12-04:00

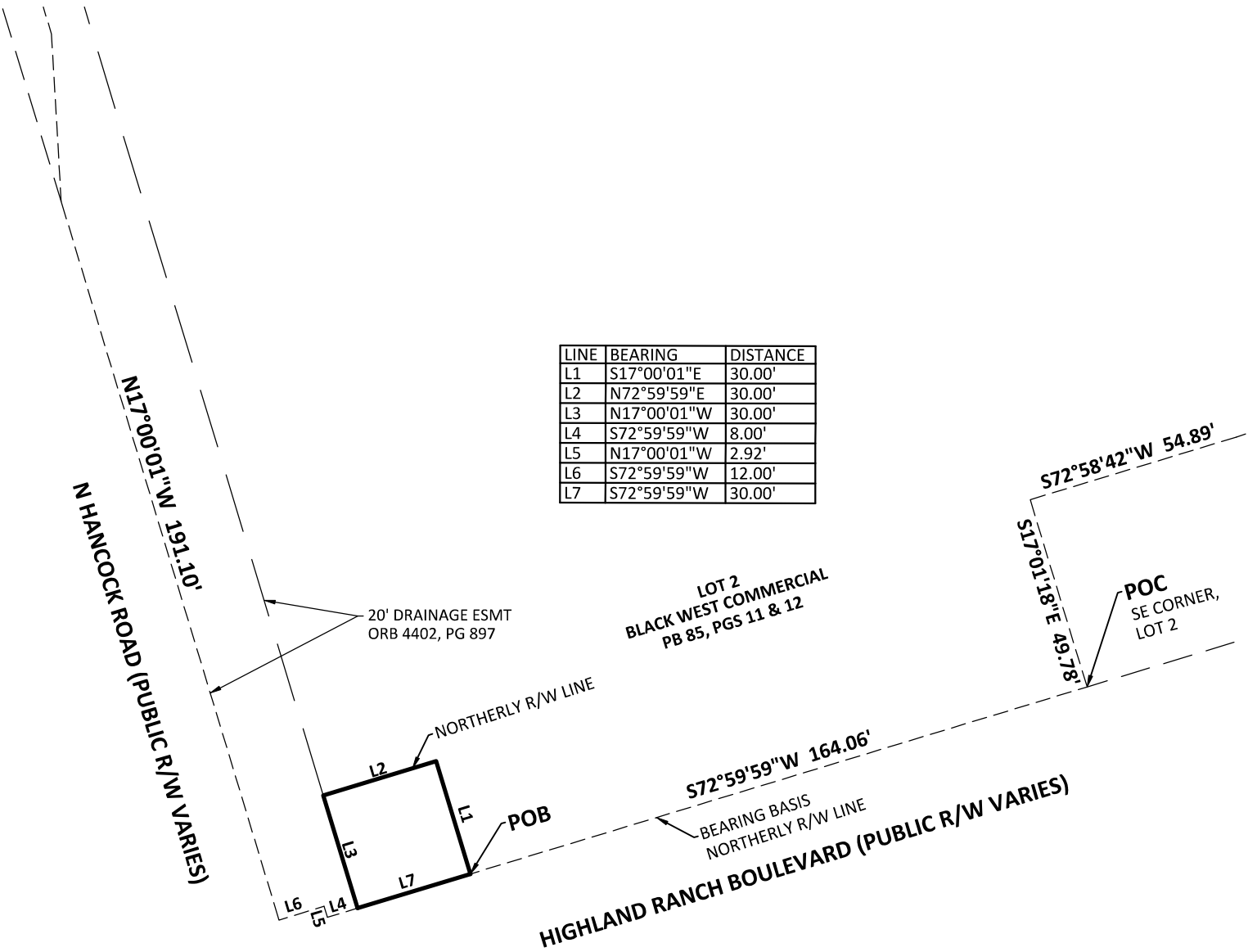
James D. Bray PSM 6507

SITE ADDRESS:

UNASSIGNED
N HANCOCK ROAD &
HIGHLAND RANCH BLVD
CLERMONT, FL, 32856

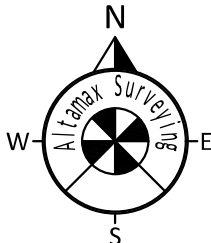
SKETCH OF DESCRIPTION

SHEET 2 OF 2

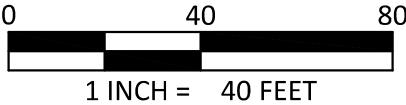


Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com



GRAPHIC SCALE



PLAT BOOK 74 PAGE 49

INSTRUMENT #2012022077
PLAT BK 74 PG 49 (9 PGS)
DATE: 2/17/2021 2:22:11 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$150.00

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 50, AS RECORDED IN MAP BOOK 9, PAGE 1 AND OFFICIAL RECORDS BOOK 2732, PAGE 608 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AS BEING SOUTH 88°02'28" WEST.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
3. 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.
4. TRACT OS-1, OS-2, OS-3, OS-4 AND OS-5 (OPEN SPACE/LANDSCAPE/UTILITY/DRAINAGE) SHALL BE OWNED AND MAINTAINED BY THE CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC (THE ASSOCIATION).
5. TRACT LS-1, LIFT STATION SHALL BE OWNED AND MAINTAINED BY THE CITY OF CLERMONT.
6. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
7. A 5 FEET PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE AND REAR LOT LINES OF ALL LOTS UNLESS OTHERWISE NOTED, TO BE MAINTAINED BY THE ASSOCIATION.
8. WALL EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
9. ACCORDING TO THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN LAKE COUNTY, FLORIDA, FILE NO.: 2037-4703300, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, THROUGH APRIL 2, 2020 AT 8:00 A.M., THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANYONS AT HIGHLAND RANCH RECORDED FEBRUARY 24, 2015 IN OFFICIAL RECORDS BOOK 4588, PAGE 2013, AS AMENDED AND OR SUPPLEMENTED, AND AS FURTHER SUPPLEMENTED BY THE CERTAIN SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANYONS AT HIGHLAND RANCH (PHASE 6) TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED JANUARY 5, 1966 IN OFFICIAL RECORDS BOOK 302, PAGE 807, RE-RECORDED JUNE 10, 1968 IN OFFICIAL RECORDS BOOK 360, PAGE 760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- LIFT STATION EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1056, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- PERPETUAL UTILITY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED OCTOBER 10, 2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)

R	RADIUS
CB	CHORD BEARING
CH	CHORD
Δ	DELTA ANGLE
L	ARC LENGTH
CL	CENTERLINE
R.P.	RADIUS POINT
	U.E. & W.E.

R.G.	OFFICIAL RECORDS BOOK	N.T.	NON-TANGENT		
G(S).	PAGE(S)	CCR#	CERTIFIED CORNER RECORD	W.E.	WALL EASEMENT
P.B.	PLAT BOOK			D.E.	DRAINAGE EASEMENT
P.C.	POINT OF CURVATURE	⊙	SET NAIL AND DISK, STAMPED LB #6723 PERMANENT CONTROL POINT (PCP)	U.E.	UTILITY EASEMENT
C.C.	POINT OF COMPOUND CURVATURE	R/W	RIGHT-OF-WAY		
R.C.	POINT OF REVERSE CURVATURE	NR	NON-RADIAL	□	RECOVERED 4" X 4" CONCRETE MONUMENT STAMPED PRM LB #6723
P.T.	POINT OF TANGENCY	LB	LICENSED BUSINESS	■	SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB #6723, UNLESS OTHERWISE NOTED
P.I.	POINT OF INTERSECTION	PRM	PERMANENT REFERENCE MONUMENT	○	SET NAIL AND DISK, STAMPED PRM LB #6723

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.

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 11-27-2020, 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 City of Clermont, Lake County, Florida.

By: [Signature] Date: 1/21/21

James L. Rickman, P.S.M. # 5633

ALLEN & COMPANY, INC.
Licensed Business # 6723
16 East Plover Street
Winter Garden, Florida 34787

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND
FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 17
F.S., AND WAS FILED FOR RECORD ON _____ AT _____
FILE NO. _____

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

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DO HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

TO THE CITY OF CLERMONT:
UTILITY AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT OF ALL STREETS, SIDEWALKS, OR-WAY SHOWN ON THIS PLAN ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.
TRACT LS-1 SHALL BE DEDICATED TO THE CITY OF CLERMONT ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

A UTILITY, DRAINAGE, ACCESS AND SIDEWALK EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5.

IN WITNESS WHEREOF, Taylor Morrison of Florida, Inc., a Florida Corporation has caused these presents to be signed by the officer named below its corporate seal to be affixed hereto on January 22, 2021.

Name: RICHARD ROSELLO

Signed: [Signature]

Title: VP OF LAND

Signed and sealed and delivered in the presence of:

1000

Witness Signature: _____

Damon Gascio
Printed Name:

2. Nicole Beeth

Nicole Smyth

Printed Name:

STATE OF FLORIDA,
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 22nd DAY OF January, 2021,

BY Richard Bosello, AS VP of Land OF
TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION. SUCH
PERSON ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS
PRODUCED _____ AS IDENTIFICATION.

Handwritten signature: David Smith

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT _____

NOTARY PUBLIC

Notary Public for the State of California
My Comm. Expires Sep 16, 2021
Bonded through National Notary Assn.

Printed Name: Mr. Jane Smith

Commission No.: 96130007

My Commission Expires: 9.18.2021

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 9 day of February 2021 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: *Tracy Ackroyd Howe* City of Clermont
City Clerk *Tim Murry* Mayor
Tracy Ackroyd Howe Tim Murry
Print Name Print Name

Pursuant to Section 177.081 F.S., I have reviewed this plot for conformity to Chapter 177, Part 1, Florida Statutes, and find said plot 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 plot.

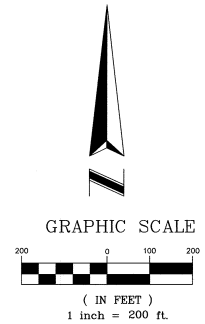
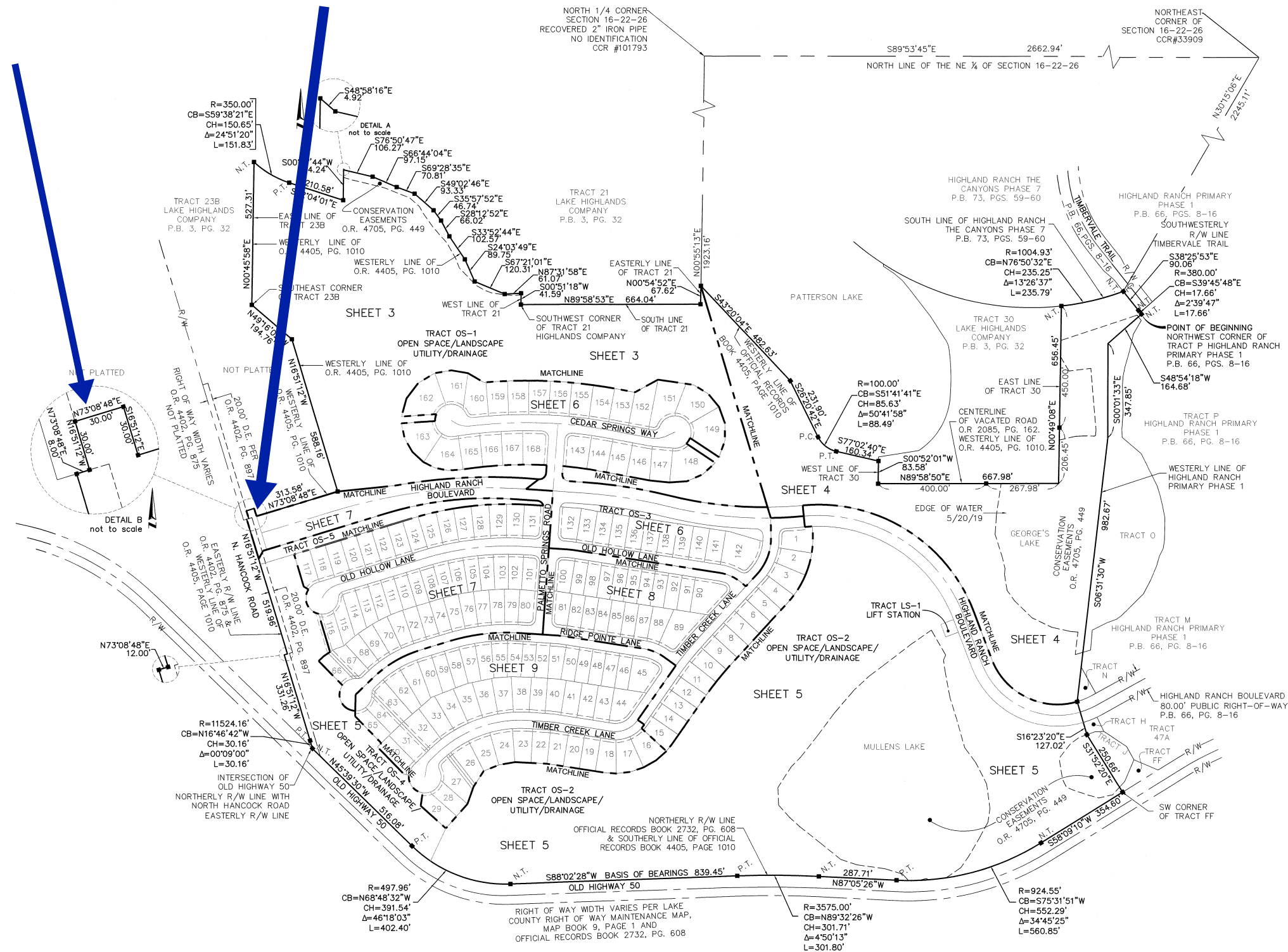
James E. Griffin 02/16/21
Name: James E. Griffin Date:
Professional Surveyor and Mapper No. 4486
Booth, Etna, Stratford & Hiett, Inc.
902 N. Sinclair Ave., Tavares, FL 32778
(352-343-8481) Licensed Business No. 7514

Surveyors Affidavit
Instrument # 2022022007
OR Book 5897 Page 1986
on 2/16/22 8:33 a.m.



HIGHLAND RANCH THE CANYONS PHASE 6

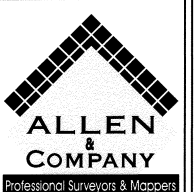
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



SHEET INDEX

SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES

SHEET 2 - 9 OF 9 - BOUNDARY INFORMATION, CENTERLINE, TRACT
& LOT GEOMETRY



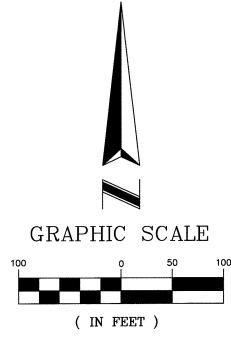
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

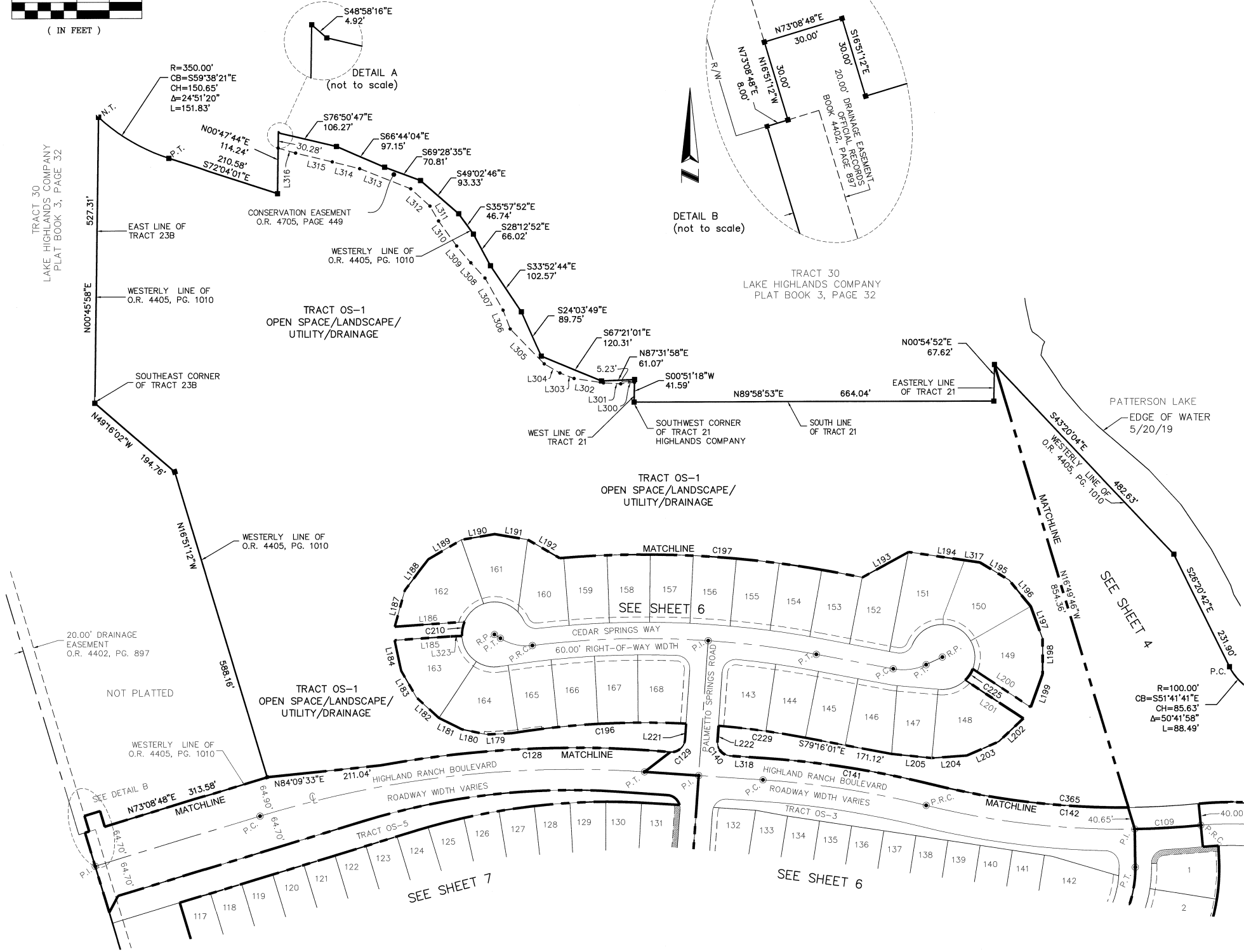
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 3 OF 9

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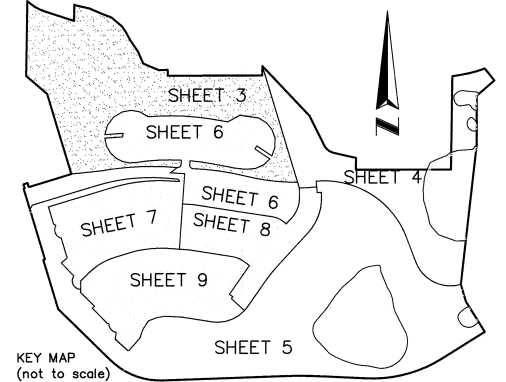
GRAPHIC SCALE
(IN FEET)



LINE TABLE		
LINE	LENGTH	BEARING
L179	46.84'	N87°14'54"E
L180	47.02'	S78°12'27"E
L181	47.02'	N63°36'16"W
L182	56.43'	N47°31'46"W
L183	57.11'	N29°52'37"W
L184	57.11'	N12°07'03"W
L185	103.46'	N86°07'34"E
L186	129.46'	N86°07'34"E
L187	69.94'	N15°25'51"E
L188	71.26'	N37°25'51"E
L189	71.26'	N59°38'20"E
L190	62.07'	N80°24'02"E
L191	62.07'	S80°17'02"E
L192	68.37'	S59°58'37"E
L193	97.13'	N61°17'33"E
L194	133.34'	S81°33'56"E
L195	62.95'	S58°43'18"E
L196	62.95'	S39°23'10"E
L197	63.84'	S19°54'42"E
L198	64.81'	S00°08'52"E
L199	64.81'	S19°45'57"W
L200	128.32'	S56°27'10"E
L201	128.32'	S56°27'10"E
L202	62.23'	S46°59'03"W
L203	64.14'	S66°17'14"W
L204	65.11'	S86°11'55"W
L205	73.80'	N84°03'44"W
L221	29.36'	N04°02'36"E
L222	28.95'	N04°02'36"E

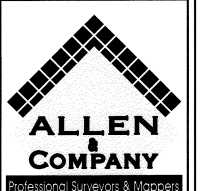
LINE TABLE		
LINE	LENGTH	BEARING
L300	25.66'	S84°13'14"W
L301	31.85'	N86°58'19"W
L302	54.65'	N81°03'49"W
L303	28.06'	N68°37'30"W
L304	33.53'	N59°53'17"W
L305	89.97'	N44°07'54"W
L306	37.14'	N20°52'06"W
L307	68.11'	N29°28'42"W
L308	38.47'	N42°34'07"W
L309	40.56'	N40°21'39"W
L310	57.07'	N35°53'52"W
L311	31.66'	N29°55'12"W
L312	47.86'	N48°08'27"W
L313	101.45'	N68°22'49"W
L314	52.48'	N75°59'49"W
L315	69.40'	N76°29'31"W
L316	33.59'	N74°05'56"W
L317	28.49'	S81°33'56"E
L318	64.11'	S85°57'24"E
L323	21.55'	N87°55'46"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57"E	04°40'22"
C128	1990.00'	536.97'	535.34'	S87°31'09"W	15°27'37"
C129	25.00'	39.80'	35.73'	N49°38'47"E	91°12'21"
C140	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C141	1790.00'	312.52'	312.12'	N80°57'18"W	10°00'12"
C142	1460.00'	497.34'	494.93'	S85°42'43"E	19°31'02"
C196	1565.00'	322.37'	321.80'	S87°00'46"W	11°48'08"
C197	1875.00'	504.95'	503.43'	N86°58'56"W	15°25'49"
C210	60.00'	26.69'	26.47'	S10°10'58"W	25°29'15"
C225	60.00'	25.18'	25.00'	N33°32'50"E	24°02'58"
C229	1565.00'	153.57'	153.51'	N82°04'42"W	05°37'21"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"



KEY MAP
(not to scale)

SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY



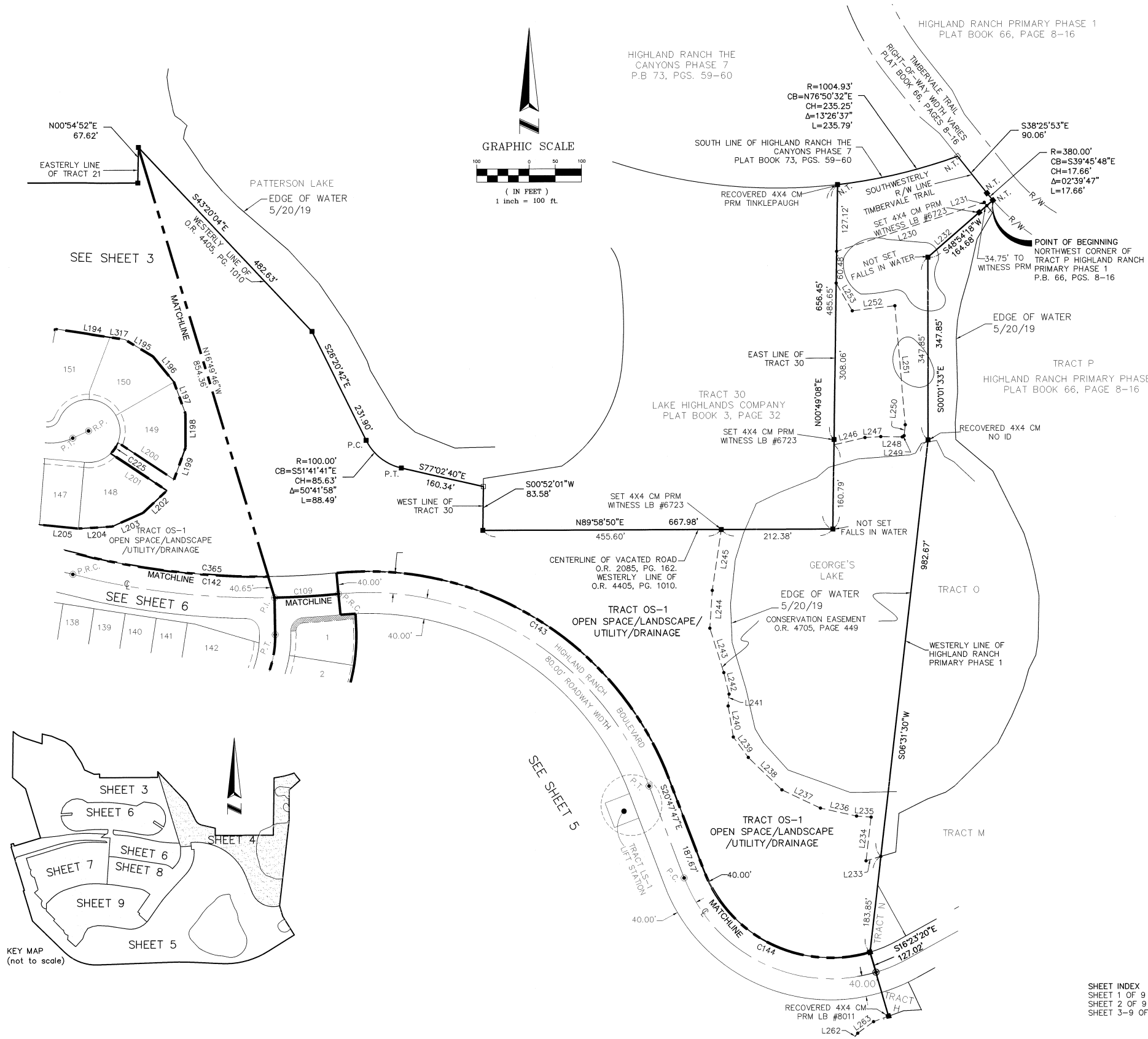
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 4 OF 9

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LINE TABLE		
LINE	LENGTH	BEARING
L194	133.34'	S81°33'56\"E
L195	62.95'	S58°43'18\"E
L196	62.95'	S39°23'10\"E
L197	63.84'	S19°54'42\"E
L198	64.81'	S00°08'52\"E
L199	64.81'	S19°45'57\"W
L200	128.32'	S56°27'10\"E
L201	128.32'	S56°27'10\"E
L202	62.23'	S46°59'03\"W
L203	64.14'	S66°17'14\"W
L204	65.11'	S86°11'55\"W
L205	73.80'	N84°03'44\"W
L230	296.59'	N71°47'20\"E
L231	7.88'	S38°25'53\"E
L232	149.25'	S48°54'18\"W
L233	29.61'	S73°36'14\"W
L234	83.64'	N06°40'58\"E
L235	27.83'	N85°35'37\"W
L236	70.37'	N77°21'50\"W
L237	81.40'	N64°28'52\"W
L238	89.09'	N45°50'44\"W
L239	48.29'	N36°13'08\"W
L240	60.04'	N09°17'59\"W
L241	22.61'	N04°23'18\"E
L242	42.33'	N13°34'44\"W
L243	88.61'	N17°28'00\"W
L244	72.13'	N03°44'27\"E
L245	117.34'	N08°28'01\"E
L246	60.60'	N76°54'01\"E
L247	30.28'	N86°50'13\"E
L248	41.00'	S89°00'31\"E
L249	4.20'	N56°23'39\"E
L250	20.90'	N06°00'07\"E
L251	227.70'	N04°55'15\"W
L252	81.71'	S83°25'03\"W
L253	61.19'	N30°12'30\"W
L317	28.49'	S81°33'56\"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57\"E	04°40'22\"
C142	1460.00'	497.34'	494.93'	S85°42'43\"E	19°31'02\"
C143	615.00'	801.54'	746.00'	N58°08'00\"W	74°40'27\"
C144	260.00'	388.48'	353.34'	S63°36'02\"E	85°36'31\"
C225	60.00'	25.18'	25.00'	N33°32'50\"E	24°02'58\"
C365	1460.00'	366.76'	365.79'	S83°08'59\"E	14°23'34\"

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SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
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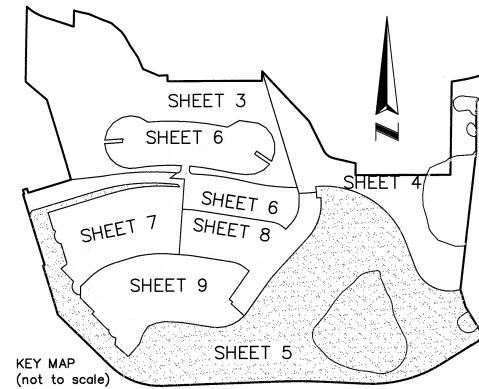
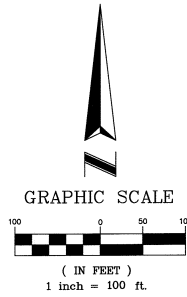
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 5 OF 9

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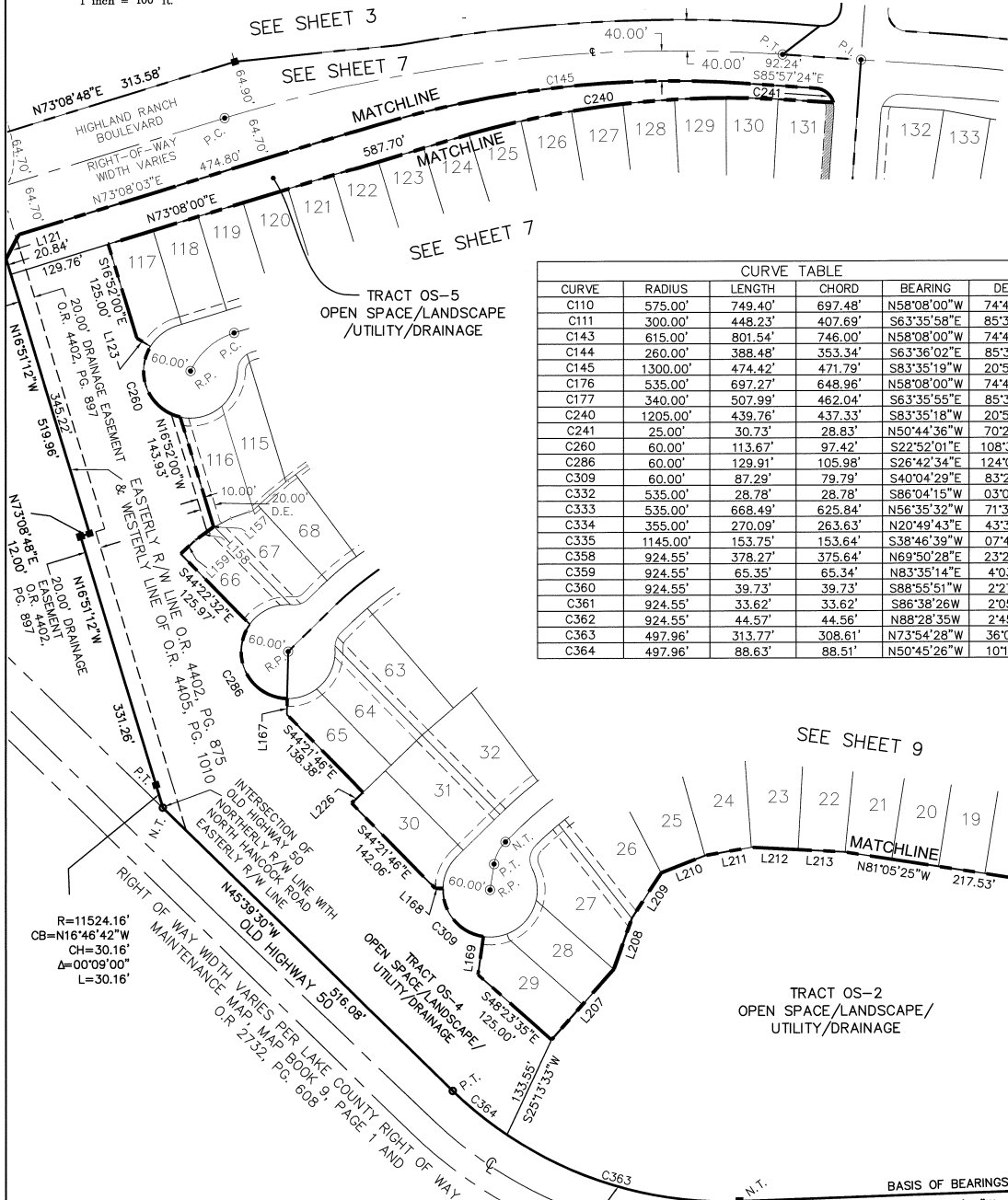


LINE	LENGTH	BEARING
L121	34.63'	N28°08'32"E
L123	20.39'	N58°35'30"W
L157	5.23'	S62°21'28"W
L158	25.14'	N53°58'59"E
L159	25.14'	N46°54'12"E
L167	20.13'	S01°15'45"W
L168	10.15'	N88°23'55"W
L169	49.10'	S08°14'56"W
L171	50.00'	N69°12'13"E
L172	50.00'	S20°47'47"E
L173	50.00'	N69°12'13"E
L174	36.62'	N02°23'16"W
L207	120.00'	N41°36'25"E
L208	68.93'	N19°41'10"E
L209	68.59'	N32°55'42"E

LINE	LENGTH	BEARING
L210	60.00'	N68°34'08"E
L211	60.00'	N80°12'10"E
L212	59.98'	S88°00'04"E
L213	58.10'	N85°57'24"W
L214	42.59'	N85°52'50"W
L215	52.11'	S83°27'53"W
L216	52.07'	S71°15'20"W
L217	52.07'	S60°29'03"W
L218	52.11'	S48°16'31"W
L219	33.26'	N38°40'14"E
L220	80.00'	S05°28'14"E
L226	20.00'	N45°58'54"E
L254	37.69'	S42°10'48"W
L255	52.51'	S77°04'49"W
L256	40.14'	N75°00'49"W
L257	53.37'	N71°32'04"W
L258	33.06'	N67°05'37"W
L259	34.15'	N25°34'13"W
L260	76.77'	N09°10'39"W
L261	45.74'	N37°36'44"E
L262	24.56'	N39°35'08"E

LINE	LENGTH	BEARING
L263	37.22'	N54°00'34"E
L264	30.55'	N70°13'14"E
L265	9.04'	N56°10'55"W
L266	27.04'	S75°00'26"W
L267	33.37'	N43°04'51"W
L268	67.72'	N73°02'31"W
L269	103.83'	N82°02'01"W
L270	64.70'	N71°29'41"W
L271	96.45'	N50°58'18"W
L272	94.38'	N51°56'35"W
L273	53.09'	N47°40'38"W
L274	61.55'	N42°06'04"W
L275	65.02'	N02°21'15"W
L276	91.98'	N32°44'28"E
L277	48.79'	N44°03'15"E
L278	101.85'	N38°28'07"E
L279	102.40'	N36°34'17"E
L280	112.44'	N40°37'07"E
L281	75.30'	N52°57'01"E
L282	73.55'	N52°36'22"E
L283	120.71'	N55°18'17"E
L284	92.74'	S29°58'18"E
L285	105.84'	S22°46'20"W
L286	20.11'	S07°47'34"E
L287	38.31'	S10°28'57"E
L288	102.30'	S17°26'14"E
L289	80.60'	S15°44'31"E
L290	112.66'	S27°07'48"E
L291	69.35'	S07°40'43"E
L292	88.36'	S08°06'35"W
L293	92.13'	S34°58'41"W
L294	50.19'	S55°26'12"W
L295	67.79'	S30°17'30"W
L296	80.35'	S34°58'41"W
L297	48.31'	S55°26'12"W
L298	66.36'	S55°26'12"W

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C110	575.00'	749.40'	697.48'	N58°08'00"W	74°40'27"
C111	300.00'	448.23'	407.69'	S63°35'58"E	85°36'23"
C143	615.00'	801.54'	746.00'	N58°08'00"W	74°40'27"
C144	260.00'	388.48'	353.34'	S63°36'02"E	85°36'31"
C145	1300.00'	474.42'	471.79'	S83°35'19"W	20°54'33"
C176	535.00'	697.27'	648.96'	N58°08'00"W	74°40'27"
C177	340.00'	507.99'	462.04'	S63°35'55"E	85°36'17"
C240	1205.00'	439.76'	437.33'	S83°35'18"W	20°54'36"
C241	25.00'	30.73'	28.83'	N50°44'36"W	70°25'35"
C260	60.00'	113.67'	97.42'	S22°52'01"E	108°33'03"
C286	60.00'	129.91'	105.98'	S26°42'34"E	124°03'22"
C309	60.00'	87.29'	79.79'	S40°04'29"E	83°21'08"
C332	535.00'	28.78'	28.78'	S86°04'15"W	03°04'57"
C333	535.00'	668.49'	625.84'	N56°35'32"W	71°35'30"
C334	355.00'	270.09'	263.63'	N20°49'43"E	43°35'31"
C335	1145.00'	153.75'	153.64'	S38°46'39"W	07°41'37"
C358	924.55'	378.27'	375.64'	N69°50'28"E	23°26'32"
C359	924.55'	65.35'	65.34'	N83°35'14"E	4°03'00"
C360	924.55'	39.73'	39.73'	S88°55'51"W	2°27'44"
C361	924.55'	33.62'	33.62'	S86°38'26"W	2°05'00"
C362	924.55'	44.57'	44.56'	N88°28'35"W	2°45'42"
C363	497.96'	313.77'	308.61'	N73°54'28"W	36°06'11"
C364	497.96'	88.63'	88.51'	N50°45'26"W	10°11'52"



NORTHERLY R/W LINE
O.R. 2732, PG. 608 &
SOUTHERLY LINE OF
O.R. 4405, PAGE 1010

BASIS OF BEARINGS
S88°02'28"W

OLD HIGHWAY 50

RIGHT OF WAY WIDTH VARIES PER LAKE
COUNTY RIGHT OF WAY MAINTENANCE MAP,
MAP BOOK 9, PAGE 1 AND
OFFICIAL RECORDS BOOK 2732, PG. 608

R=3575.00'
CB=N89°32'26"W
CH=301.71'
Δ=04°50'13"
L=301.80'

R=924.55'
CB=S75°31'51"W
CH=552.29'
Δ=34°45'25"
L=560.85'

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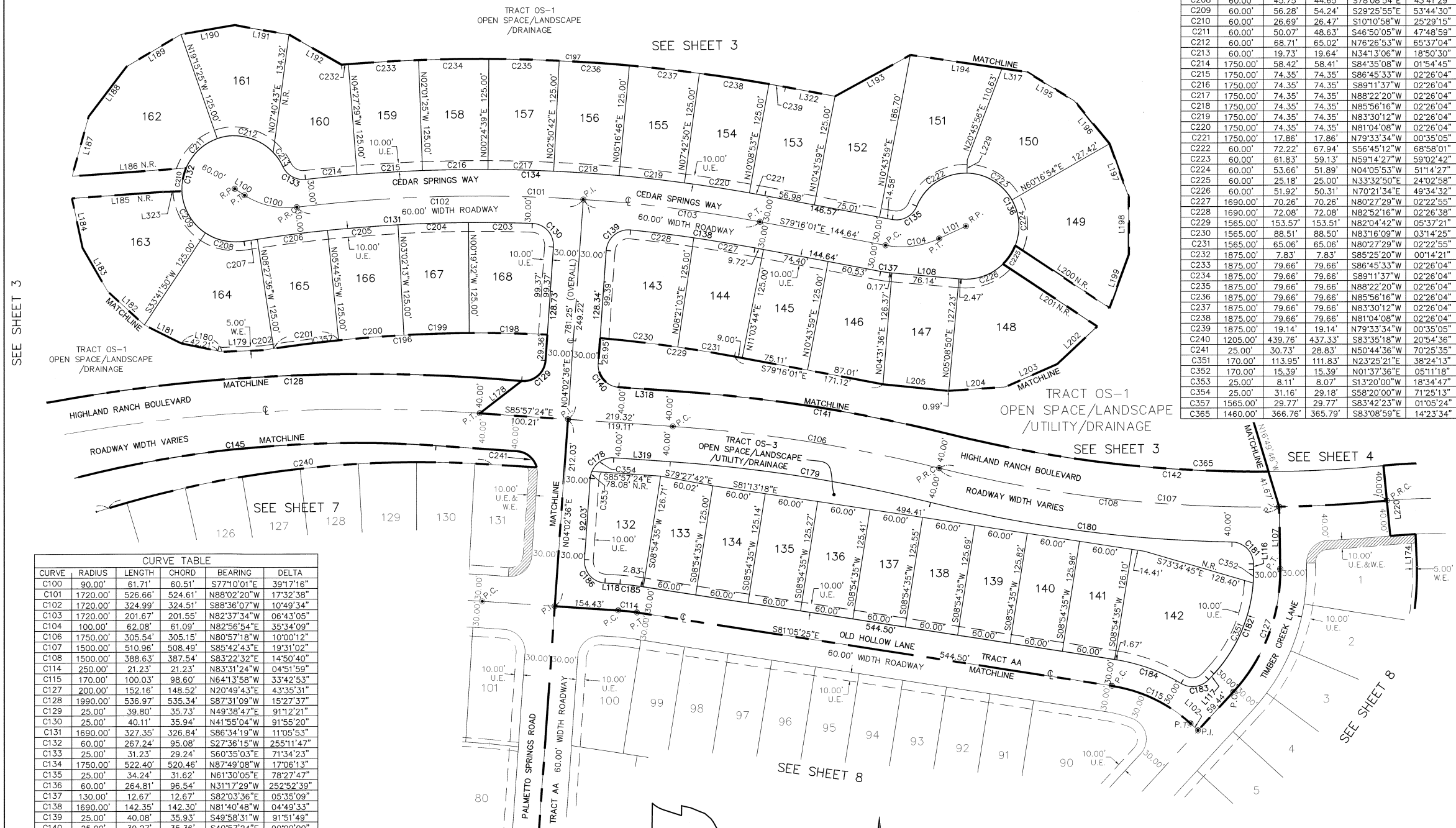


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UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
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SHEET 6 OF 9 PLAT BOOK 74 PAGE 54



SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

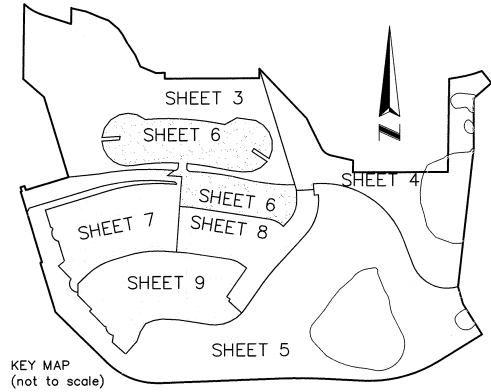
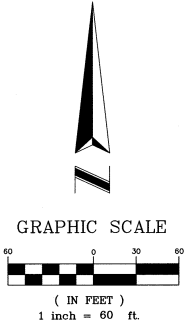
SEE SHEET 8

SEE SHEET 8

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C100	90.00'	61.71'	60.51'	S77°10'01"E	39°17'16"
C101	1720.00'	526.66'	524.61'	N88°02'20"W	17°32'38"
C102	1720.00'	324.99'	324.51'	S88°36'07"W	10°49'34"
C103	1720.00'	201.67'	201.55'	N82°37'34"W	06°43'05"
C104	100.00'	62.08'	61.09'	N82°56'54"E	35°34'09"
C106	1750.00'	305.54'	305.15'	N80°57'18"W	10°00'12"
C107	1500.00'	510.96'	508.49'	S85°42'43"E	19°31'02"
C108	1500.00'	388.63'	387.54'	S83°22'32"E	14°50'40"
C114	250.00'	21.23'	21.23'	N83°31'24"W	04°51'59"
C115	170.00'	100.03'	98.60'	N64°13'58"W	33°42'53"
C127	200.00'	152.16'	148.52'	N20°49'43"E	43°35'31"
C128	1990.00'	536.97'	535.34'	S87°31'09"W	15°27'37"
C129	25.00'	39.80'	35.73'	N49°38'47"E	91°12'21"
C130	25.00'	40.11'	35.94'	N41°55'04"W	91°55'20"
C131	1690.00'	327.35'	326.84'	S86°34'19"W	11°05'53"
C132	60.00'	267.24'	95.08'	S27°36'15"W	255°11'47"
C133	25.00'	31.23'	29.24'	S60°35'03"E	71°34'23"
C134	1750.00'	522.40'	520.46'	N87°49'08"W	17°06'13"
C135	25.00'	34.24'	31.62'	N61°30'05"E	78°27'47"
C136	60.00'	264.81'	96.54'	N31°17'29"W	252°52'39"
C137	130.00'	12.67'	12.67'	S82°03'36"E	05°35'09"
C138	1690.00'	142.35'	142.30'	N81°40'48"W	04°49'33"
C139	25.00'	40.08'	35.93'	S49°58'31"W	91°51'49"
C140	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C141	1790.00'	312.52'	312.12'	N80°57'18"W	10°00'12"
C142	1460.00'	497.34'	494.93'	S85°42'43"E	19°31'02"
C145	1300.00'	474.42'	471.79'	S83°35'19"W	20°54'33"
C178	25.00'	39.27'	35.36'	S49°02'36"W	90°00'00"
C179	1710.00'	298.55'	298.17'	N80°57'18"W	10°00'12"
C180	1540.00'	345.04'	344.32'	S82°22'19"E	12°50'15"
C181	25.00'	38.32'	34.68'	N44°52'45"W	87°49'23"
C182	170.00'	129.34'	126.24'	N20°49'43"E	43°35'31"
C183	25.00'	34.41'	31.76'	N82°03'28"E	78°52'00"
C184	200.00'	78.82'	78.32'	N69°47'58"W	22°34'53"
C185	280.00'	23.78'	23.77'	N83°31'24"W	04°51'59"
C186	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C196	1565.00'	322.37'	321.80'	S87°00'46"W	11°48'08"
C197	1875.00'	504.95'	503.43'	N86°58'56"W	15°25'49"
C198	1565.00'	88.48'	88.47'	N88°42'21"W	03°14'22"
C199	1565.00'	74.06'	74.06'	S88°19'07"W	02°42'41"
C200	1565.00'	74.06'	74.06'	S85°36'26"W	02°42'41"
C201	1565.00'	74.07'	74.06'	S82°53'45"W	02°42'42"
C202	1565.00'	11.70'	11.70'	S81°19'33"W	00°25'42"
C203	1690.00'	72.17'	72.16'	N89°06'08"W	02°26'48"
C204	1690.00'	79.98'	79.97'	S88°19'07"W	02°42'41"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C205	1690.00'	79.98'	79.97'	S85°36'26"W	02°42'41"
C206	1690.00'	79.98'	79.97'	S82°53'45"W	02°42'42"
C207	1690.00'	15.25'	15.25'	S81°16'53"W	00°31'01"
C208	60.00'	45.75'	44.65'	S78°08'54"E	43°41'29"
C209	60.00'	56.28'	54.24'	S29°25'55"E	53°44'30"
C210	60.00'	26.69'	26.47'	S10°10'58"W	25°29'15"
C211	60.00'	50.07'	48.63'	S46°50'05"W	47°48'59"
C212	60.00'	68.71'	65.02'	N76°26'53"W	65°37'04"
C213	60.00'	19.73'	19.64'	N34°13'06"W	18°50'30"
C214	1750.00'	58.42'	58.41'	S84°35'08"W	01°54'45"
C215	1750.00'	74.35'	74.35'	S86°45'33"W	02°26'04"
C216	1750.00'	74.35'	74.35'	S89°11'37"W	02°26'04"
C217	1750.00'	74.35'	74.35'	N88°22'20"W	02°26'04"
C218	1750.00'	74.35'	74.35'	N85°56'16"W	02°26'04"
C219	1750.00'	74.35'	74.35'	N83°30'12"W	02°26'04"
C220	1750.00'	74.35'	74.35'	N81°04'08"W	02°26'04"
C221	1750.00'	17.86'	17.86'	N79°33'34"W	00°35'05"
C222	60.00'	72.22'	67.94'	S56°45'12"W	68°58'01"
C223	60.00'	61.83'	59.13'	N59°14'27"W	59°02'42"
C224	60.00'	53.66'	51.89'	N04°05'53"W	51°14'27"
C225	60.00'	25.18'	25.00'	N33°32'50"E	24°02'58"
C226	60.00'	51.92'	50.31'	N70°21'34"E	49°34'32"
C227	1690.00'	70.26'	70.26'	N80°27'29"W	02°22'55"
C228	1690.00'	72.08'	72.08'	N82°52'16"W	02°26'38"
C229	1565.00'	153.57'	153.51'	N82°04'42"W	05°37'21"
C230	1565.00'	88.51'	88.50'	N83°16'09"W	03°14'25"
C231	1565.00'	65.06'	65.06'	N80°27'29"W	02°22'55"
C232	1875.00'	7.83'	7.83'	S85°25'20"W	00°14'21"
C233	1875.00'	79.66'	79.66'	S86°45'33"W	02°26'04"
C234	1875.00'	79.66'	79.66'	S89°11'37"W	02°26'04"
C235	1875.00'	79.66'	79.66'	N88°22'20"W	02°26'04"
C236	1875.00'	79.66'	79.66'	N85°56'16"W	02°26'04"
C237	1875.00'	79.66'	79.66'	N83°30'12"W	02°26'04"
C238	1875.00'	79.66'	79.66'	N81°04'08"W	02°26'04"
C239	1875.00'	19.14'	19.14'	N79°33'34"W	00°35'05"
C240	1205.00'	439.76'	437.33'	S83°35'18"W	20°54'36"
C241	25.00'	30.73'	28.83'	N50°44'36"W	70°25'35"
C351	170.00'	113.95'	111.83'	N23°25'21"E	38°24'13"
C352	170.00'	15.39'	15.39'	N01°37'36"E	05°11'18"
C353	25.00'	8.11'	8.07'	S13°20'00"W	18°34'47"
C354	25.00'	31.16'	29.18'	S58°20'00"W	71°25'13"
C357	1565.00'	29.77'	29.77'	S83°42'23"W	01°05'24"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"

LINE TABLE		
LINE	LENGTH	BEARING
L100	13.20'	S57°31'23"E
L101	33.25'	N65°09'50"E
L102	11.55'	S47°22'32"E
L107	70.37'	S00°58'03"E
L108	78.78'	S84°51'10"E
L116	6.50'	S00°58'03"E
L117	8.68'	N42°37'28"E
L118	17.06'	S85°57'24"E
L174	36.62'	N02°23'16"W
L178	59.68'	N52°31'28"E
L179	46.84'	N87°14'54"E
L180	47.02'	S78°12'27"E
L181	47.02'	N63°36'16"W
L182	56.43'	N47°31'46"W
L183	57.11'	N29°52'37"W
L184	57.11'	N12°07'03"W
L185	103.46'	N86°07'34"E
L186	129.46'	N86°07'34"E
L187	69.94'	N15°25'51"E
L188	71.26'	N37°25'51"E
L189	71.26'	N59°38'20"E
L190	62.07'	N80°24'02"E
L191	62.07'	S80°17'02"E
L192	68.37'	S59°58'37"E
L193	97.13'	N61°17'33"E
L194	104.85'	S81°33'56"E
L195	62.95'	S58°43'18"E
L196	62.95'	S39°23'10"E
L197	63.84'	S19°54'42"E
L198	64.81'	S00°08'52"E
L199	64.81'	S19°45'57"W
L200	128.32'	S56°27'10"E
L201	128.32'	S56°27'10"E
L202	62.23'	S46°59'03"W
L203	64.14'	S66°17'14"W
L204	64.12'	S86°11'55"W
L205	73.80'	N84°03'44"W
L220	80.00'	S05°28'14"E
L229	15.00'	N01°14'12"E
L317	28.49'	S81°33'56"E
L318	64.11'	S85°57'24"E
L319	64.11'	S85°57'24"E
L322	56.98'	N79°16'01"W
L323	21.55'	N87°55'46"E



SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
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ALLEN & COMPANY
Professional Surveyors & Mappers

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

HIGHLAND RANCH THE CANYONS PHASE 6

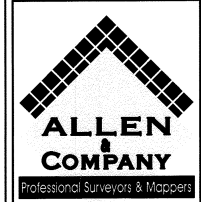
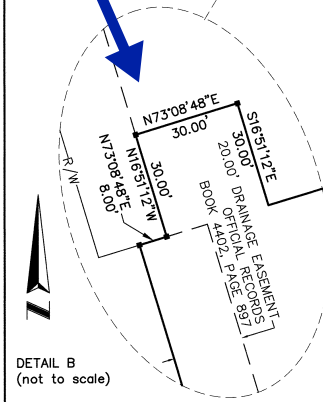
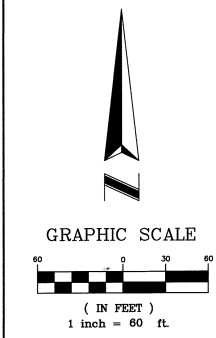
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 7 OF 9

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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C105	1970.00'	718.92'	714.94'	S83°35'19"W	20°54'33"
C112	90.44'	75.87'	73.66'	S49°06'04"W	48°03'52"
C113	1050.00'	383.20'	381.07'	S83°35'18"W	20°54'36"
C116	435.00'	208.85'	206.85'	S59°22'44"W	27°30'32"
C117	730.00'	266.41'	264.94'	S83°35'18"W	20°54'36"
C128	1990.00'	536.97'	535.34'	S87°31'09"W	15°27'37"
C145	1300.00'	474.42'	471.79'	S83°35'19"W	20°54'33"
C146	25.00'	39.27'	35.36'	N40°57'24"W	90°00'00"
C147	25.00'	39.27'	35.36'	N49°02'36"E	90°00'00"
C148	1080.00'	394.15'	391.96'	S83°35'18"W	20°54'36"
C149	60.00'	264.83'	96.53'	S53°18'51"E	252°53'44"
C150	25.00'	31.81'	29.70'	S36°41'08"W	72°53'43"
C151	1020.00'	372.25'	370.19'	S83°35'18"W	20°54'36"
C152	25.00'	39.27'	35.36'	N40°57'24"W	90°00'00"
C153	25.00'	39.27'	35.36'	N49°02'36"E	90°00'00"
C154	760.00'	277.36'	275.83'	S83°35'18"W	20°54'36"
C155	465.00'	223.26'	221.12'	S59°22'44"W	27°30'32"
C156	25.00'	21.68'	21.00'	N70°27'52"E	49°40'47"
C157	60.00'	292.54'	77.65'	S44°22'32"E	279°21'34"
C240	1205.00'	439.76'	437.33'	S83°35'18"W	20°54'36"
C241	25.00'	30.73'	28.83'	N50°44'36"W	70°25'35"
C242	25.00'	8.54'	8.50'	N05°44'36"W	19°34'25"
C243	1080.00'	17.39'	17.39'	N86°25'04"W	00°55'20"
C244	1080.00'	59.17'	59.16'	N88°26'54"W	03°08'20"
C245	1080.00'	59.17'	59.16'	S88°24'46"W	03°08'20"
C246	1080.00'	59.17'	59.16'	S85°16'26"W	03°08'20"
C247	1080.00'	59.17'	59.16'	S82°08'06"W	03°08'20"
C248	1080.00'	59.17'	59.16'	S78°59'45"W	03°08'20"
C249	1080.00'	58.86'	58.85'	S75°51'55"W	03°07'21"
C250	1080.00'	22.06'	22.06'	S73°43'07"W	01°10'14"
C251	1205.00'	22.06'	22.06'	S73°39'28"W	01°02'57"
C252	1205.00'	68.23'	68.22'	S75°48'16"W	03°14'39"
C253	1205.00'	66.02'	66.01'	S78°59'45"W	03°08'20"
C254	1205.00'	66.02'	66.01'	S82°08'06"W	03°08'20"
C255	1205.00'	66.02'	66.01'	S85°16'26"W	03°08'20"
C256	1205.00'	66.02'	66.01'	S88°24'46"W	03°08'20"
C257	1205.00'	66.02'	66.01'	N88°26'54"W	03°08'20"
C258	1205.00'	19.40'	19.40'	N86°25'04"W	00°55'20"
C259	60.00'	43.69'	42.74'	S52°16'15"W	41°43'31"
C260	60.00'	113.74'	97.46'	S22°53'54"E	108°36'49"
C261	60.00'	57.12'	54.99'	N75°31'13"E	54°32'57"
C262	60.00'	50.27'	48.82'	N24°14'30"E	48°00'28"
C263	1020.00'	23.59'	23.59'	S73°47'45"W	01°19'31"
C264	1020.00'	56.67'	56.66'	S76°03'01"W	03°10'59"
C265	1020.00'	56.67'	56.66'	S79°14'00"W	03°10'59"
C266	1020.00'	56.67'	56.66'	S82°24'59"W	03°10'59"
C267	1020.00'	56.67'	56.66'	S85°35'58"W	03°10'59"
C268	1020.00'	56.67'	56.66'	S88°46'57"W	03°10'59"
C269	1020.00'	56.67'	56.66'	N88°02'04"W	03°10'59"
C270	1020.00'	8.66'	8.65'	N86°11'59"W	00°29'10"
C271	760.00'	11.82'	11.82'	N86°24'08"W	00°53'28"
C272	760.00'	49.03'	49.02'	N88°41'45"W	03°41'46"
C273	760.00'	49.03'	49.02'	S87°36'30"W	03°41'46"
C274	760.00'	49.03'	49.02'	S83°54'44"W	03°41'46"
C275	760.00'	49.03'	49.02'	S80°12'58"W	03°41'46"
C276	760.00'	49.03'	49.02'	S76°31'13"W	03°41'46"
C277	760.00'	20.41'	20.41'	S73°54'10"W	01°32'20"
C278	465.00'	15.26'	15.26'	S72°11'36"W	01°52'49"
C279	465.00'	48.41'	48.39'	S68°16'15"W	05°57'52"
C280	465.00'	48.41'	48.39'	S62°18'23"W	05°57'52"
C281	465.00'	48.41'	48.39'	S56°20'30"W	05°57'52"
C282	465.00'	48.41'	48.39'	S50°22'38"W	05°57'52"
C283	465.00'	14.37'	14.37'	S46°30'35"W	01°46'14"
C284	60.00'	2.22'	2.22'	N85°45'27"W	02°07'26"
C285	60.00'	60.59'	58.05'	S64°14'58"W	57°51'43"
C286	60.00'	129.91'	105.98'	S26°42'34"E	124°03'22"
C355	25.00'	25.76'	24.63'	S29°45'15"W	59°01'57"
C356	25.00'	6.05'	6.03'	S66°12'07"W	1°31'46"

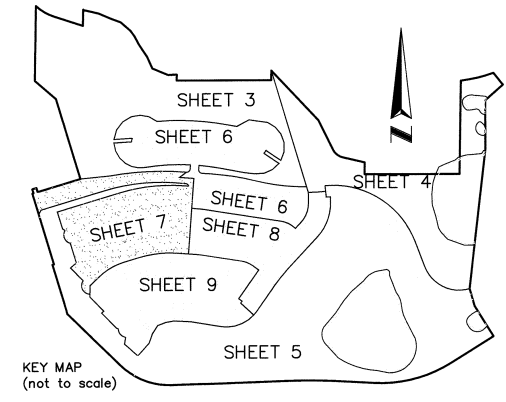
LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L103	84.44'	N45°37'28"E	L140	19.52'	N71°35'50"E
L109	27.37'	S85°57'24"E	L141	12.38'	N71°35'50"E
L110	27.37'	S85°57'24"E	L142	30.97'	N68°34'12"E
L111	27.37'	S85°57'24"E	L143	18.59'	N65°35'16"E
L112	19.64'	N45°37'28"E	L144	12.38'	N65°35'16"E
L121	34.63'	N28°08'32"E	L145	30.97'	N62°36'20"E
L122	50.93'	S86°25'04"E	L146	18.59'	N59°37'24"E
L123	20.39'	N58°35'30"W	L147	12.38'	N59°37'24"E
L124	33.12'	S83°38'58"E	L148	30.97'	N56°38'28"E
L125	33.12'	S85°46'54"E	L149	18.59'	S53°39'31"W
L126	28.70'	S87°46'18"E	L150	12.38'	S53°39'31"W
L127	28.69'	S89°37'08"E	L151	29.71'	N50°44'14"E
L128	28.72'	N88°31'56"E	L152	19.85'	S47°52'35"W
L129	28.70'	N86°41'03"E	L153	9.85'	S47°52'35"W
L130	28.70'	N84°50'10"E	L154	4.26'	S75°08'05"W
L131	28.70'	N82°59'17"E	L155	24.64'	S70°39'20"W
L132	28.70'	N81°08'25"E	L156	23.66'	S62°21'28"W
L133	28.70'	N79°17'32"E	L157	5.23'	S62°21'28"W
L134	28.70'	N77°26'39"E	L158	25.14'	N53°58'59"E
L135	28.70'	N75°35'46"E	L159	25.14'	N46°54'12"E
L136	23.90'	N73°54'10"E	L177	3.03'	N44°22'32"W
L137	29.18'	N73°08'00"E	L178	59.68'	N52°31'28"E
L138	50.00'	N73°08'00"E	L228	60.00'	N01°15'45"E
L139	34.25'	N73°08'00"E	L324	5.53'	N16°52'00"W



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

SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
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KEY MAP
(not to scale)

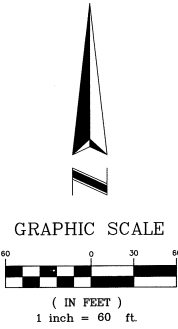


HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

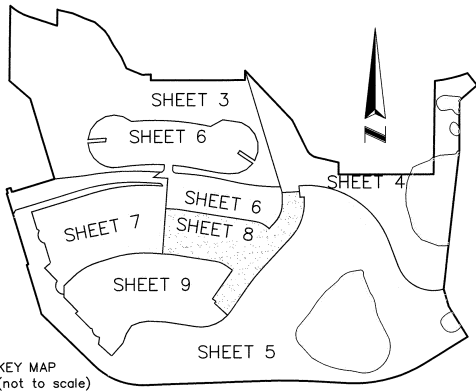
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57"E	04°40'22"
C114	250.00'	21.23'	21.23'	N83°31'24"W	04°51'59"
C115	170.00'	100.03'	98.60'	N64°13'58"W	33°42'53"
C118	300.00'	25.48'	25.47'	N83°31'24"W	04°51'59"
C119	170.00'	81.43'	80.66'	N67°22'03"W	27°26'44"
C124	1300.00'	174.57'	174.43'	S38°46'39"W	07°41'37"
C126	1300.00'	142.24'	142.17'	S39°29'24"W	06°16'09"
C127	200.00'	152.16'	148.52'	N20°49'43"E	43°35'31"
C172	1270.00'	170.54'	170.41'	S38°46'39"W	07°41'37"
C173	230.00'	174.99'	170.80'	N20°49'43"E	43°35'31"
C174	25.00'	38.46'	34.78'	S43°06'25"W	88°08'56"
C175	1540.00'	71.28'	71.27'	N85°51'20"E	02°39'07"
C187	25.00'	39.27'	35.36'	S49°02'36"W	90°00'00"
C188	220.00'	18.69'	18.68'	N83°31'24"W	04°51'59"
C189	140.00'	28.14'	28.10'	N75°19'53"W	11°31'05"
C190	25.00'	48.96'	41.50'	N13°28'26"W	112°11'48"
C191	1330.00'	91.53'	91.51'	S40°39'11"W	03°56'34"
C192	25.00'	38.19'	34.58'	N82°26'26"E	87°31'04"
C193	200.00'	95.26'	94.36'	N67°26'44"W	27°17'23"
C194	330.00'	28.03'	28.02'	N83°31'24"W	04°51'59"
C195	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C323	130.00'	16.97'	16.96'	N38°40'14"E	07°28'47"
C324	1270.00'	8.11'	8.11'	S35°06'49"W	00°21'57"
C325	1270.00'	67.09'	67.08'	S36°48'36"W	03°01'37"
C326	1270.00'	66.25'	66.24'	S39°49'04"W	02°59'19"
C327	1270.00'	29.09'	29.09'	S41°58'06"W	01°18'45"
C328	230.00'	24.12'	24.11'	N39°37'11"E	06°00'34"
C329	230.00'	55.20'	55.07'	N29°44'22"E	13°45'03"
C330	230.00'	55.20'	55.07'	N15°59'18"E	13°45'03"
C331	230.00'	40.47'	40.41'	N04°04'22"E	10°04'50"
C332	535.00'	28.78'	28.78'	S86°04'15"W	03°04'57"
C334	355.00'	270.09'	263.63'	N20°49'43"E	43°35'31"
C335	1145.00'	153.75'	153.64'	S38°46'39"W	07°41'37"
C336	1145.00'	8.11'	8.11'	S35°08'01"W	00°21'57"
C337	1145.00'	59.69'	59.68'	S36°49'48"W	02°59'13"
C338	1145.00'	59.73'	59.72'	S39°49'04"W	02°59'19"
C339	1145.00'	26.23'	26.23'	S41°58'06"W	01°18'45"
C340	355.00'	37.23'	37.22'	N39°37'11"E	06°00'34"
C341	355.00'	85.20'	85.00'	N29°44'22"E	13°45'04"
C342	355.00'	85.20'	85.00'	N15°59'19"E	13°45'03"
C343	355.00'	62.46'	62.38'	N04°04'22"E	10°04'50"
C348	200.00'	10.93'	10.93'	N79°31'30"W	03°07'51"
C349	200.00'	46.37'	46.26'	N71°19'05"W	13°16'58"
C350	200.00'	37.96'	37.91'	N59°14'19"W	10°52'34"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"

LINE TABLE		
LINE	LENGTH	BEARING
L102	11.55'	S47°22'32"E
L104	53.27'	N53°38'41"W
L107	70.37'	S00°58'03"E
L115	6.18'	S00°58'03"E
L119	17.06'	S85°57'24"E
L120	1.34'	S85°57'24"E
L174	36.62'	N02°23'16"W
L219	33.26'	N38°40'14"E
L220	80.00'	S05°28'14"E
L227	30.00'	S55°04'09"E



SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY

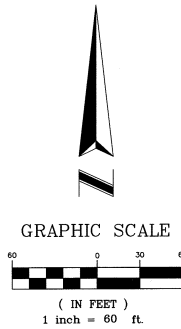


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

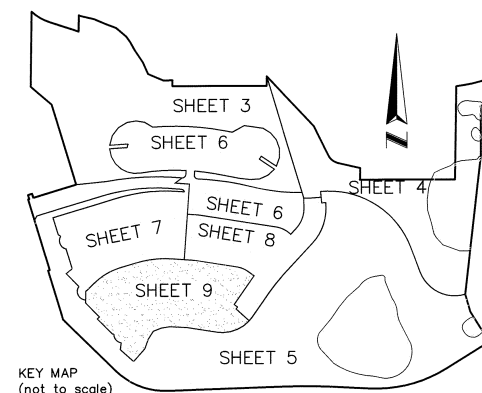
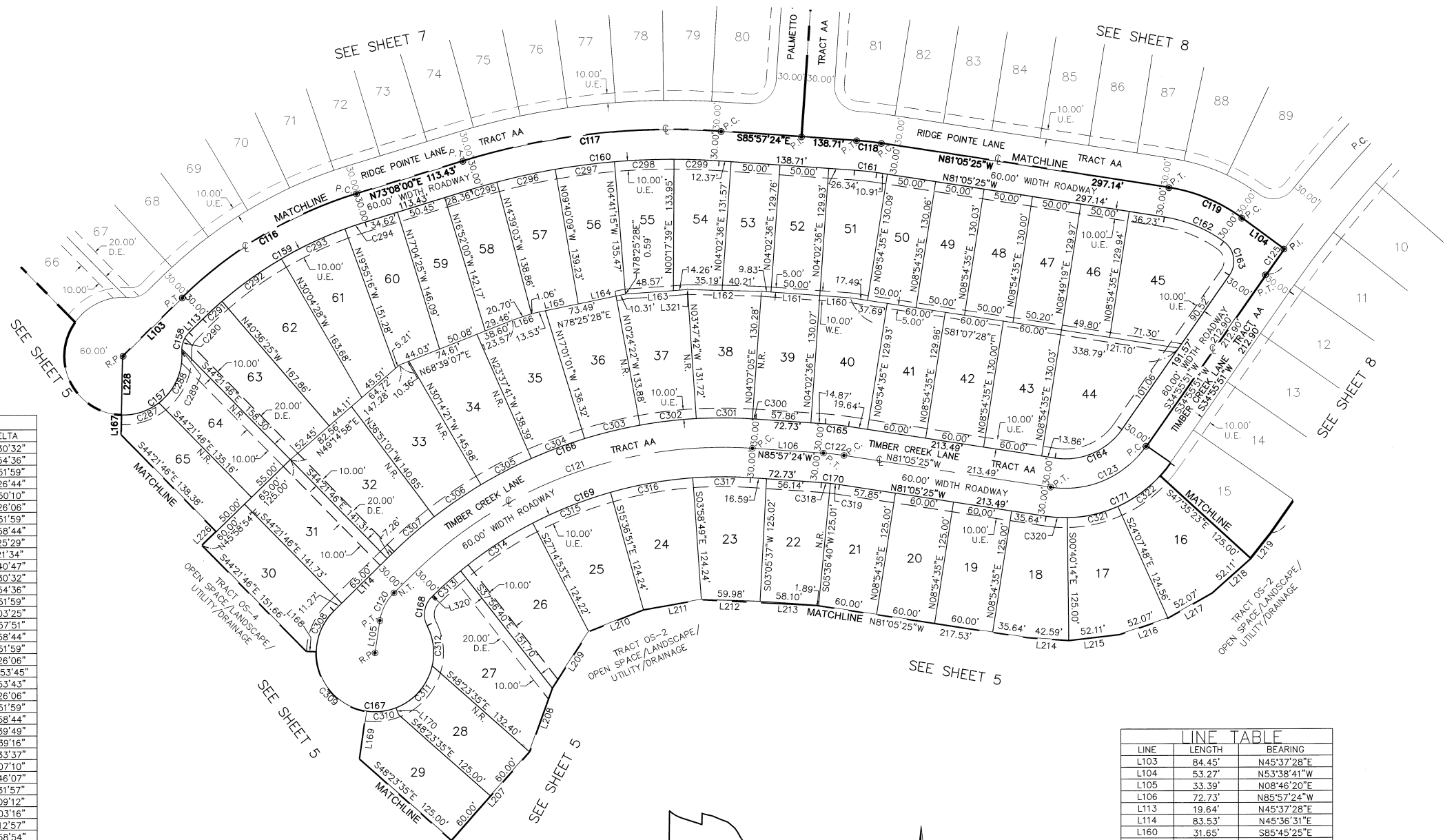
HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 9 OF 9 PLAT BOOK 74 PAGE 57



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C116	435.00'	208.85'	206.85'	S59°22'44"W	27°30'32"
C117	730.00'	266.41'	264.94'	S83°35'18"W	20°54'36"
C118	300.00'	25.48'	25.47'	N83°31'24"W	04°51'59"
C119	170.00'	81.43'	80.66'	N67°22'03"W	27°26'44"
C120	50.00'	32.15'	31.59'	S27°11'25"W	36°50'10"
C121	450.00'	380.41'	369.18'	S69°49'33"W	48°26'06"
C122	250.00'	21.23'	21.23'	N83°31'24"W	04°51'59"
C123	100.00'	111.66'	105.95'	N66°55'13"E	63°58'44"
C125	1300.00'	32.32'	32.32'	S35°38'35"W	01°25'29"
C157	60.00'	292.54'	77.65'	S44°22'32"E	27°21'34"
C158	25.00'	21.68'	21.00'	S20°47'05"W	49°40'47"
C159	405.00'	194.45'	192.59'	S59°22'44"W	27°30'32"
C160	700.00'	255.46'	254.05'	S83°35'18"W	20°54'36"
C161	270.00'	22.93'	22.93'	N83°31'24"W	04°51'59"
C162	140.00'	66.11'	65.50'	N67°33'43"W	27°03'25"
C163	25.00'	38.82'	35.03'	N09°33'05"W	88°57'51"
C164	70.00'	78.17'	74.17'	N66°55'13"E	63°58'44"
C165	280.00'	23.78'	23.77'	N83°31'24"W	04°51'59"
C166	480.00'	405.77'	393.79'	S69°49'33"W	48°26'06"
C167	60.00'	264.83'	96.53'	S80°50'20"E	252°53'45"
C168	25.00'	31.81'	29.70'	S09°09'39"W	72°53'43"
C169	420.00'	355.05'	344.57'	S69°49'33"W	48°26'06"
C170	220.00'	18.69'	18.68'	N83°31'24"W	04°51'59"
C171	130.00'	145.16'	137.74'	N66°55'13"E	63°58'44"
C287	60.00'	40.49'	39.72'	N71°55'51"E	38°39'49"
C288	60.00'	59.33'	56.94'	N24°16'19"E	56°39'16"
C289	25.00'	2.86'	2.86'	S00°46'31"E	06°33'37"
C290	25.00'	18.81'	18.37'	S24°03'53"W	43°07'10"
C291	405.00'	26.64'	26.63'	S47°30'32"W	03°46'07"
C292	405.00'	74.45'	74.34'	S54°39'33"W	10°31'57"
C293	405.00'	71.77'	71.68'	S65°00'08"W	10°09'12"
C294	405.00'	21.59'	21.59'	S71°36'22"W	03°03'16"
C295	700.00'	27.07'	27.07'	S74°14'29"W	02°12'57"
C296	700.00'	60.86'	60.84'	S77°50'24"W	04°58'54"
C297	700.00'	60.86'	60.84'	S82°49'18"W	04°58'54"
C298	700.00'	60.86'	60.84'	S87°48'12"W	04°58'54"
C299	700.00'	45.81'	45.80'	N87°49'52"W	03°44'57"
C300	480.00'	2.14'	2.14'	N86°05'04"W	00°15'20"
C301	480.00'	57.34'	57.31'	N89°38'04"W	06°50'40"
C302	480.00'	57.85'	57.81'	S83°29'27"W	06°54'18"
C303	480.00'	57.90'	57.86'	S76°34'58"W	06°54'40"
C304	480.00'	57.91'	57.88'	S69°40'14"W	06°54'47"
C305	480.00'	57.90'	57.86'	S62°45'32"W	06°54'39"
C306	480.00'	57.85'	57.81'	S55°51'04"W	06°54'17"
C307	480.00'	56.88'	56.85'	S49°00'13"W	06°47'24"
C308	60.00'	46.08'	44.96'	S23°36'19"W	44°00'28"
C309	60.00'	87.29'	79.79'	S40°04'29"E	83°21'08"
C310	60.00'	30.60'	30.27'	N83°38'19"E	29°13'14"
C311	60.00'	58.84'	56.51'	N40°56'01"E	56°11'22"
C312	60.00'	42.02'	41.17'	N07°13'26"W	40°07'33"
C313	420.00'	37.26'	37.25'	S48°09'00"W	05°04'58"
C314	420.00'	88.31'	88.15'	S56°42'54"W	12°02'50"
C315	420.00'	85.33'	85.18'	S68°33'31"W	11°38'25"
C316	420.00'	85.33'	85.18'	S80°11'57"W	11°38'26"
C317	420.00'	58.82'	58.77'	N89°58'07"W	08°01'26"
C318	220.00'	9.34'	9.34'	N84°44'24"W	02°25'59"
C319	220.00'	9.34'	9.34'	N82°18'25"W	02°25'59"
C320	130.00'	21.74'	21.71'	S85°52'49"E	09°34'49"
C321	130.00'	53.23'	52.86'	N77°35'59"E	23°27'34"
C322	130.00'	53.23'	52.86'	N54°08'25"E	23°27'34"



SHEET INDEX
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LINE TABLE		
LINE	LENGTH	BEARING
L103	84.45'	N45°37'28"E
L104	53.27'	N53°38'41"W
L105	33.39'	N08°46'20"E
L106	72.73'	N85°57'24"W
L113	19.64'	N45°37'28"E
L114	83.53'	N45°36'31"E
L160	31.65'	S85°45'25"E
L161	59.83'	S85°45'25"E
L162	75.40'	S88°35'24"E
L163	62.83'	N86°07'20"E
L164	49.05'	N78°25'28"E
L165	47.70'	N78°25'28"E
L166	21.76'	N71°30'08"E
L167	20.13'	S01°15'45"W
L168	10.15'	N88°23'55"W
L169	49.10'	S08°14'56"W
L170	7.58'	S20°58'18"E
L207	120.00'	N41°36'25"E
L208	68.93'	N19°41'10"E
L209	68.59'	N32°55'42"E
L210	60.00'	N68°34'08"E
L211	60.00'	N80°12'10"E
L212	59.98'	S88°00'04"E
L213	58.10'	N85°57'24"W
L214	42.59'	N85°52'50"W
L215	52.11'	S83°27'53"W
L216	52.07'	S71°15'20"W
L217	52.07'	S60°29'03"W
L218	52.11'	S48°16'31"W
L219	33.26'	N38°40'14"E
L226	20.00'	N45°58'54"E
L228	60.00'	N01°15'45"E
L320	2.29'	S45°36'31"W
L321	0.11'	N88°35'24"W

ALLEN & COMPANY
Professional Surveyors & Mappers

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

LEGAL NOTICE

On Tuesday, May 27, 2025 at 5:30 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A 30 FEET BY 30 FEET PORTION OF HIGHLAND RANCH BOULEVARD, ACCORDING TO THE PLAT OF HIGHLAND RANCH THE CANYONS PHASE 6, RECORDED IN PLAT BOOK 74, PAGES 49-57, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

LEGAL DESCRIPTION

A PORTION OF HIGHLAND RANCH BOULEVARD, LYING IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLACK WEST COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S72°59'59"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHLAND RANCH BOULEVARD A DISTANCE OF 164.06 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S72°59'59"W A DISTANCE OF 30.00 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) N17°00'01"W A DISTANCE OF 30.00 FEET; (2) N72°59'59"E A DISTANCE OF 30.00 FEET; (3) S17°00'01"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 900 SQUARE FEET OR 0.0207 ACRES MORE OR LESS.

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

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

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

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

Tracy Ackroyd Howe, MMC

City Clerk
Daily Commercial
May 12, 2025