CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
3:00 PM, Tuesday, August 26, 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

PRESENTATIONS

Annual Comprehensive Financial Report
Fiscal Year Ending 2024

Quarterly Budget Report
FYE 2025 - 3rd Quarter

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 minutes of the July 10, 2025, and July 15, 2025, council workshops and the July 29, 2025 and August 12, 2025, council meetings.
Item No. 2 - Surplus Request	Consider declaring end-of-life inventory as surplus from the Police and Parks and Recreation Departments and providing disposal per the Procurement Policy.
Item No. 3 - RFP Award *Development of a Form-Based Code*	Consider approval of the RFP award and executing a contract with DPZ CoDesign, LLC., to develop and adopt a Form-Based Code (FBC) to replace or supplement the existing zoning regulations for the downtown area in the amount of $450,000.

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UNFINISHED BUSINESS

Item No. 4 - Ordinance No. 2025-025 *Final CarMax Expansion Annexation*	Consider a request for voluntary annexation for CarMax expansion project off of Auto Plex Lane.
Item No. 5 - Ordinance No. 2025-026 *Final CarMax Expansion SSCPA*	Consider a request for a small-scale comprehensive plan amendment.
Item No. 6 - Ordinance No. 2025-027 *Final CarMax Expansion Rezoning*	Consider a request for a rezoning for CarMax expansion off of Auto Plex Ln.
Item No. 7 - Ordinance No. 2025-028 *Final Bloxam Offices Rezoning*	Consider a request for a rezoning for a vacant parcel on Bloxam Avenue and north of Pitt Street.
Item No. 8 - Ordinance No. 2025-030 *Final Watercraft Energy Source Freedom Act*	Consider ordinance to repeal Chapter 40 Waterways, Article III Boat Restrictions of the City Code.
Item No. 9 - Resolution No. 2025-013R *Clermont West Phase 2 CUP*	Consider a Conditional Use Permit to allow 2 hotels along with shared parking and two special conditions in the C-2 General Commercial zoning.

NEW BUSINESS

Item No. 10 - Resolution No. 2025-019R *Church at South Lake CUP*	Consider amending the Conditional Use Permit to allow for the expansion of the existing church campus.
Item No. 11 - Surplus Property	Consider declaring city property surplus at 882 West Desoto Street.
Item No. 12 - Surplus Property	Consider declaring city property surplus at 650 West Montrose Street.
Item No. 13 - Board Appointment	Consider appointment to the Code Enforcement Board.
Item No. 14 - City Manager Contract	Consider approval of the City Manager contract.
Item No. 15 - Council Meeting Times	Discuss the start time for council meetings.

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.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Annual Comprehensive Financial Report *Fiscal Year Ending 2024*
Requested Action
Informational - No Action Required
Staff Report
Please find below a link to the Annual Comprehensive Financial Report (ACFR) and Community Redevelopment Agency (CRA) independent auditor report for the Fiscal Year Ending September 30th, 2024. The audit was completed in cooperation between city staff and the independent firm of Carr, Riggs, & Ingram (CRI). Both reports were submitted to the State of Florida by the June 30th deadline. Heather Mosier from CRI will present an overview of the process and report. Hard copies were distributed to City Council members the week of August 12th. Electronic copies are available on the City's website at the following link: FYE 2024 Audit Reports
Additional Analysis
Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Quarterly Budget Report *FYE 2025 - 3rd Quarter*
Requested Action
Informational - No Action Necessary
Staff Report
Please find below the weblink to the 3rd Quarter Budget Report, which represents activity from October 1st, 2024 through June 30th, 2025. The full report is also available via the Finance Department pages of the city's website. 3rd Quarter Budget Report Link
Additional Analysis
Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

City of Clermont
MINUTES
CITY COUNCIL BUDGET WORKSHOP
July 10, 2025

CALL TO ORDER

The City Council met in a budget workshop session on Tuesday, July 10, 2025, in the Clermont City Council Chambers. Mayor Murry called the workshop to order at 9:00 am with the following Council Members present: Council Members Howard, Strange, Myers and Petersen.

Other City officials present were Interim City Manager Van Wagner, Deputy City Manager Matthys, and City Clerk Howe.

Interim City Manager Van Wagner gave the invocation followed by the Pledge of Allegiance.

AGENDA ITEMS

Proposed Fiscal Year 2025-2026 Budget Discussion

Fire Department

Fire Chief Ezell presented the Fire Department budget. He provided a department overview to include staffing and statistics. He also reviewed major capital projects which included fire stations, fire apparatus, training facility, fire boat and trailer, a drone and the implementation of an EMS program.

Assistant Fire Chief Hoey provided information on the rescue one fire boat, zodiac and trailer they are requesting.

Fire Chief Ezell spoke about the status of the Fire Station 2 expansion including the current easement with Kings Ridge community and that they eliminated need for underwater storm drainage.

Assistant Fire Chief Cassler spoke about the department's training goals and the need for a Public Safety Training Facility.

There are requests in the budget for personnel which include a Fire Lieutenant, three Battalion Chiefs for the EMS program and reclassifying a Fire Inspector to Deputy Fire Marshal.

Discussion ensued regarding response times as well as EMS service, the cost and the County's assistance with that program.

Assistant Fire Chief Hoey provided information on the rescue one fire boat, zodiac and trailer they are requesting.

Fire Chief Ezell spoke about the status of the Fire Station 2 expansion including the current easement with Kings Ridge community and that they eliminated the need for underwater storm drainage.

Assistant Fire Chief Cassler spoke about the department's training goals and the need for a Public Safety Training Facility.

Council Member Howard spoke about the request for three Battalion Chiefs; he would be comfortable adding Battalion Chiefs over time and not all at once. Discussion was held regarding the chain of command within the Fire Department and need for additional personnel.

Council Member Strange inquired if all personnel will start at the beginning of the fiscal year or if they will be phased in over time. Assistant Fire Chief Cassler explained that they prefer to start everyone at one time to maximize orientation. Fire Chief Ezell stated that the Battalion Chiefs need to start at the same time.

A discussion was held regarding the plans for Fire Station 5, which include the use of a temporary structure. This structure would serve as a functional facility during the expansion of Station 2 and would subsequently be relocated to Wellness Way to serve that area while Station 5 is under construction.

Discussion moved on to the expansion of Fire Station 2 and the cost of housing personnel during the remodel. Interim City Manager Van Wagner stated that staff have also looked at the cost of renting hotel rooms during that time.

Council Member Strange said that Council needs to provide direction on which Fire Stations are a priority.

Mayor Murry recessed the workshop at 11:00am; Mayor Murry reconvened the workshop at 11:11am.

Interim City Manager Van Wagner explained that the Fire Department staff were looking at ways to limit costs and be able to spread funds over multiple sites to build and expand stations. Discussion ensued regarding purchasing the temporary structure as well as the need for new and expanded stations.

Mayor Murry said he felt that it would take a couple years to outfit Fire Station 5 and questioned the length of time it would take to have an engine and apparatuses. Fire Chief Ezell stated that they could have an engine as soon as Fire Station 5 is ready.

Council Member Strange stated that she would not be in favor of waiting years to construct Fire Station 5.

Council Member Howard told the Council that he spoke with Fire Department staff during the break and believed there was a solution that works for everyone and that he supports. The plan would be to fund the EMS staff now, fund the Battalion Chiefs in April, and, with the help of the SAFER grant, move forward with all of it and break ground on Fire Station 5 next year.

Council discussed the EMS program which included the amount the city currently pays to Lake County for the service, the revenue generated, and the amount Lake County will reimburse Clermont if we have our own program.

Council Member Howard expressed his support for the EMS program as well as Fire Station 5. His only concern was to find a way to do it over time and make it affordable.

Discussion ensued regarding the financial uncertainty, the supplementing of services for other services and cities, and the projected timeline from inception to potential self-sufficiency of EMS services.

Council requested that staff return with detailed cost estimates for the EMS program and the construction of Fire Station 5. Additionally, they asked staff to have discussions with Lake County to determine the actual costs and potential reimbursements associated with the EMS program

Discussion ensued on the fire boat and zodiac. Council Member Howard is in support of purchasing the correct boat for the fire department, he is not sold that a double-decker trailer is the correct solution. Fire Chief Ezell stated that they have private locations that allow the department to launch a boat. Mayor Murry expressed his support for the boat, zodiac and trailer.

Mayor Murry recessed the workshop at 12:00pm. Mayor Murry reconvened the workshop at 1:00pm.

Mayor questioned the AEDs in government buildings. Fire Chief Ezell explained that the Fire Department took responsibility for all AEDs and have updated them with the same model and are now compatible with the monitoring system.

Discussion was had on the use of impact fees on renovations.

Council moved to the Capital requests and spoke about the RFP process, staff vehicles, water heater replacement as well as the possibility of natural gas at the Fire Stations and their drone request. They requested staff to get an estimate for natural gas and bring it back for final budget.

Council Member Strange informed council that she spoke to Police and Fire regarding collaborating on equipment such as drones if possible.

Fire Chief Ezell stated that their request for a drone is in addition to what they have. If the drones are used during storms when teams are called out the city can file with FEMA for reimbursement rates for the usage.

Finance Director Borror made council aware that the personnel policy that was previously tabled had proposed language that would enhance the city's ability to get fully reimbursed from FEMA related to call outs. The current policy hinders our ability to get fully reimbursed.

Assistant Fire Chief Cassler spoke about the capital requests for items to outfit a new ladder truck.

Council Member Strange stated her understanding is that the need for brush trucks stems from the City's borders with Lake and Orange counties, which do not provide adequate protection along those areas. She requested that Interim City Manager Van Wagner have discussions with both counties regarding potential funding support for the City's efforts to protect these shared borders.

Council Member Howard stated that if we annex the conserve and wild land properties, we may want an ordinance that requires them to burn their underbrush periodically to maintain their property and help decrease brush fires.

Reimbursement for servicing another jurisdiction was discussed.

Fire Chief Ezell said that staff have reviewed the cost of providing service for south Lake County and believe they can do it at a lower cost than Lake County.

Council Member Strange stated that Lake County received $1 million from the State of Florida for the design of a public safety facility. She spoke with Representative Yarkosky and suggested using those funds to construct a facility, she was told to put information together and he will present it. She requested Interim City Manager Van Wagner as well as Fire Chief Ezell to speak to the other cities in south Lake County to come up with a concept and location and we can coordinate with Lake County to see if they will redirect those funds towards it.

Council discussed possible locations around the city for a public safety facility.

Discussion ensued on the difference between an ambulance and a rescue vehicle as well as the timeline for starting the EMS program which would be in January due to adding personnel and training.

Mayor Murry asked if the Fire Department has a wish list that is not included in the budget.

Fire Chief Ezell stated their only wish would be a Master Plan for the 12th Street facility.

Interim City Manager Van Wagner asked council if they would like to add an additional budget workshop. Mayor Murry suggested reviewing the smaller departments for the rest of the afternoon and starting with the Parks and Recreation department on Tuesday.

Mayor Murry recessed the workshop at 2:21pm. Mayor Murry reconvened the workshop at 2:31pm.

<u>City Council</u>

Council Member Strange questioned if Council Members are allowed to refuse the salary. The consensus from the rest of the Council Members was to continue with the salary and the City Attorney would have to review them being able to refuse the salary.

<u>City Clerk budget</u>

The council discussed staffing within the department and the current status of cemetery plot sales and availability. Council Member Strange asked if using plain paper for the Code of Ordinances updates might help reduce costs. City Clerk Howe explained that only the pages with updated language are replaced, not the entire book.

Council Member Strange asked what the travel and per diem funds were used for. City Clerk Howe explained that the funds cover expenses related to attending classes and conferences relevant to the City Clerk profession, including training on records management.

City Manager

Council Member Howard suggested consolidating the City's social media efforts under a single entity for all departments, whether managed in-house or through an outside agency. He expressed the view that the City's social media presence could be improved and recommended eliminating the Public Information Officer and Communications positions in favor of contracting with an external agency, which he believed would result in cost savings.

Council Member Strange noted that each department currently operates independently and suggested that centralizing functions such as grant writing and social media across all departments could improve efficiency. She would like to see if there is a benefit to centralizing the functions.

Mayor Murry stated that the Public Information Officer and Communications Coordinator coordinate with all departments on their social media. Council Member Strange stated that the city needs a brand manager to keep continuity of the vision throughout the city.

Council spoke about the website and the need to make it more user-friendly and easier to navigate.

Council Member Strange spoke about the need for a dedicated grant writer, someone whose primary responsibility would be to actively seek out and apply for grant opportunities on behalf of the city. She suggested keeping a media position in-house to assist outside companies.

Council Member Howard stated that the city spends $220,000 to fund both the Public Information Officer and Communications Coordinator and he feels the funds could move to Information Technology to put together a program. He believed that an outside company could perform the work more effectively than internal staff.

Council Member Petersen spoke about the importance of advertising and encouraged the city to make greater use of social media for communicating.

Council Member Howard stated that his goal is to eliminate the two positions and work with the Information Technology department to develop a plan for working with outside agencies.

Mayor Murry stated that he did not support the elimination of the Public Information Officer and Communications Coordinator positions. He suggested keeping the positions while moving forward with searching for an outside agency.

Council agreed to have staff move forward with an RFP from media companies in Clermont on their vision on how the city could approach public communications, social media and branding/advertising.

Interim City Manager Van Wagner explained that there are many components to the Public Information Officer position, and he does not feel comfortable not having staff presence.

Council Member Myers suggested keeping the Public Information Officer position as well as hiring a Brand Manager.

Council Member Howard suggested doing an RFP for a company for the social media and communication/branding components then decide what level of administration oversight is needed.

Council Member Strange brought up the need for Economic Development. There is a consultant who does some economic development, but she felt there needed to be someone on staff and that position should be under the City Manager.

Council Member Howard explained that the city needs a business development director who will be a liaison between businesses and the city. This position would know the demographics, job needs and integration and would be a high-level executive position. Council stated that this position would have a salary of around $200,000 all in.

Council Member Strange questioned if a grant writer should be in the City Manager department. Discussion ensued on whether this should be an in-house position versus contracting out the service. Deputy City Manager Matthys informed council that staff was preparing to send out an RFQ for continuing services contract which included grant writing. Council Member Strange supported hiring a consultant.

Interim City Manager Van Wagner recapped the direction from council which included an RFP for media companies in Clermont on their vision on how the city could approach public communications, social media and branding/advertising, search for a Business Development Director, and an RFQ for a grant writer.

<u>Finance</u>

Finance Director Borror provided an overview of the department's accomplishments and goals. He spoke about the request for an additional utility billing clerk due to the increase in volume in the department. With the request for additional personnel they have a space issue, they are requesting $110,000 for modifications to the 650 W. Montrose building to accommodate them. Most of that funding would be from Enterprise Funds. He requested direction from council on the long-range plan for the utility billing team.

Finance Director Borror spoke about the 4/10 work schedule model and that his department is in support of that schedule. The finance department is also requesting a salary addition to reform the job descriptions and implement a tier structure to allow growth within the department.

Mayor Murry stated that he would like to see utility billing in the 650 W. Montrose building. He spoke about the 4/10 work schedule model and stated that he is not interested in closing City Hall on Fridays.

Council Member Strange inquired about having flexible schedules where employees can choose a schedule that works for them.

Council Member Howard requested a workshop on the 4/10 work schedule model.

Council Member Strange stated that she is not in favor of having the utility billing department in the 650 W. Montrose building. She said the 4/10 work schedule along with the need for additional space are staff requests. There should be more collaboration at City Hall to work together to repurpose space to accommodate the growing department. She would like to see creative solutions to the space issue. Lastly, she stated she wants City Hall to be opened Monday through Friday.

Council discussed technological solutions to assist with lowering the volume of work for utility billing as well as the cost of renovating 650 W. Montrose and looking at other options for expanding the department.

Council agreed to implement the Neptune system to assist with the call volume in utility billing.

Council Member Howard suggested removing the convenience fee for using a credit card which would assist with residents paying online and not coming into the office.

Interim City Manager Van Wagner requested clarification from council on 650 W. Montrose, the funds for the renovation need to be approved by council for them to move forward.

Council Members Petersen, Howard and Strange were against spending the $110,000 on renovations to the 650 W. Montrose building. Council Member Strange stated that there are other solutions for space.

Council requested to discuss this topic further at another meeting.

Legal Services

There were no questions or concerns from Council.

Information Technology

Council Member Howard stated that he would like to see the city utilize more technology and the budget should be increasing and personnel expanding.

Information Technology Director Fountain spoke about the integration of a new phone system and new software's across city departments.

Council Member Strange spoke about the different systems departments use and if there was a way to integrate all departments.

Interim City Manager Van Wagner stated that they will start Tuesday's budget workshop with the Parks and Recreation Department.

ADJOURN: With no further comments, this budget workshop adjourned at 5:04 pm.

APPROVED:

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

CALL TO ORDER

The City Council met in a budget workshop session on Tuesday, July 15, 2025, in the Clermont City Council Chambers. Mayor Murry called the workshop to order at 9:00 am with the following Council Members present: Council Members Howard, Strange, Myers and Petersen.

Other City officials present were Interim City Manager Van Wagner, Deputy City Manager Matthys, and Deputy City Clerk Wisniewski.

Council Member Myers gave the invocation followed by the Pledge of Allegiance.

AGENDA ITEMS

Proposed Fiscal Year 2025-2026 Budget Discussion

Parks and Recreation

Mayor Murry announced that the workshop would begin with Parks and Recreation.

Parks and Recreation Director Forman informed the Council that he, along with Council Member Strange, recently conducted a tour of the city with Shane Fernandez, President and Chairman of the American Bicycle Association. He introduced Mr. Fernandez to the Council and invited him to share his impressions of the city.

Shane Fernandez, President and Chairman of the American Bicycle Association introduced himself and provided insight into his background which includes architecture and urban design. He explained that the American Bicycle Association is the governing body for the sport of BMX, and they are the largest cycling organization in North America.

Mr. Fernandez pointed out that Clermont is a unique place experiencing growth, which brings plenty of opportunities. He talked about Hancock Road, mentioning that it is anchored on the north end by Sugarloaf Mountain and on the south by the shores of Lake Louisa. With a designated cycling corridor, the area offers great potential. Another opportunity he saw was McKinney Park, Lakefront corridor and the String of Pearls.

Mr. Fernandez recommended developing an activation plan that begins with identifying and evaluating the city's existing assets to understand their full potential. The next step would be to create a coordinated strategy for activating those assets through events, sports tourism, and other community-focused initiatives. Once established, this activation plan would serve as a valuable component feeding into the city's broader comprehensive plan. In closing, he stated the bigger picture for Clermont is amazing.

Council Member Strange asked how Clermont ranks among the nation and his recommendation on what investments the city should be anticipating.

Mr. Fernandez stated that accessibility is major in Parks and Recreation and Clermont is in the higher percentage. Purposeful intention is looked at when ranking a city's Parks and Recreation, where you are going and your vision. The lakes put Clermont in the top tier. He reiterated to start with an activation plan and move forward from there.

Mr. Fernandez informed Council that the American Bicycle Association wants to put a National Center in Florida, and he feels that Clermont could potentially be a perfect fit. Mayor Murry stated that a National Center would be a perfect addition to the Wellness Way area.

Council discussed purchasing land for a skate park. Mr. Fernandez stated that McKinney Park would be a great activation site for youth to mix sports with an education center.

Discussion ensued on what the American Bicycle Association could bring to the city, such as their foundation, school programs and local, regional and national events on the weekends. They host corporate team-building events as well as festivals. They also discussed developing pump tracks across the city along with parts of the city that do not have any parks.

Council Member Howard asked Mr. Fernandez for an estimate to have his organization come in and provide the city with a broad overview from a planning and development perspective. The idea is to help the city plan for an annual investment, knowing that it will take future councils to carry this work forward.

Mr. Fernandez stated that the first phase of the process, focused on documentation and visioning, typically ranges from $75,000 to $100,000, depending on the size and needs of the city. Council Member Howard stated that he would be comfortable allocating no more than $150,000 in the budget to get the effort started, expressing that now is the time to start looking ahead to the city's future.

Mr. Fernandez explained his company assesses cities along with the different specialty groups they have that hyper focus on specific areas.

Council Member Strange suggested increasing the total to not exceed $200,000, which Council Member Howard agreed. Mayor Murry requested Interim City Manager Van Wagner add these funds to the budget.

Parks and Recreation Director Forman gave a PowerPoint presentation that highlighted the department's focus on improving quality of life for residents. The presentation also covered recent staff reorganization and included an overview of all park locations, and the programs offered.

Council discussed trails in the south end of the city and the possibility of tying them into Lake Lousia which could then have trails that connect to the north end of the city.

Council Member Strange shared that she has been having conversations with the state about pedestrian crossings on State Road 50 and U.S. Highway 27.

She spoke about a grant opportunity through the Community Planning Technical Assistance program, which offers between $75,000 and $125,000 to help cover the cost of a small-scale planning project. The application deadline is August 1, and she stated that the city should apply.

Council discussed resources for grant writing as well as trails and roads and transportation throughout the city.

Parks and Recreation Director Forman presented a list of events, including the number of patrons who attended each. A discussion followed regarding residents versus non-residents who rent city facilities and participate in the programs offered.

Council discussed the expense of maintaining facilities that are being utilized by people who are not paying city taxes.

Council Member Strange said that the city will always play a role in subsidizing recreation and asked if Council was comfortable with that approach. This led to a discussion about potentially revising the current fee schedule and exploring other revenue-generating options within the department, including the possibility of requesting financial contributions from neighboring cities whose residents utilize the city's amenities. Parks and Recreation Director Forman informed Council that staff are currently reviewing all rates and that some adjustments are expected for the upcoming year.

Council discussed the operational costs associated with the Performing Arts Center, along with ideas for increasing the revenue generated from the space. The conversation moved to the types of events being marketed for the venue, as well as the fee structure for residents compared to non-residents.

Parks and Recreation Director Forman spoke about Council's direction to host a Jazz Festival and noted that the event is not included in the current budget. He requested direction from Council on how they would like to move forward and the funding. Council directed him to be creative and return with a proposed plan, at which time funding options will be discussed.

Council discussed the time of year the festival would take place as well as needing to have a bigger discussion regarding all festivals and the way the city handles them. Parks and Recreation Director Forman provided Council a calendar of scheduled events for next year.

Parks and Recreation Director Forman informed Council that he doubled the budget for Professional Services to include the $200,000 for the visioning and activation plan that was discussed earlier. The total budget would be $250,000 for consulting services and operational analysis.

Council directed Parks and Recreation Director Forman to revise the budget to include all events for the year and return to Council.

Discussion ensued on the funds allocated for athletic field maintenance contracts.

Mayor Murry recessed the workshop at 11:20am; Mayor Murry reconvened the workshop at 11:30am.

Parks and Recreation Director Forman presented the budget for the Meet Us in the Middle project.

Finance Director Borror explained that the overall project was divided into three smaller projects. The amphitheater will be funded through the LiveWell Grant, which is accounted for in the General Fund. The dock and plaza portions will be funded using Parks and Recreation Impact Fees. The decision to separate the project was made, in part, to allow for potential FEMA funding for the dock portion.

Mayor Murry suggested increasing the funding for the dock portion of the project. Council Member Howard suggested some changes to the design of the docks and stated he was comfortable with the $750,000 that is currently allocated in the budget.

Interim City Manager Van Wagner informed Council that there are additional grants that the city can apply for once Council provides clear direction on the project moving forward.

Discussion ensued on what council would like to see in the space for the Meet Us in the Middle project. Council Member Strange suggested that the Veterans Memorial designed in this space may be better suited at Victory Point. Council Member Myers stated her preference to keep the Veterans Memorial in its current planned location, that location is centrally located where it will be visible to the public.

Council Member Strange spoke about the role of the Community Redevelopment Agency in the funding of this project.

Mayor Murry stated that Meet Us in the Middle is an economic draw, this will bring people to Clermont.

Discussion ensued regarding the downtown area and revenue for a parking garage as well as funding sources for the Meet Us in the Middle projects and when the funding is needed. Council Member Strange stated she was comfortable with moving forward with $1.5 million for Parks and Recreation for the docks, amphitheater and restrooms.

Council Member Strange said that Finance could move $1.5 million from General Fund Reserve into a Capital Reserve account for this project to use when needed.

Mayor Murry recessed the workshop at 12:00pm; Mayor Murry reconvened the workshop at 1:00pm.

Parks and Recreation Director Forman requested direction from Council regarding the proposed rebuild of Bishop Field, estimated at $1.6 million over two years. He asked whether Council would prefer to reconstruct the field as it currently exists or consider changes. Council discussed potential changes, including adding a press box, reducing the amount of seating, and creating a designated area for food trucks to serve as concessions.

Finance Director Borror stated that the funds were proposed to come from the infrastructure funds, staff has moved this to come from the capital projects fund. He also stated this project is not eligible for Impact Fee funds because the city is replacing it, not building new.

The consensus from Council was that they are comfortable allocating up to $1 million toward the Bishop Field project; however, they want to explore potential grant opportunities before taking a final vote.

Parks and Recreation Director Forman moved on to the park/stage at City Hall Park for $500,000 from the Capital Projects fund. Council Member Strange expressed her support for the project but stated that she would prefer to see the funding come from the Community Redevelopment Agency. Consensus from Council was to move forward as proposed.

Parks and Recreation Director Forman spoke about the possibility of building a skate park in the northwest quadrant of the State Road 50 and U.S. Highway 27 intersection.

Council Member Stange stated that she would support funding $1 million in that region with the understanding that it is pending final review. Mayor Murry suggested waiting for the activation and visioning report and creating a space for skating/biking as well as pickleball.

The next capital project is artificial turf at Lake Felter Park for $700,000 which has been moved to be funded from the capital projects fund. Consensus from Council was to allocate $700,000 towards any project at Lake Felter Park.

Parks and Recreation Director Forman spoke about the lights at Hancock Park. There is an opportunity to engage in a ten-year contract to convert the lights at all parks to LED, which saves on repairs.

Council Member Howard inquired about building restrooms at Hancock Park costing $500,000. Parks and Recreation Director Forman stated that he is expecting the project to come in at a lower cost but wants to be safe. Council Member Howard stated that staff are coming in high on bids and the city needs to work with contractors to facilitate better deals.

Discussion ensued on poles and nets for batting cages as well as lights and resurfacing the shuffleboard courts at Kehlor.

Council discussed the possible addition of a city library.

Parks and Recreation Director Forman presented the remainder of the capital projects which included resurfacing the basketball courts at Palatlakaha Park, Waterfront Park, vehicle replacements and fitness equipment at Victory Point.

Council Member Strange suggested updating the policy to establish a $30,000 limit for Parks and Recreation department projects, beyond which Council approval would be required.

The council discussed the possibility of pursuing a better project for Victory Point, rather than moving forward with the proposed outdoor fitness circuit. They spoke about allocating funds to a reserve account for a certain project and having the department come before Council for final approval before funds are disbursed.

Discussion ensued on resurfacing the pool and sunshades for the pickleball courts at the Arts and Recreation Center, park rangers, the boat ramp fees and LED signs in the downtown area.

Development Services

Development Services Director Henschel presented the department's budget, noting that the overall amount is lower than last year due to funding that was allocated in the previous year for the comprehensive plan.

Discussion ensued regarding the comprehensive plan including when they will present the findings and completion date.

Interim City Manager Van Wagner requested directions from the Council on proceeding with the Comprehensive Plan. The council reached a consensus to discontinue working with the East Central Florida Regional Planning Council, allocating $500,000 towards the downtown form-based code and $1.25 million towards the comprehensive plan.

Mayor Murry questioned the sign ordinance regarding electronic signs. Development Services Director Henschel stated that the ordinance was recently updated to allow electronic signs, they can only be 25 percent of the total sign.

Council Member Howard stated that there is a need to install an electronic sign along State Road 50 and expressed the importance of adding informational kiosks in the downtown area. Council discussed potential funding sources, suggesting that the electronic sign be funded through the General Fund and the kiosks through the Community Redevelopment Agency.

Human Resources

Human Resources Director Ohlinger presented the department budget which includes a seven percent increase over last year's budget.

Council discussed the cost of insurance for the employees being self-funded and suggested a workshop on the topic.

Procurement

Procurement Director Suarez presented the budget that included informing Council of the restructuring of the department.

Discussion ensued regarding the platform used to announce open bids, as well as the ability for individuals to sign up for notifications from the city when new bid opportunities are released as well as the scoring process.

Finance Director Borror requested direction from Council on setting a maximum millage rate in preparation for the next Council meeting. He said that the current budget has been drafted at 4.73 mills with the rollback rate being 4.88 mills. Once the maximum millage rate is set, it can be lowered during the budget process but cannot be increased beyond that rate.

Council Member Strange said that she wants to see the millage rate at 4.2, she was willing to set the maximum rate at 4.57 mills.

Building Services

Building Services Director Widican informed Council that her department operates as an enterprise fund, which means that they are self-supporting. The only capital request for the department is the replacement of a vehicle.

Council Member Howard suggested spacing out the replacement of vehicles to one per year.

Finance Director Borror reviewed the following list of projects that were not included in the current proposed budget and are not funded.

1. Downtown Land Acquisition $3,000,000
2. Downtown Form Based Code $500,000
3. CRA portion of the Citywide Comprehensive Plan $25,000
4. Citywide Comprehensive Plan/ Form Based Code $1,250,000
5. Mobile Fore Building $600,000
6. Additional Police Officers $853,914
7. Additional Police Vehicles $540,000

Finance Director Borror stated that items two through four will be included in the updated budget proposal and inquired on how Council wanted to move forward with the other requested items.

Consensus was to move forward with the first item from General Fund instead of the Community Redevelopment Agency fund.

Council discussed setting the maximum millage rate. The maximum rate they can set with a majority vote would be 4.8291, anything higher would need a super majority. Mayor Murry suggested using the rollback rate of 4.88 mills; however, the consensus was to set the maximum millage rate at 4.7 mills.

Council talked about the Clermont Historical Village and the desire to have it open more often. They discussed looking into grant funding, better advertising, and finding more staff or volunteers to help make that happen.

ADJOURN: With no further comments, this budget workshop adjourned at 4:21 pm.

APPROVED:

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 29, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, July 29, 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

Father Mark Wajada of Blessed Sacrament Catholic Church gave the invocation, followed by the Pledge of Allegiance.

PRESENTATIONS

Police Chief Graczyk administered the Oath of Office to Deputy Police Chief McMaster.

Deputy Police Chief McMaster thanked his family as well as Police Chief Graczyk for the opportunity.

PROCLAMATION

City Clerk Howe read a proclamation recognizing Parks and Recreation month. Parks and Recreation Director Forman accepted the proclamation.

PUBLIC COMMENT

Charlene Forth, 939 W. Desoto Street – spoke about the Council Meeting start times.

Paula Hoisington, 564 W. Desoto Street – spoke on the Lincoln Park area.

Banks Helfrich, 9600 Sams Lake Road – spoke about Government Charter.

Joe Fumasi, 2693 Jumping Jack Way – thanked Council and spoke about the County Charter.

AGENDA CHANGES

No changes

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 – Meeting Minutes	Consider approval of the June 17, 2025, council workshop and June 24, 2025, council meeting minutes.
Item No. 2 – Surplus Request	Consider declaring end-of-life inventory as surplus from Information Technology, Building Services, Parks and Recreation, Public Services - Sanitation, Fire, and Police Departments and providing disposal per the Procurement Policy.

Item No. 3 – Utility Service Agreement for Water And Wastewater *Pro Active Custom Auto*	Consider a request for a utility agreement for a fire suppression upgrade on existing building located at 13550 Granville Ave.
Item No. 4 – Lake County School Board SRO Agreement	Consider agreement approval of the LCSB School Resource Officer Program from August 11, 2025, through May 2026.
Item No. 5 – Canvassing Board Appointment	Consider appointing canvassing board members for the November 4, 2025, Municipal General Election.
Item No. 6 – Change Order Approval *2025 Street Resurfacing*	Consider approval of Change Order 2 to the contract with Superior Asphalt, Inc., to provide street resurfacing services in the budgeted amount of $21,000.
Item No. 7 – Sole Source Term Agreement *Neptune Water Meters and Equipment*	Consider approval of a single/sole source agreement from Ferguson Enterprises, LLC. to acquire Neptune water meters and systems, data collector equipment, related accessories, and repair services.
Item No. 8 – Sole Source Purchase *Sunburst Water Treatment Plan*	Consider single/sole source purchase approval from Power & Pumps, Inc. for the acquisition of 3 variable frequency drives for a total budgeted amount of $70,216.65.
Item No. 9 – Piggyback Term Contract *As-Needed Pumps Overhaul and Related Equipment Repair Services*	Consider approval to piggyback the Pasco County Term Contract No. IFB-RH-23-078 with PSI Technologies, Inc. to provide as-needed pumps overhaul and related equipment repair services for water, wastewater, and reclaim treatment plants.
Item No. 10 – Request for Qualification Award *On-Call Professional Architectural Services*	Consider Awarding Request for Qualification number 25-075 and execute a term contract with Powell Studio Architecture, OLC Architecture, and Bentley Group to provide on-call professional architectural services.

Item No. 11 – Contract Amendment *Building Official Services*	Consider approval of the second amendment to the contract between the City of Clermont and Willdan Engineering, Inc., to add Building Code Administrator or Building Official services.
Item No. 12 – Resolution No. 2025-022R *Employment Policies Manual Amendment*	Consider an amendment to Chapter 4: Compensation/Salary Administration, Section 4.8 Storm or Other Disaster Pay and Leave.

Council Member Strange pulled items 10 and 11.

> Council Member Howard motioned to approve Consent Agenda Items 1-9 and 12; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 10 – Request for Qualification Award

Council Member Strange stated that there was a local business that submitted for the RFQ but did not score among the top three. She said she would like to see business stay in the city if there are qualified local firms.

Procurement Director Suarez explained the process of choosing the top three candidates from the responses the city received.

Discussion ensued on updating the policy of the RFP process and how the committee scores the applicants as well as a possible preference for local firms.

City Attorney Waugh explained that including a local preference in an RFP or RFQ can conflict with the idea of competitive bidding. However, he noted that there have been Florida cases that upheld various forms of local preference ordinances. He suggested that if the Council wants to pursue this, they should adopt a policy through an ordinance, so it is consistent across all bidding processes.

Council Member Howard asked whether the Council could approve the current item, then hold a workshop to discuss local preference and create an ordinance and afterward revisit this bid to apply the new policy.

City Attorney Waugh stated that the bid documents allow the option to reject all responsive bids and to select more than one, so there is flexibility built into the process.

The council discussed choosing the top five firms instead of the top three.

> Council Member Howard motioned to approve Item 10 as is and request a workshop specifically on local preference.

Council Member Strange requested amending the motion to include the top five firms. Council Member Howard questioned if there was an issue with choosing five instead of three. Procurement Director Suarez stated that the council can choose the top five without changing the ordinance.

Council Member Howard motioned to approve Item 10, Request for Qualification Award to include the top five with a request to bring back to a workshop a discussion on an ordinance for local preference; seconded by Council Member Strange.

Mayor Murry opened the public comments.

Charlene Forth, 939 W. Desoto Street – spoke in favor of selecting the most qualified firm than prioritizing a local business.

Mayor Murry closed the public comments.

Council Member Petersen stated he wants the most qualified firm which may not always be local.

Council Member Strange explained that she would like to support local businesses who are qualified.

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

Item No. 11 – Contract Amendment

Council Member Strange informed the Council that the agreement itself is not part of the current item. She mentioned that it is a three-year contract and said she wants to make sure the City can cancel it at any time, instead of being locked in full term.

Procurement Director Suarez informed the council that all contracts have a cancellation clause.

Mayor Murry opened the public comments.

Charlene Forth, 939 W. Desoto Street – inquired why the city will not have an in house Building Official.

Deputy City Manager Matthys explained that the City's preference is to have an in-house Building Official. Since the previous Building Official resigned, the city needs someone to fill that role temporarily until a new hire is made. The overall contract is for three years and includes services for a Building Inspector, Plans Reviewer, and Building Official, all on an as-needed basis.

Ms. Forth stated that the city needs to hire inspectors and have them in-house and not contracted out.

Mayor Murry opened the public comments.

City Attorney Waugh informed council of the termination clause within the agreement which is a 30-day written notice.

Council Member Strange motioned to approve Item 11, Contract Amendment; seconded by Council Member Howard. Passed unanimously 5-0 with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 13 – Lumberyard/Row House Paving

City Attorney Waugh explained that the item was discussed a few meetings ago. Ms. Wilson came on behalf of the development to address concerns raised by the City Council regarding the shape of the development, particularly the parking lot being paved pursuant to the Planned Unit Development.

Last year, Council approved the Planned Unit Development, which included a community benefit agreement requiring the developer to pave a parking lot by the rowhouse. At that time, he believed there was no need to amend the Planned Unit Development to waive that benefit, as it is a benefit to the city. While the city cannot unilaterally amend an agreement to force something, it can choose to waive benefits it receives. There was concern about the swales shown on the plan, which are going right to the lakefront. These plans have been submitted to and permitted by the water management district.

He and Ms. Wilson were in communication to find a way forward acceptable to both parties. In Councils supplemental packet is a memorandum of understanding between the City and Pendler Clermont Lakefront Owner. This document does not amend the Planned Unit Development or the community benefit agreement. Instead, it outlines how the development will proceed going forward, including:

1. No paving of the rowhouse parking area. The developer agrees to revise the city right-of-way permit to remove the proposed paved parking.

2. The developer will revise water management district permits to reduce the size of the stormwater swales. They provided an exhibit to show the proposed changes, which eliminate direct lakefront swales but maintain necessary drainage from roads within the development.

3. The developer will revise permits to ensure no stormwater treatment occurs on the rowhouse property swales.

4. The developer will cover the cost of these permit revisions.

5. The City agrees to continue reviewing plans and issuing permits consistent with this memorandum.

The developer expressed willingness to agree to these terms, and representatives may be present.

Rebecca Wilson, Lowndes Law Firm, was present on behalf of the development. She stated that she worked closely with City Attorney Waugh to address some of the concerns raised at the last meeting. She stated that timing is important and amending the water management district permits will take time. While they agreed to cover the costs, they also need to avoid starting site work before the permits are finalized.

The location of the swales and the water being treated, was addressed through preliminary work by Kimley Horn. They found that they can remove the stormwater treatment from one of the roofs and instead put it into a vault on the property, rather than treating it on the rowhouse property. After removing that treatment and the swales related to the paving, they were able to significantly reduce the size of the swales, which will now only treat stormwater from city right-of-way improvements on city property.

Mayor Murry opened the public hearing.

Charlene Forth, 939 W. Desoto Street – spoke against the Lumberyard project.

Mayor Murry closed the public hearing

Council Member Howard stated he was generally supportive but wanted to revisit parts of the community benefit agreement. To resolve Mr. Hess' sewer connection issue, there will have to be a land pass-through which means the city is not receiving that community benefit. With that, he asked for two additional conditions that he believed were insurmountable.

There were funds tied to the benefit, estimated around $330,000, that he requested be returned to the City. Additionally, he requested for a small section of abandoned right-of-way on Short Street to be cleared of asphalt. He noted that Mr. Hess has agreed to landscape the area, which could help with any water retention issues by making the area pervious.

Ms. Wilson followed up on the concern about the city not getting full benefit from the agreement, she explained that the Community Benefit Agreement requires the developer to dedicate about 17,200 square feet of land to the city. After resolving a property line issue with Mr. Hess, which involves giving him a small portion of land, the developer is still prepared to dedicate over 20,000 square feet to the City, which is more than what is required.

Ms. Wilson stated that Mr. Hess requested an additional portion of that land. The developer said they are fine with dedicating the full amount to the city and then letting the city decide if you want to transfer a portion to Mr. Hess. She also mentioned that moving forward with this plan would help avoid delays and keep the project on track.

Council Member Howard said he was fine with the plan as long as two things happen: the asphalt on Short Street is removed so the area can be landscaped, and the city receives the $325,000 tied to the community benefit agreement. He stated he was okay with the land being passed through to Mr. Hess to avoid delays, and that improving the drainage by making more space pervious is important.

Ms. Wilson agreed to the removal of asphalt on Short Street as well as payment to the city of $325,000 under subsection five of the agreement.

Council Member Strange stated that she did not want to waste council time on something that she feels needs a workshop. She was comfortable approving the changes without fully understanding. She requested more information or to table the item. She explained that she was not clear why city land was being given to a private owner or the deal with the lift station on city property.

Ms. Wilson explained her understanding of the dedication of land. She said that once the land is dedicated the city can decide what to do with it.

Council Member Howard said the piece of property they are referring to was disputed through a secondary survey. This secondary survey found that the original markers were incorrect, they discovered the correct markers buried under four feet of sand.

As a result, that portion of the property, measuring 829 square feet, belongs to Mr. Hess. There was an 11-foot discrepancy, which has now been resolved.

The council discussed the lift station location and a landscape buffer between the lift station and Mr. Hess' property. Mr. Hess stated that he will have to maintain the piece of property and requested the city give it to him.

Council Member Strange reviewed what she understood was being brought to Council, which had to do with the boat house property and the cost of paving and the swales. She asked for the issue to be tabled so she could have more time to investigate and get a better understanding.

> Council Member Howard motioned to approve the lumberyard rowhouse paving changes including an agreement to remove asphalt on Short Street and the $325,000 reimbursement. The motion died for the lack of a second to the motion.

> Council Member Strange motioned to table to the next meeting; seconded by Council Member Petersen.

Ms. Wilson informed Council that they agreed to remove the asphalt from Short Street, discontinue the paving and reimburse the $325,000 now so they can move forward with the project. She stated that delays could impact what they can commit to. She said that the lift station issue with Mr. Hess is not what is being decided at this time.

City Attorney Waugh explained to Council that the developer is not obligated to provide the city with their requests. He cautioned that if the item is tabled the offer may no longer be available.

> Council Member Petersen rescinded his second to Council Member Strange's motion.

> Council Member Petersen motioned to approve Item 13, the Lumberyard/Rowhouse Paving along with the secondary items which was to remove the asphalt from Short Street and reimburse the city $325,000; seconded by Council Member Myers. Passed 3-2 with Mayor Murry and Council Member Strange opposed.

The next two items were presented together and voted on separately.

City Clerk Howe read the ordinance titles aloud of Ord. 2025-017, and Ord. 2025-018.

Item No. 14 – Ordinance No. 2025-017, *Land Development Code Amendment*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 123, "VEGETATION", ARTICLE I "IN GENERAL", SECTION 123-1 "DEFINITIONS"; ARTICLE II "LANDSCAPING", SECTION 123-40(C) "INSTALLATION OF LANDSCAPE MATERIAL", SECTION 123-42(4) "PLANT MATERIAL", SECTION 123-43(E3)(F2)(K) "LANDSCAPE BUFFERS", SECTION 123-46(2) "LANDSCAPING ADJACENT TO FENCES, WALLS OR DUMPSTER ENCLOSURES", SECTION 123-47 "PREFERRED TREE LIST", SECTION 123-48 "PREFERRED SHRUB LIST", SECTION 123-49 "NONPREFERRED TREES", PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Item No. 15 – Ordinance No. 2025-018, *Irrigation and Landscaping Regulations*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 18, "ENVIRONMENT AND NATURAL RESOURCES", ARTICLE VIII "WATER EFFICIENT IRRIGATION AND LANDSCAPING"; DIVISION 1 "GENERALLY", SECTION 18-212 "DEFINITIONS", SECTION 18-216 "APPLICATION OF LANDSCAPE AND IRRIGATION SYSTEM DESIGN PROVISIONS", SECTION 18-218 "EXCEPTION TO LANDSCAPE IRRIGATION PROVISIONS"; DIVISION 2 "IRRIGATION", SECTION 18-247 "IRRIGATION PLAN SUBMITTAL", SECTION 18-248 "IRRIGATION SYSTEM DESIGN", SECTION 18-250 "LANDSCAPE IRRIGATION SCHEDULE"; DIVISION 3 "LANDSCAPING", SECTION 18-279 "LANDSCAPING STANDARDS", SECTION 18-281 "DESIGN STANDARDS", PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Development Services Director Henschel presented the items. City staff are proposing code changes to the Land Development Code regarding Landscaping. These changes are focused on water conservation within the city. Several sections of Chapter 123 are being amended to create these changes. The amendments involve definition changes for tree types, soil amendment requirements, and the removal of the "preferred tree list" to allow for a new updated "Landscape Materials list" that will be part of the next presented Ordinance No. 2025-18.

The changes in Ordinance No. 2025-18 are focused on water conservation within the city. These changes include:

1. The requirement of soil amendments: this proposed change will require the addition of compost material to the top layer of soil before any new landscape material is to be introduced to the parcel.

2. The requirement of smart controllers. These are wi-fi-based irrigation controllers that operate more efficiently when detecting weather events in the area.

3. Limiting the amount of sod to be used: this limitation will limit the overall amount of non-drought-tolerant sod from the current allowance of 60 percent to 25percent.

4. Allowing additional Florida Friendly plants to be used within the landscape. The current plant list is being revamped to a referenced "Landscape Standards".

5. Reducing the annual water budget for each landscape customer that would be established by the City's most recent Consumptive Use Permit (CUP) issued by St. Johns River Water Management District.

These changes will substantially contribute to water conservation measures throughout the city, which are being driven by the St. Johns River Water Management District. The Planning and Zoning Commission approved both Ordinances 7-0 and staff recommends approval.

Mayor Murry opened the public hearing.

Joe Fumasi, 2693 Jumping Jack Way – spoke in opposition of the Ordinances.

Charlene Forth, 939 W. Desoto Street – spoke about Florida friendly plants and reclaimed water.

Mayor Murry closed the public hearing.

Council Member Howard stated that reclaimed and reused water is being discussed across multiple municipalities, and they are working on moving forward with both.

City Attorney Waugh informed the Council that both Ordinances violate Senate Bill 180. Florida Senate Bill 180 restricts land development code amendments that are "more restrictive or more burdensome," though the legislation fails to define these terms clearly. A lawsuit, led by Weiss Serota in South Florida, is challenging the law on grounds of vagueness, with a strong likelihood of success.

Ordinances 2025-017 and 2025-018 may conflict with Senate Bill 180 due to added regulatory steps but are not automatically void unless legally challenged. A 14-day notice is required before any lawsuit, allowing time to repeal or defend. Despite broad opposition to Senate Bill 180, its currently law, and the decision to proceed rests with the governing body.

Mayor Murry stated that the city has received a request to join the lawsuit against the State. He expressed concern that if the Ordinances are passed there are State Laws stating they are not enforceable.

Council Member Strange stated that the key legal test under Senate Bill 180 is whether proposed changes are more restrictive or burdensome. Many elements in the ordinances, such as tree lists, landscape buffers, and irrigation, already existed, suggesting no significant increase in restrictions. She said that incorporating the new yard pattern book, which promotes sustainable landscaping practices and offers more options to developers, may reduce restrictions.

Given the vagueness of Senate Bill 180 and the continuity with prior regulations, the ordinances may not violate the law.

The council discussed what is considered more restrictive as well as different materials being used in landscaping.

Development Services Director Henschel pointed out that the adoption date within Ordinance No. 2025-018 was incorrect and will need to be updated.

> Council Member Strange motioned to approve Item No. 14 Ordinance No. 2025-017, Land Development Code Amendment as amended to incorporate the new yard pattern book as a requirement: seconded by Council Member Petersen. Passed 4-1 with Mayor Murry opposed.
>
> Council Member Strange motioned to approve Item No. 15 Ordinance No. 2025-018, Irrigation and Landscaping Regulations as amended to change the adoption date incorporate the new yard pattern book as a requirement: seconded by Council Member Petersen. Passed 4-1 with Mayor Murry opposed.

Item No. 16 – Executive Recruitment Services for City Manager, *RFP Evaluation*

Procurement Director Suarez stated that there was an RFP for Executive Recruitment Services for a City Manager issued in January. The council had previously discussed it and asked for further review. Three options were presented: enter direct negotiations, create a shortlist with presentations, or terminate the process.

Mayor Murry opened the public hearing.

Bryan Bain, 245 Nautica Mile Drive – encouraged Council to move forward with the RFP process.

Joe Fumasi, 2693 Jumping Jack Way – spoke in favor of ending the RFP process.

Paula Hoisington, 564 E. Desoto Street – requested Council decide and not push this to another meeting.

Patrick Bianchi, 810 W. Montrose Street – spoke in favor of ending the RFP process.

Charlene Forth, 939 W. Desoto Street – spoke about the process of hiring a City Manager being open to the public.

Mayor Murry closed the public hearing.

The council discussed their support for ending the procurement process, feeling confident about where the city is right now. They are happy with staff and Interim City Manager Van Wagner, saying he has brought honesty, transparency, and a better work environment.

Discussion ensued on making Interim City Manager Van Wagner the permanent city manager, not just interim.

Council Member Strange invited Deputy City Manager Matthys to speak on his view of becoming the City Manager.

Deputy City Manager Matthys said he is still very interested in the job but asked the council to keep Interim City manager Van Wagner on at least through his current contract. He explained that both work very well together on major projects like Conserve II, ambulance services, and fire stations, and that his continued involvement is important. He explained that their skills complement each other and that they are still learning from him.

Council Member Strange told Council that she had previously spoken with Interim City Manager Van Wagner, and he said he is willing to stay on as long as the city needs him, with no set end date.

Interim City Manager Van Wagner agreed that he was willing to stay with the city as long as he is needed with the same contract terms.

> Council Member Strange motioned to terminate the procurement process; seconded by Council Member Howard. Passed 4-1 with Mayor Murry opposed.

Council discussed whether they need to formally vote to make Interim City Manager Van Wagner the permanent City Manager, or if he can continue as Interim until they officially select someone for the permanent role.

Discussion ensued on contract terms and length for Interim City Manager Van Wagner to become permanent. The council requested a contract be on the August 26, 2025, agenda.

NEW BUSINESS

Item No. 17 – Fiscal Year 2026 Proposed Ad Valorem Millage Rate

Finance Director Borror informed the council that, according to Florida law, the city must notify the Lake County Property Appraiser by August 4, 2025, of the proposed millage rate for fiscal year 2026. The proposed rate of 4.7 mils, down from the current 4.88 mils, will appear on property tax notices sent to city residents.

The tentative millage rate will be adopted at a public hearing on September 4, 2025, and the final rate will be approved at another public hearing on September 18, 2025. The final rate can be lower but cannot be higher than the proposed rate.

Mayor Murry opened the public hearing.

Charlene Forth, 939 W. Desoto Street – encouraged Council to set the millage rate at 4.2.

Patrick Bianchi, 810 W. Montrose Street – spoke about taxes versus millage rates.

Bryan Bain, 245 Nautica Mile Drive – encouraged Council to not set the rate above the rolled back rate of 4.6185.

Joe Fumasi, 2693 Jumping Jack Way – spoke about setting the millage below the 4.7 mils.

Otis Taylor, 3686 Caladesi Road – questioned the dollar amount difference between the millage rates.

Mayor Murry closed the public hearing.

Finance Director Borror informed the Council that the dollar amount associated with one mil change is $630,000.

Council Member Strange talked about wanting to lower the millage rate to 4.2 but said it is tough because of rising staff costs and not enough commercial growth. She expressed the need to bring in more commercial projects through better planning to help lower taxes without hurting the community.

Council Member Myers expressed her issue with lowering the millage rate to 4.2 mills. The cost of living and expenses such as materials, salaries, and benefits will keep rising. She said the city must be realistic and plan for those increases because prices do not usually go back down. She does not believe it is realistic to drop the millage rate to 4.2 right now since costs continue to increase, and the city needs to be prepared for that.

Finance Director Borror presented financial projections comparing different millage rate scenarios. At the proposed 4.7 millage rate, the city would generate about $29.7 million in revenue, with a gradual rate reduction modeled over the next five years down to 4.3. Even with projected property value growth, the analysis showed that by year three, the city would start falling below its reserve balance policy. Based on these projections, staff recommended maintaining the 4.7 rate for now to stay fiscally stable, while supporting 4.2 as a long-term goal.

The council talked about the city's growth, how much money is currently in reserves, and the big projects coming up that will need funding as well as ambulance services.

Council Member Strange said she supports going with the 4.2 millage rate now. If next year's figures show they are not sustainable, they can raise them, but it will still be lower than the current 4.8 rate.

Council Member Petersen stated that he pledges to reduce taxes when he ran for Council.

> Council Member Petersen motioned to an advertised rate of 4.59 mils: seconded by Council Member Myers.

Council Member Howard supported the idea of lowering the millage rate but said that it must be backed by a clear, realistic financial plan and recurring budget cuts. He said that previous poor planning led to water rate increases and stressed the need for long-term capital planning to avoid issues in the future.

Mayor Murry stated that he was not willing to support anything less than the current millage rate.

> Passed 4-1 with Mayor Murry opposed.

Item No. 18 – Ordinance No. 2025-025, *CarMax Expansion Annexation Intro*

> AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

Mayor Murry spoke about hearing from the public during Ordinance introductions.

City Attorney Waugh explained to Council that if there are big changes to an Ordinance then it is better to make them at the introduction. There does not need to be a full public hearing but if someone from the public would like to comment then Council does have to allow that.

> Council Member Howard motioned to introduce Ordinance No. 2025-025, CarMax Expansion Annexation; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 19 – Ordinance No. 2025-026, *CarMax Expansion 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 ordinance title aloud.

> Council Member Howard motioned to introduce Ordinance No. 2025-026, CarMax Expansion SSCPA; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 20 – Ordinance No. 2025-027, *CarMax Expansion Rezoning 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 ordinance title aloud.

> Council Member Petersen motioned to introduce Ordinance No. 2025-027, CarMax Expansion Rezoning; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 21 – Ordinance No. 2025-029, *Plats Intro*

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 119, SECTION 119-123, TO ESTABLISH AN EXPEDITED BUILDING PERMIT ISSUANCE PROCESS FOR RESIDENTIAL SUBDIVISION PLATS PURSUANT TO SECTION 173.073, FLORIDA STATUTES; AMENDING CHAPTER 119 OF THE CITY CODE TO REQUIRE APPROVAL OF PLAT SUBMITTALS WITHIN THE CITY LIMITS BY AN ADMINISTRATIVE AUTHORITY, AND TO INCORPORATE OTHER STATUTORY REQUIREMENTS PURSUANT TO SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

> Council Member Howard motioned to introduce Ordinance No. 2025-029, Plats; seconded by Council Member Petersen. Passed unanimously 5-0 with all members present voicing aye.

Item No. 22 – Resolution No. 2025-021R, *Plat Approval*

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR INTERIM PROCEDURES FOR PRELIMINARY PLAT AND FINAL PLAT APPROVAL; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Clerk Howe read the resolution title aloud.

> Council Member Petersen motioned to approve Resolution No. 2025-021R, Plats Approval.

City Attorney Waugh stated that Florida law now requires all plat approvals to be handled administratively, not by legislative bodies. To follow the new law, Council is being asked to approve a temporary resolution until a permanent code change can be made through an Ordinance.

> The motion was seconded by Council Member Howard. Passed unanimously 5-0 with all members present voicing aye.

REPORTS

CITY MANAGER REPORT

Interim City Manager Van Wagner – No report.

CITY ATTORNEY REPORT

City Attorney Waugh – legislative updates will be coming forth to harmonize the city with the code.

Mayor Murry inquired about the city joining the lawsuit regarding Senate Bill 180.

City Attorney Waugh stated he believed it was a good idea and suggested a Resolution indicating support.

CITY COUNCIL REPORT

Council Member Howard – No report.

Council Member Myers – No report.

Council Member Petersen –

- Attended a meeting with a presentation from Live Well regarding grants.
- Requested code enforcement go to the Lincoln Park area.
- Requested meeting times as an item on the next agenda.

Council Member Strange –

- Attended the Tourism Development Council meeting and shared that sports related tourism is the number one target for Lake County Tourism.

Deputy City Manager Matthys –

The council previously requested a report on downtown alcohol-serving establishments.

Staff found:

There are 5 bars and 9 restaurants. Temporary alcohol events include First Friday, food trucks, wine strolls, and Elks Lodge events. Staff also reviewed police call data over the past three years in the downtown area. Alcohol-related calls remain low, making up: 1.02% in 2023, 1.58% in 2024 and 2.78% so far in 2025.

Council Member Strange requested another report in six months to track what is happening.

Mayor Murry–

- Thanked Otis Taylor for the Champion Circle program which mentors young men ages 13 to 18 years old.
- Attended the July 4th celebration.
- Informed residents of the Tax-Free holiday.
- Requested the Council meeting times on the next agenda.

The council discussed making decisions late at night.

- Spoke about residents informing Code Enforcement of issues.
- Spoke about community policing.

ADJOURN: With no further comments, this meeting adjourned at 6:58 pm.

APPROVED:

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 12, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, August 12, 2025, at 3:00 pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 3:00 pm with the following Council Members present: Council Members Strange, Howard and Petersen.

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

Absent – Council Member Myers

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Nelson Bloem of Better Life Worship gave the invocation, followed by the Pledge of Allegiance.

PUBLIC COMMENT

Cyn Doyle, 1020 W Minnehaha – announced events around the city.

Charlene Forth, 939 W. Desoto Street – spoke about the ducks around Center Lake.

AGENDA CHANGES

Interim City Manager Van Wagner informed the Council of the following agenda change:

Item No. 11 - Integra Development Agreement – pulled from the agenda.

Item No. 14 – Resolution No. 2025-013R, *Clermont West Phase 2 CUP*

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT (2025-013R), TO ALLOW FOR TWO HOTELS TO OCCUPY MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE AND TO ALLOW SHARED PARKING AMONG THE HOTELS. IN ADDITION, THE APPLICANT IS REQUESTING THE FOLLOWING SPECIAL CONDITIONS TO BE INCLUDED IN THE CONDITIONAL USE PERMIT: (1) TO ALLOW ZERO (0) FOOT INTERNAL LANDSCAPE BUFFERS BETWEEN INTERNAL LOT LINES AND (2) TO ALLOW A MAXIMUM GRADING WITHIN THE PERIMETER LANDSCAPE BUFFERS UP TO 25% SLOPE; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the resolution title aloud.

Interim City Manager Van Wagner informed the Council this is a request to table the item to date certain of August 26, 2025.

> Council Member Howard motioned to table Item No. 14 Resolution No. 2025-013R, Clermont West Phase 2 CUP: seconded by Council Member Petersen. Passed unanimously 4-0 with all members present voicing aye.

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 – Meeting Minutes	Consider approval of the July 8, 2025, council workshop minutes.
Item No. 2 – Piggyback Term Contract *Cloud Solutions*	Consider approval to piggyback the State of Florida, Department of Management Services Alternate Contract Source No. 43230000-NASPO-16-ACS with Carahsoft Technology Corporation to provide Cloud Solutions.
Item No. 3 – Piggyback Term Contract *Workplace Solutions*	Consider approval to piggyback OMNIA Partners Term Contract No. 001299 with Cintas Corporation to provide uniform rental services.
Item No. 4 – Resolution No. 2025-018R *Utility Deposit Interest*	Consider approval to establish compliance with the Florida Administrative Code.
Item No. 5 – Interlocal Agreement	Consider agreement approval for Pickleball Court Improvements to receive $100,000 of Lake County Infrastructure Sales Tax funding.
Item No. 6 – Event and Open Container Request *Taste of South Lake 2026*	Consider allowing the South Lake Chamber of Commerce to have an open container area for event on November 6, 2025, at Waterfront Park from 5:30 PM - 8:30 PM.
Item No. 7 – Event and Road Closure Request *Veterans Day 2025*	Consider approval of South Lake Florida Base Submarine Event and Parade, with Road Closures on November 8, 2025.
Item No. 8 – Film Production Road Closure Request – Date Adjustment *Root & Branch Films*	Consider approval of Road Closures for the dates of February 16, 2026–February 20, 2026, from 10 PM - 6 AM for the purpose of overnight film production.
Item No. 9 – Events Request *Sommer Sports*	Consider approval of the race series 2026 season, open container allowance, and waive all associated ground fees and road closure for two events.

Item No. 10 – Event and Open Container Request *Viva Clermont!*	Consider the event request to have an open container area for the event on November 16, 2025.
Item No. 11 – Integra Development Agreement	Consider approval of a development agreement with PRM Clermont/Wellness Way Owner, LLC.

Charlene Forth pulled item 8 from the consent agenda.

> Council Member Strange motioned to approve Consent Agenda items 1-7, and 9-10 subject to item 5, Interlocal Agreement being amended under paragraph 2 to clarify that the fee is for use of the ARC pickleball courts, not the center as described in the agreement and to limit the restriction in paragraph two to a period of five years; seconded by Council Member Petersen. Passed unanimously 4-0 with all members present voicing aye.

Item No. 8 – Film Production Road Closure Request – Date Adjustment, *Root & Branch Films*

Charlene Forth, 939 W. Desoto Street – inquired on which roads will be closed.

Events and Recreation Manager Cory shared which streets will be closed, explaining that closures will happen only during filming. The goal is to keep the impact on businesses and the public as minimally as possible.

> Council Member Howard motioned to approve Item No. 8 Film Production Road Closure Request: seconded by Council Member Petersen. Passed unanimously 4-0 with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 12 – Ordinance No. 2025-029, *Plats Final*

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 119, SECTION 119-123, TO ESTABLISH AN EXPEDITED BUILDING PERMIT ISSUANCE PROCESS FOR RESIDENTIAL SUBDIVISION PLATS PURSUANT TO SECTION 173.073, FLORIDA STATUTES; AMENDING CHAPTER 119 OF THE CITY CODE TO REQUIRE APPROVAL OF PLAT SUBMITTALS WITHIN THE CITY LIMITS BY AN ADMINISTRATIVE AUTHORITY, AND TO INCORPORATE OTHER STATUTORY REQUIREMENTS PURSUANT TO SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

City Attorney Waugh explained that this ordinance is based on two required changes from Florida law. First, the state now requires that preliminary and final plats be approved by staff instead of the City Council.

There is no choice in the matter, if the application meets the legal conditions, it must be approved. The city has already passed a resolution giving this responsibility to the Planning Director.

Second, because of Clermont's population size, the city must follow a rule that lets builders apply for up to 50 percent of their building permits once the preliminary plat is approved. This is different from how things worked in the past and is another example of the state setting rules.

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

Council Member Howard motioned to approve Item No. 12 Ordinance No. 2025-029, Plats: seconded by Council Member Petersen.

Council Member Strange opposed the ordinance, arguing that it takes away the City Council's authority and gives too much control to the state. She said local officials should make decisions for Clermont, not just carry out orders from Tallahassee. She sees this as a policy issue, not just an administrative one, and said she would vote against it to stand up for local control.

The council discussed Home Rule and if there was a legal basis to deny the ordinance.

City Attorney Waugh informed the Council that the ordinance brings the city into compliance with state law.

Council Member Howard said he is open to taking legal action to protect Home Rule, but he does not think this is the right issue to push back on. He asked City Attorney Waugh which state laws might be worth challenging.

City Attorney Waugh said that while some state laws like Senate Bill 180 and Live Local are unpopular and could be challenged, this ordinance is not worth fighting over. He explained that the state is basically putting into law what the courts already said, if a plat meets certain requirements, the city must approve it. It is a change that the council no longer gets to weigh in. He stated that this ordinance is to update the city's code to match state law, so there is no confusion. Since state law overrides local rules anyway.

Council Member Strange said that she would not be opposed to the ordinance if the code reflected what the Council wanted, then giving administrative approval would not be a problem if it follows the code.

Charlene Forth, 939 W. Desoto Street – spoke in favor of denying the ordinance.

Council Member Petersen said that the Florida League of Cities is the right channel to use, as they have lobbyists in Tallahassee who can work to change the rules.

The motion failed 2-2 with Council Member Strange and Council Member Petersen opposed.

NEW BUSINESS

Item No. 13 – Board Appointments

Development Services Director Henschel stated that there are two open seats on the Code Enforcement Board, Seats 6 and 7, with four applicants. One of them, Bill Kilburn, is seeking reappointment. The three new applicants are Christopher Cornett, Elix Newsome, and Peter Connelly. The applicants were invited to come to the podium and introduce themselves.

Chris Cornett – Expressed interest in serving.

Peter Connelly – Expressed interest in being involved in the community.

> Council Member Strange motioned to appoint Chris Cornett and Peter Connelly to the Code Enforcement Board; seconded by Council Member Petersen. Passed unanimously 4-0 with all members present voicing aye.

Development Services Director Henschel informed Council that he received indication that a current board member may be resigning so there may be another vacancy soon.

Item No. 14 – This item was addressed earlier in the meeting.

Item No. 15 – Ordinance No. 2025-021, *ProActive Auto Annexation Intro*

> AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

> Council Member Howard motioned to introduce Item No. 15 Ordinance No. 2025-021, ProActive Auto Annexation: seconded by Council Member Petersen. Passed unanimously 4-0 with all members present voicing aye.

Item No. 16 – Ordinance No. 2025-028, *Bloxam Offices 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 ordinance title aloud.

Council Member Howard motioned to introduce Item No. 16 Ordinance No. 2025-028, Bloxam Offices: seconded by Council Member Petersen.

Council Member Strange stated that while she would approve the item to move it forward, a 14-foot wall is a concern for her and wanted to notify the applicant before the final reading.

Mayor Murry expressed his concern with the development not having an entrance on Bloxam Avenue. The council discussed the only entrance being on US Highway 27 and requesting the development have an entrance on Bloxam Avenue.

Planning and Zoning Chairperson Bain explained that when the project came before the Planning and Zoning Commission the applicant did not request an entrance from Bloxom, but a service-only entrance for first responders is planned. Two residents spoke on the issue, including the HOA president from the nearby townhomes, who opposed the entrance from Bloxam Avenue. The Planning and Zoning Commission agreed to avoiding additional traffic on Bloxam Avenue. However, this was not a change made by the Commission, it was part of the applicant's original proposal.

Council Member Howard amended his motion to introduce Item No. 16 Ordinance No. 2025-028, Bloxam Offices to include a request to place an entrance/exit on Bloxam Avenue: seconded by Council Member Petersen.

City Attorney Waugh clarified that this motion requires integrating an ingress/egress on Bloxam Avenue.

Council Member Strange stated that she was informed that there will be sidewalks and the project will be compliant with the new landscaping code.

Passed unanimously 4-0 with all members present voicing aye.

Item No. 17 – Ordinance No. 2025-030, *Watercraft Energy Source Freedom Act Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, REPEALING CHAPTER 40, ARTICLE III OF THE CITY CODE, AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance title aloud.

City Attorney Waugh stated that there are sections in the city code that prohibit gasoline-powered motors on local bodies of water. However, the Florida Legislature has removed the city's authority to make that decision. While the new state law automatically overrides the local rule, this update is being made to the city code to avoid confusion and ensure it aligns with current state law.

Council Member Howard said there is a possible workaround called sector separation. This allows the city to designate certain lakes for specific types of watercrafts, for example, only allowing kayaks and sailboats, by arguing that motorized boats would pose a safety risk. Smaller lakes like Pitts Lake probably would not see much use from either motorboats or kayaks, but a lake like Crystal Lake could reasonably be designated for non-motorized use due to its size and recreational potential. To do this, the city would apply through the Florida Fish and Wildlife Conservation Commission, and the process is not difficult.

Council discussed incorporating the workaround into the city's comprehensive plan, especially if the "string of pearls", moves forward. They discussed potential amendments such as speed limit signs before final approval.

> Council Member Petersen moved to introduce Item No. 17 Ordinance No. 2025-030, Watercraft Energy Source Freedom Act;

The council discussed creating distinctions in the Comprehensive Plan that would then integrate into this ordinance which would take effect instead of amending the ordinance at this time.

> The motion was seconded by Council Member Howard. Passed 3-1 with Council Member Strange opposed.

REPORTS

CITY MANAGER REPORT

Interim City Manager Van Wagner –

- Downtown Wine Stroll is on August 16.
- The groundbreaking for the Lake Felter playground is on August 21 at 11:30 am.

CITY ATTORNEY REPORT

City Attorney Waugh –

- Informed Council that the renegotiation of the deal with Duke Energy will be coming before them in the form of an ordinance.

CITY COUNCIL REPORT

Council Member Petersen –

- Suggested placing a sign at Center Lake stating not to feed the ducks.

The council discussed different options to address the issue with the ducks.

- Spoke about solar lights being an option for the city.

Council Member Strange –

- Excited about EMS service in Wellness Way.
- Shared that architecture students from the University of Miami are interested in partnering with the city on design projects as part of their coursework.
- Inquired whether Council wants to give discretion to the City Manager to hire either consultants or employees for some key positions that Council spoke about during the budget workshops.

Council Members agreed they would be open to having more people looking at projects such as Meet Us in the Middle as well as a Community Center.

Council Member Howard – No report.

Deputy City Manager Matthys – No report.

Mayor Murry –

- Motorized vehicles on the trail are becoming an issue and need more enforcement.

Discussion ensued regarding speed limits for motorized bicycles as well as having streets designed to allow room for them as well as signage and education.

- Requested staff to make sure all events around the city are peaceful.
- The mayor's luncheon on Tuesday was at Keke's breakfast cafe.
- Attended the White Castle ribbon cutting this morning. They donated $5,000 to the Boys and Girls Club.
- Will be attending the Florida League of Cities meetings in Orlando this week.
- Requested the City Manager look into re-establishing the Youth Council program.
- Thanked Officer Lawless and Aponte for assisting a resident.

ADJOURN: With no further comments, this meeting adjourned at 4:56pm.

APPROVED:

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

CITY OF CLERMONT

AGENDA ITEM

Meeting Date

Tuesday, August 26, 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 Department and the Parks and Recreation Department and provide disposal per the Procurement Policy.

Staff Report

The Procurement Services Department, on behalf of the Police Department and the Parks and Recreation Department, 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	1	2010 Dodge Charger Vehicle No. 2175 – 64,000 miles
Police	1	2016 Ford Taurus Interceptor Vehicle No. 2228 – 122,000 miles
Police	1	2007 Ford Crown Victoria Vehicle No. 2150 – 135,000 miles
Police	1	2015 Ford Taurus Interceptor Vehicle No. 2210 – 97,000 miles
Parks and Recreation	1	Akai 42" 1080P TV on a stand
Parks and Recreation	2	Comet Follow Spotlight with a stand
Parks and Recreation	2	JBL EON Speaker
Parks and Recreation	1	Epson PowerLite 53C Projector
Parks and Recreation	1	JBL Professional Loudspeaker
Parks and Recreation	1	Nexa CS Bi Amp
Parks and Recreation	1	Luke Pay Station Parking Kiosk

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 $5,000.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1. Police Disposal Forms — Police Disposal Forms.pdf
2. Parks and Recreation Disposal Forms — Parks and Recreation Disposal Forms.pdf

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: 10463

Contact Person: Lt. Nicholas Bloom

Phone: 352-536-8442

Year / Make / Model: 2010 Dodge Charger

Vehicle No. 2175

Miles / Hours: 64,000

Serial / VIN: 2B3AA4CV6AH250972

Description of Property Unmarked Dodge Charger

☐ *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:** Engine and computer issues. Not cost effective to repair.

Director Signature: [signature]

Date: 8-11-25

*****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

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: 10568

Contact Person: Lt. Nicholas Bloom

Phone: 352-536-8442

Year / Make / Model: 2016 Ford Taurus Interceptor

Vehicle No. 2228

Miles / Hours: 122,000+

Serial / VIN: 1FAHP2MK8GG109965

Description of Property Marked Ford Taurus Interceptor

☐ *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:** Several mechanical issues. Not cost effective to repair.

Director Signature: [signature]

Date: 8-11-25

*******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

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: 10295

Contact Person: Lt. Nicholas Bloom

Phone: 352-536-8442

Year / Make / Model: 2007 Ford Crown Victoria

Vehicle No. 2150

Miles / Hours: 135,000+

Serial / VIN: 2FAFP71W97X130992

Description of Property Unmarked Ford Crown Victoria

☐ *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: 8-11-25

*****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

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:

Contact Person: Lt. Nicholas Bloom Phone: 352-536-8442

Year / Make / Model: 2015 Ford Taurus Interceptor Vehicle No. 2210

Miles / Hours: 97,000+ Serial / VIN: 1FAHP2MK6EG185469

Description of Property Marked Ford Taurus Interceptor

☐ *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:** Engine and transmission issues. Not cost effective to repair.

Director Signature: Date: 8-11-25

*******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

PROPERTY DISPOSAL FORM

Dept. / Division: CPA C/ Parks & Rec Property Tag #: _____

Contact Person: Michael Vozzella Phone: 352-708-5987

Year / Make / Model: Akai Vehicle No. _____

Miles / Hours: _____ Serial / VIN: 70030124

Description of Property Akai 42" 1080P TV on Stand

☐ *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: 7/28/25

*******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

PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Parks & Rec Property Tag #: _____

Contact Person: Michael Vozzella Phone: 352-708-5987

Year / Make / Model: COMET Vehicle No. _____

Miles / Hours: _____ Serial / VIN: 0315

Description of Property Follow Spotlight w/ Stand

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** _____

Director Signature: _____ Date: 7/28/25

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Method of Disposal: _____ Date Disposed: _____

Procurement Director: _____ Date: _____

Munis Asset Number: _____

Revised 5/2/2023

PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Parks & Rec Property Tag #: _____

Contact Person: Michael Vozzella Phone: 352-708-5987

Year / Make / Model: Comet Vehicle No. _____

Miles / Hours: _____ Serial / VIN: 0315

Description of Property Comet Follow Spotlight on Stand

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

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

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☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

Director Signature: [signature] Date: 7/28/25

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Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Procurement Director: _____ Date: _____

Munis Asset Number: _____

Revised 5/2/2023

PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Parks & Rec Property Tag #: _____

Contact Person: Michael Vozzella Phone: 352-708-5987

Year / Make / Model: JBL Vehicle No. _____

Miles / Hours: _____ Serial / VIN: 15G 56007

Description of Property JBL Eon Speaker

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

Director Signature: [signature] Date: 7/28/25

*******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

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Parks & Rec Property Tag #: _____

Contact Person: Michael Vozzella Phone: 352-708-5987

Year / Make / Model: JBL Vehicle No. _____

Miles / Hours: _____ Serial / VIN: 1562-47964

Description of Property JBL Eon Speaker

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** _____

Director Signature: [signature] Date: 7/28/25

*******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

PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Parks & Recreation Property Tag #:

Contact Person: Michael Vonzella Phone: 352-708-5987

Year / Make / Model: Epson Vehicle No.

Miles / Hours: Serial / VIN: Eymo 221158k

Description of Property Power Lite 53C Projector

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:**

Director Signature: Date: 7/28/25

*******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

PROPERTY DISPOSAL FORM

Dept. / Division: CPAC

Property Tag #:

Contact Person: Michael Vozzella

Phone: 352-708-5187

Year / Make / Model: JBL

Vehicle No.

Miles / Hours:

Serial / VIN:

Description of Property JBL Professional Loud Speaker * AS IS

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:**

Director Signature:

Date: 7/28/25

*******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

PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Parks & Recreation Property Tag #:

Contact Person: Michael Vozzolla Phone: 352-708-5987

Year / Make / Model: Nexia CS Vehicle No.

Miles / Hours: Serial / VIN: 0278130

Description of Property Bi Amp

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:**

Director Signature: Date: 7/28/25

*******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

PROPERTY DISPOSAL FORM

Dept. / Division: P&R/P&R

Property Tag #:

Contact Person: Cory Cody

Phone: 352-708-5951

Year / Make / Model: Luke Pay Station

Vehicle No.

Miles / Hours:

Serial / VIN: 530119440461 / 530119440462

Description of Property Parking Kiosk Pay Station

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

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

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☐ **OTHER:**

Director Signature:

Date: 8/7/2025

*****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

CITY OF CLERMONT

AGENDA ITEM

Meeting Date

Tuesday, August 26, 2025

Agenda Item Name

RFP Award
Development of a Form-Based Code

Requested Action

Requesting approval to award a contract between the City of Clermont and DPZ CoDesign, LLC., to develop and adopt a Form-Based Code (FBC) to replace or supplement the existing zoning regulations for the downtown area in the amount of $450,000.

Staff Report

The Evaluation Committee recommends approval of this action.

The City Manager consulted with the Procurement Services Department to determine the most cost-effective approach to solicit qualified consultants or consultant teams to develop a form-based code for the Clermont downtown area. The goal of the form-based code is to implement the community's vision for a more walkable, mixed-use, and aesthetically cohesive environment by focusing on the physical form of development rather than solely on land use. The selected consultant will work closely with municipal staff, elected officials, stakeholders, and the public to craft a clear, user-friendly regulatory framework that promotes predictable and high-quality development outcomes. The code should reflect the unique character of Clermont's Downtown area, align with the City's Comprehensive Plan, and support long-term economic, social, and environmental goals.

As a result, the Procurement Services Department issued Request for Proposal No. 25-087 on June 27, 2025, to solicit proposals from qualified firms. The solicitation was competitively bid, formally advertised, and fully complies with the City of Clermont's Procurement Policy and Procedures. A total of four proposals were received. An Evaluation Committee consisting of three members reviewed, scored, and ranked the proposals. DPZ CoDesign, LLC was the top-ranked firm based on its qualifications, expertise, and demonstrated experience in this field.

Following the evaluation, the Procurement Services Director and the Evaluation Committee entered negotiations with DPZ CoDesign, LLC., securing a 10% price reduction, from $495,000 to $450,000, resulting in $45,000 in savings. This reduction was achieved without a significant impact on service levels, scope, timeline, or deliverables.

The award recommendation is being made to the most qualified respondent, DPZ CoDesign, LLC. The contract will commence upon execution and remain in effect until all services and deliverables are completed.

Additional Analysis

Fiscal Impact Summary

The fiscal impact of $450,000 is accounted for in the fiscal year 2026 budget.

Fiscal Impact	Fund Number and Description	Available Budget Amount
$450,000	10515-53160	$500,000

Exhibits Attached (copies of original agreements)

1.	RFP 25-087 Response Tabulation	RFP 25-087 Response Tabulation.pdf
2.	Downtown Area - Target Area Map	Downtown Area - Target Area Map.pdf
3.	RFP 25-087 Evaluation Summary	RFP 25-087 Evaluation Summary.pdf
4.	RFP 25-087 Notice of Intent to Award	RFP 25-087 Notice of Intent to Award.pdf

RESPONSE TABULATION

RFP 25-087, DEVELOPMENT OF A FORM-BASED CODE
SOLICITATION DEADLINE: AUGUST 14, 2025, AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE
DPZ CoDesign, LLC. – Miami, FL
Inspire Placemaking Collective, Inc. – Orlando, FL
Kimley-Horn and Associates, Inc. – Orlando, FL
The Image Network, Inc. – Coral Gables, FL

City of Clermont North Quadrent Target Area

City of Clermont
Procurement Services
Freddy Suarez, Procurement Services Director
685 W. Montrose Street, Clermont, FL 34711

EVALUATION SUMMARY

RFP No. RFP 25-087

Development of a Form-Based Code

RESPONSE DEADLINE: August 14, 2025, at 2:00 pm

EVALUATORS

Name	Title
Curt Henschel	Planning and Development Services Director
Dan Matthys	Deputy City Manager
Rick Van Wagner	City Manager

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Total Average Score (Max Score 100)	Rank Order
DPZ CoDesign	86.5 (1)	90 (1)	95.5 (1)	**90.67**	**1**
The Image Network, Inc.	76.5 (4)	84.5 (2)	88 (2)	**83**	**2**
Kimley-Horn and Associates, Inc.	86 (2)	80.5 (4)	77.5 (3)	**81.33**	**3**
Inspire Placemaking Collective, Inc.	83.5 (3)	82.5 (3)	77 (4)	**81**	4

MEETING SUMMARY

The Evaluation Committee met on Thursday, August 21, 2025, at 3:00 P.M. to review the results of their proposal evaluations. Each evaluator submitted their scores individually through OpenGov. During the meeting, the Procurement Services Director presented a score summary, guided the committee through the results, and facilitated discussion on the evaluations. The committee

unanimously agreed with the summarized scores and confirmed the proposal rankings in the same order. The Procurement Services Director will now initiate contract negotiations with the top-ranked firm.

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Introduction Letter 0-10 Points 10 Points (10%)	License and Insurance Pass / Fail 5 Points (5%)	Company Background 0-10 Points 5 Points (5%)	Company Experience and References 0-10 Points 10 Points (10%)	Personnel Experience 0-10 Points 15 Points (15%)	Project Approach and Work Plan 0-10 Points 15 Points (15%)	Project Schedule 0-10 Points 15 Points (15%)	Cost of Services 0-10 Points 15 Points (15%)	Business Location 0-5 Points 5 Points (5%)
DPZ CoDesign	9.3	100%	9.7	9.7	9.7	9.3	9.3	8.3	2
The Image Network, Inc.	8.3	100%	8.7	8.7	8.7	8.3	8.7	8	2
Kimley-Horn and Associates, Inc.	8.3	100%	8.7	8	8.3	8	8.3	8.3	2
Inspire Placemaking Collective, Inc.	8.3	100%	7.3	8	8	7.7	8.7	9	2

Vendor	Quality of Submittal 0-10 Points 5 Points (5%)	Total Score (Max Score 100)
DPZ CoDesign	9.7	**90.67**
The Image Network, Inc.	8.3	**83**
Kimley-Horn and Associates, Inc.	8.3	**81.33**

Vendor	Quality of Submittal 0-10 Points 5 Points (5%)	Total Score (Max Score 100)
Inspire Placemaking Collective, Inc.	8	**81**

INDIVIDUAL PROPOSAL SCORES

DPZ CoDesign

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

Evaluator 1: 9

Evaluator 2: 9

Letter identified Clermont perfectly as we are trying to remain on top of the arc and continue doing great things that set us apart from other cities.

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 | 5 Points (5%)

Evaluator 1: 9

Evaluator 2: 10

DPZ has done many form-based codes throughout the state and country. They have also been featured in journals and books.

Evaluator 3: 10

Company Experience and References | 0-10 Points | 10 Points (10%)
Evaluator 1: 9
Evaluator 2: 10
DPZ has done many form-based codes throughout the state and country. They have also been featured in journals and books.
Evaluator 3: 10

Personnel Experience | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 10
All personnel are accomplished experts in their fields.
Evaluator 3: 10

Project Approach and Work Plan | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 9
excellent approach.
Evaluator 3: 10

Project Schedule | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 9
12 month schedule start to finish.
Evaluator 3: 10

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 8

Evaluator 2: 8

I like the breakdown in costs.

Evaluator 3: 9

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

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Quality of Submittal | 0-10 Points | 5 Points (5%)

Evaluator 1: 9

Evaluator 2: 10

Very well laid out submittal. Easy to understand and find information.

Evaluator 3: 10

Inspire Placemaking Collective, Inc.

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

Evaluator 1: 8

Evaluator 2: 9

Very well written letter.

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 | 5 Points (5%)
Evaluator 1: 8
Evaluator 2: 7
Team has a lot of good certified planners and landscape architects.
Evaluator 3: 7

Company Experience and References | 0-10 Points | 10 Points (10%)
Evaluator 1: 8
Evaluator 2: 8
Good experience. References check out.
Evaluator 3: 8

Personnel Experience | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 8
Team has a lot of good certified planners and landscape architects.
Evaluator 3: 7

Project Approach and Work Plan | 0-10 Points | 15 Points (15%)

Evaluator 1: 8

Evaluator 2: 8

Good approach. Seems very experienced and understand approaches.

Evaluator 3: 7

Project Schedule | 0-10 Points | 15 Points (15%)

Evaluator 1: 9

Evaluator 2: 9

12 months

Evaluator 3: 8

Cost of Services | 0-10 Points | 15 Points (15%)

Evaluator 1: 9

Evaluator 2: 9

Evaluator 3: 9

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

Evaluator 1: 2

Evaluator 2: 2

Evaluator 3: 2

Quality of Submittal | 0-10 Points | 5 Points (5%)

Evaluator 1: 8

Evaluator 2: 8

Evaluator 3: 8

Kimley-Horn and Associates, Inc.

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

Evaluator 1: 8

Evaluator 2: 9

Well laid out introduction letter.

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 | 5 Points (5%)

Evaluator 1: 9

Evaluator 2: 9

Very experienced company that has been around for decades.

Evaluator 3: 8

Company Experience and References | 0-10 Points | 10 Points (10%)

Evaluator 1: 8

Evaluator 2: 8

Lots of experience with FBC and Comp Plans.

Evaluator 3: 8

Personnel Experience | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 8

Very qualified team of professional is the appropriate.

Evaluator 3: 8

Project Approach and Work Plan | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 8

Good approach.

Evaluator 3: 7

Project Schedule | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 8

18 month schedule. Testing is important.

Evaluator 3: 8

Cost of Services | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 8

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 | 5 Points (5%)
Evaluator 1: 9
Evaluator 2: 8

Overall, good submittal.

Evaluator 3: 8

The Image Network, Inc.

Introduction Letter | 0-10 Points | 10 Points (10%)
Evaluator 1: 8
Evaluator 2: 8

Short and sweet letter, to the point.

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 | 5 Points (5%)
Evaluator 1: 8
Evaluator 2: 9
Many years of experience and work published all over the US.
Evaluator 3: 9

Company Experience and References | 0-10 Points | 10 Points (10%)
Evaluator 1: 7
Evaluator 2: 10
Tons of experience and publishing of their work.
Evaluator 3: 9

Personnel Experience | 0-10 Points | 15 Points (15%)
Evaluator 1: 8
Evaluator 2: 9
Excellent team of professionals.
Evaluator 3: 9

Project Approach and Work Plan | 0-10 Points | 15 Points (15%)
Evaluator 1: 7
Evaluator 2: 9
Very detailed project approach
Evaluator 3: 9

Project Schedule | 0-10 Points | 15 Points (15%)
Evaluator 1: 9
Evaluator 2: 8
14 months schedule
Evaluator 3: 9

Cost of Services | 0-10 Points | 15 Points (15%)
Evaluator 1: 7
Evaluator 2: 8
Evaluator 3: 9

Business Location | 0-5 Points | 5 Points (5%)
Evaluator 1: 2
Evaluator 2: 2
Evaluator 3: 2

Quality of Submittal | 0-10 Points | 5 Points (5%)
Evaluator 1: 8
Evaluator 2: 8
Good submittal.
Evaluator 3: 9

City of Clermont
Procurement Services
Freddy Suarez, Procurement Services Director
685 W. Montrose Street, Clermont, FL 34711
(352) 241-7350

NOTICE OF INTENT TO AWARD

RFP No. RFP 25-087

Development of a Form-Based Code

RESPONSE DEADLINE: August 14, 2025 at 2:00 pm

Thursday, August 21, 2025

After the careful and thorough review of all responses received to solicitation number RFP 25-087 titled Development of a Form-Based Code, the City hereby issues this Award Recommendation to the following company:

DPZ CoDesign

Sincerely,

Freddy L. Suarez, MPA, CPPB

Procurement Services Director

CITY OF CLERMONT

AGENDA ITEM

Meeting Date

Tuesday, August 26, 2025

Agenda Item Name

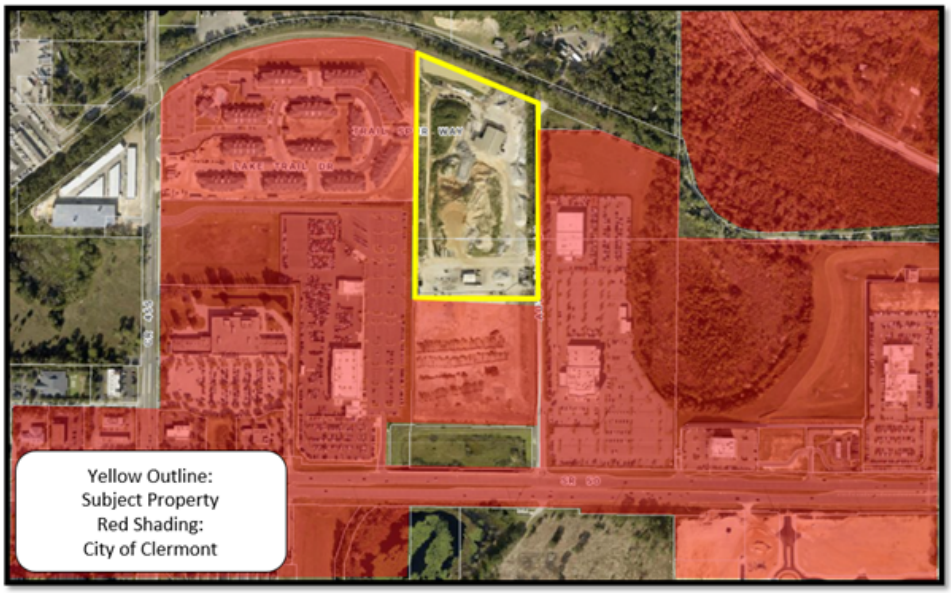
Ordinance No. 2025-025 *Final*
CarMax Expansion Annexation

Requested Action

Recommend approval of Ordinance 2025-025.

Staff Report

The applicant, Thomas Dixon, is requesting annexation, a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located east of County Road 455 and north of State Road 50, adjacent to Auto Plex Lane, and is approximately 17.242 +/- Acres. The property meets the requirements for consideration of annexation under Florida Statues 171.044 by adjacency to the current City limits. The property is located within the JPA and ISBA service boundaries and the City issued a utility letter documenting intent to serve the property in September 2024. Lake County is in the final stages of approving the final site plan for development with an understanding that the City will be providing water and sewer services. The property shall be developed as a continuation of the existing CarMax dealership to be used as auto inventory, wholesale auction, and other accessory uses for the dealership. The proposed site plan has been reviewed by the Clermont Site Review Committee as part of the JPA Agreement to ensure the proposed development is in compliance with the Clermont Land Development Regulations (LDR).



Since the property meets the requirements under Florida Statutes 171.044 for annexation, the property can be served by the City of Clermont for services, and the property appears to be an enclave with the City limits on the east, south and west property boundaries, staff recommend approval of the annexation request. Staff recommends approval of Ordinance 2025-025.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Ord. 2025-025 CarMax Exp ANEX (06.16.2025)	Ord. 2025-025 CarMax Exp ANEX (06.16.2025).pdf
2. Carmax Expansion Maps	Carmax Expansion Maps.pdf
3. Clermont Utility Letter - GK Rogers	Clermont Utility Letter - GK Rogers.pdf
4. Annexation Application_signed	Annexation Application_signed.pdf
5. 2025-025 CarMax Exp ANN - Legal Ad CC	2025-025 CarMax Exp ANN - Legal Ad CC.docx

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1:

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS

15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF- WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14"

EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A

DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH. RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE

PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF
464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

<u>LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:</u>

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,
A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE

ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE. DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

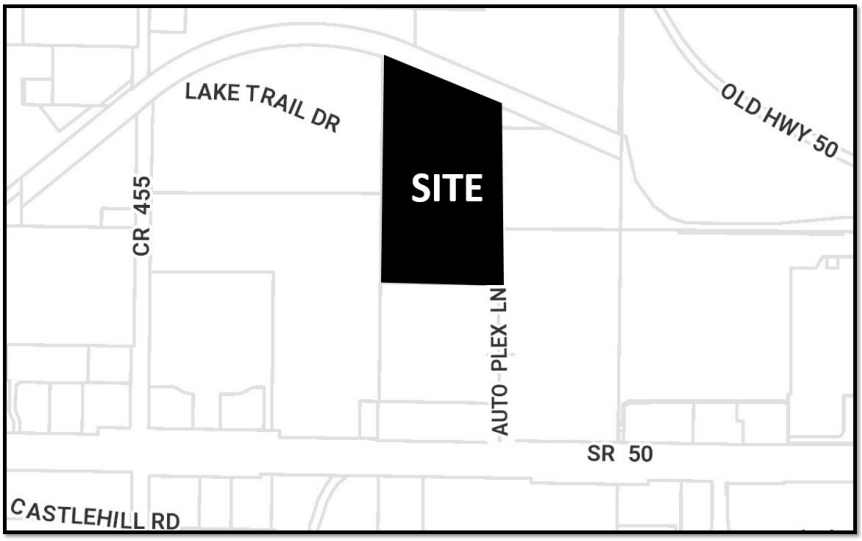
A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF- WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

LOCATION

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



SECTION 2:

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

SECTION 3:

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

SECTION 4: CONFLICT

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

SECTION 5: 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 6: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's 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 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and paid by the Applicant.

SECTION 8: 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.

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of August, 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

Exhibit - Location Map – CarMax Expansion

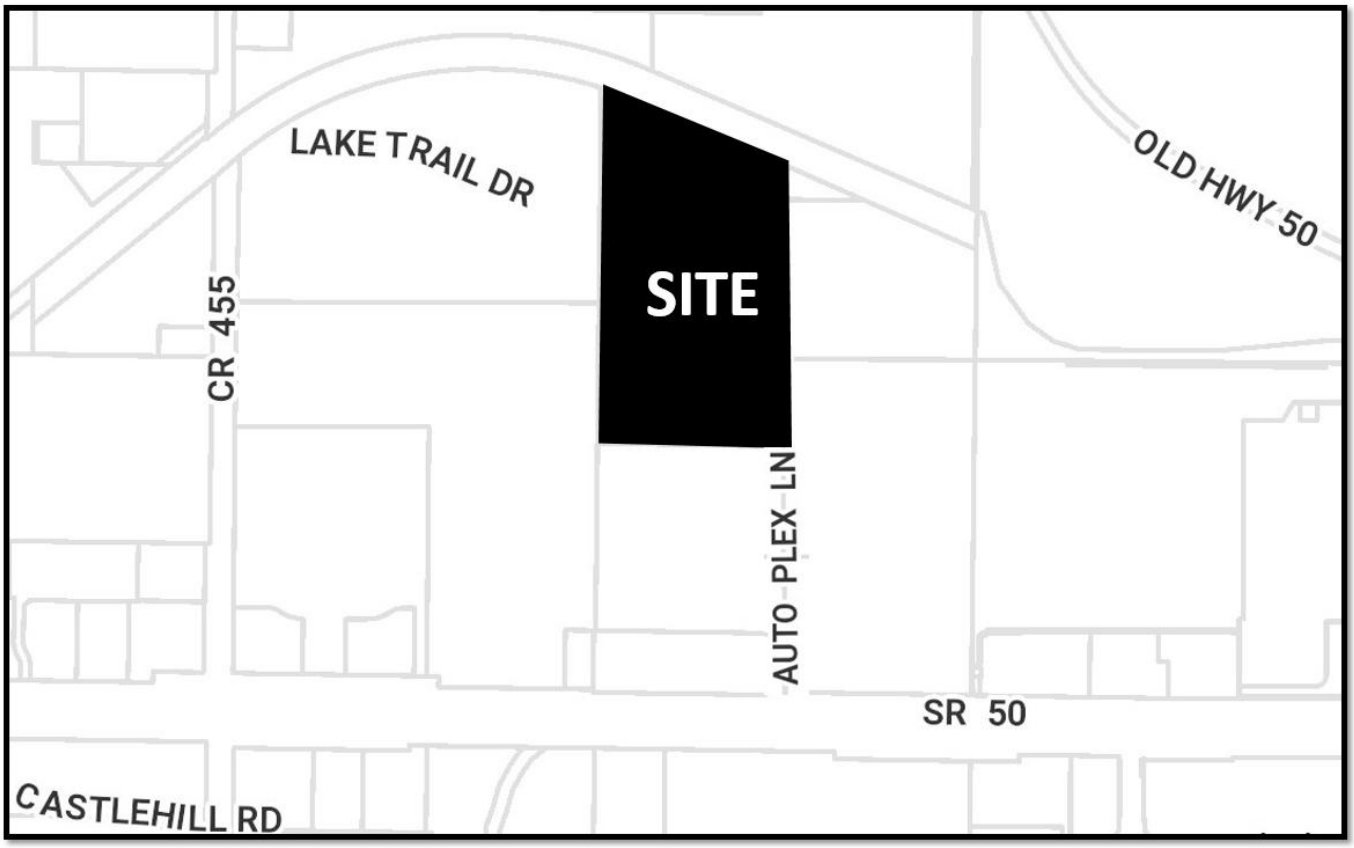
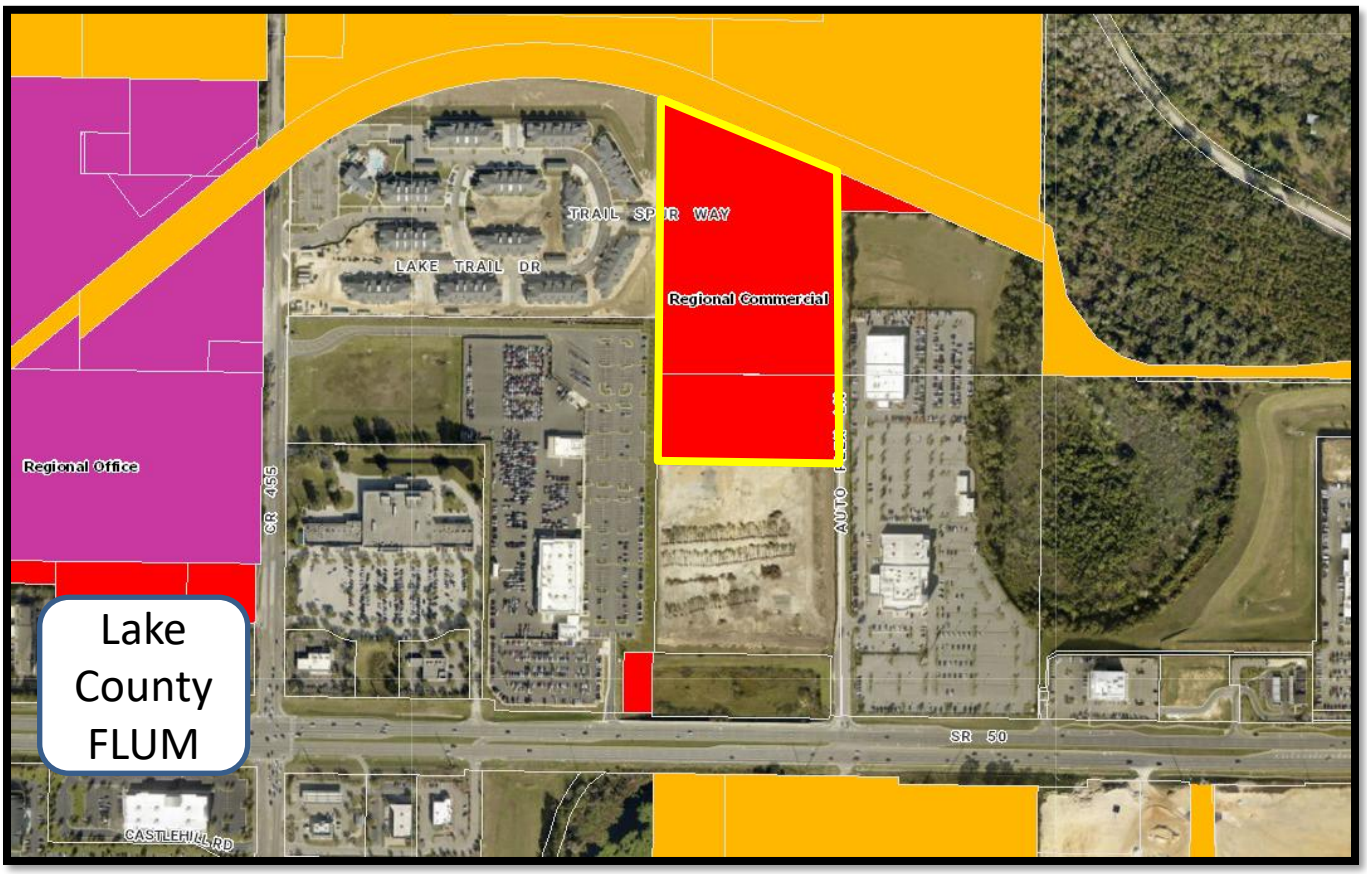


Exhibit – Future Land Use Map – CarMax Expansion



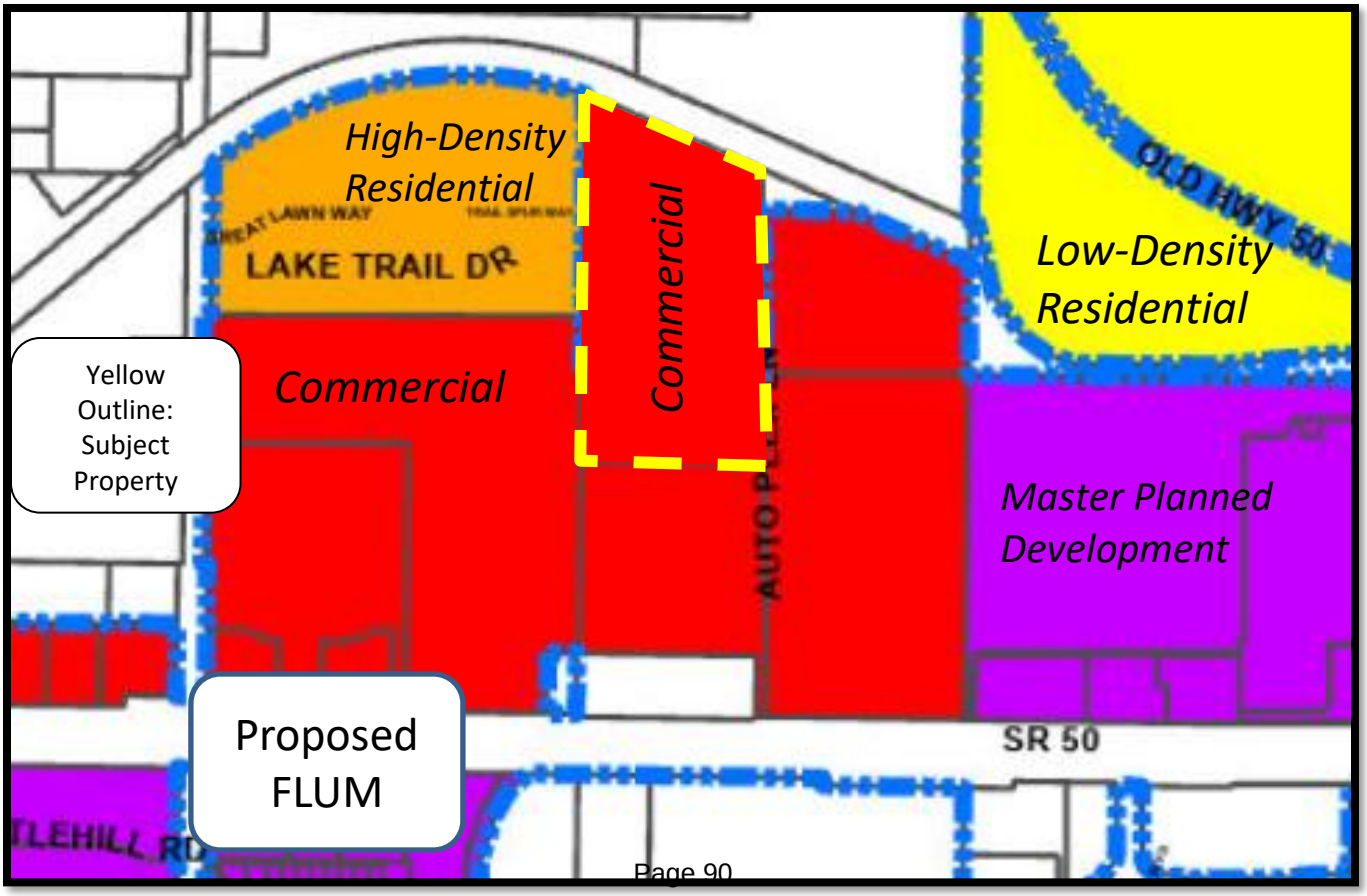
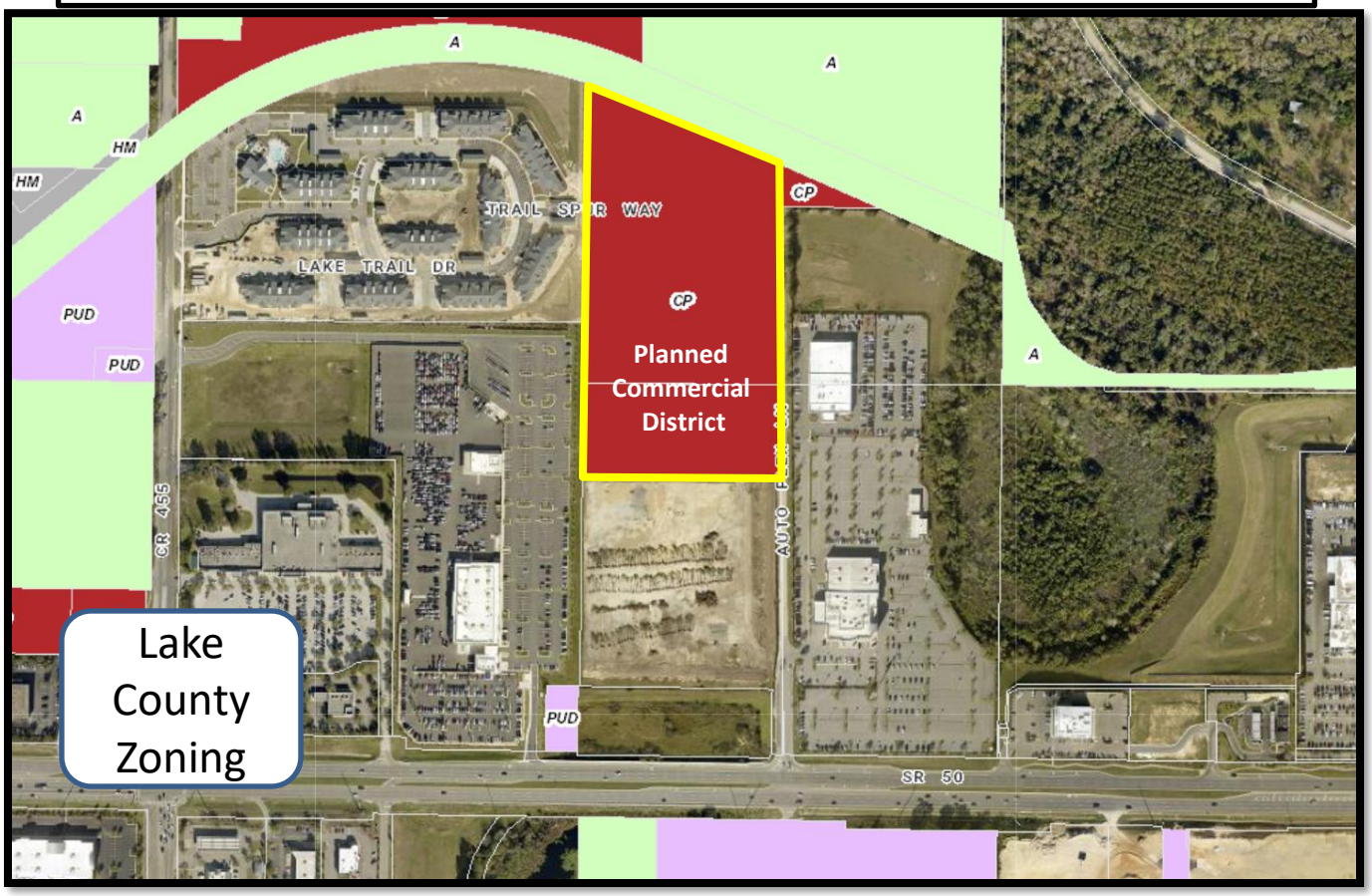


Exhibit – Zoning Map – CarMax Expansion



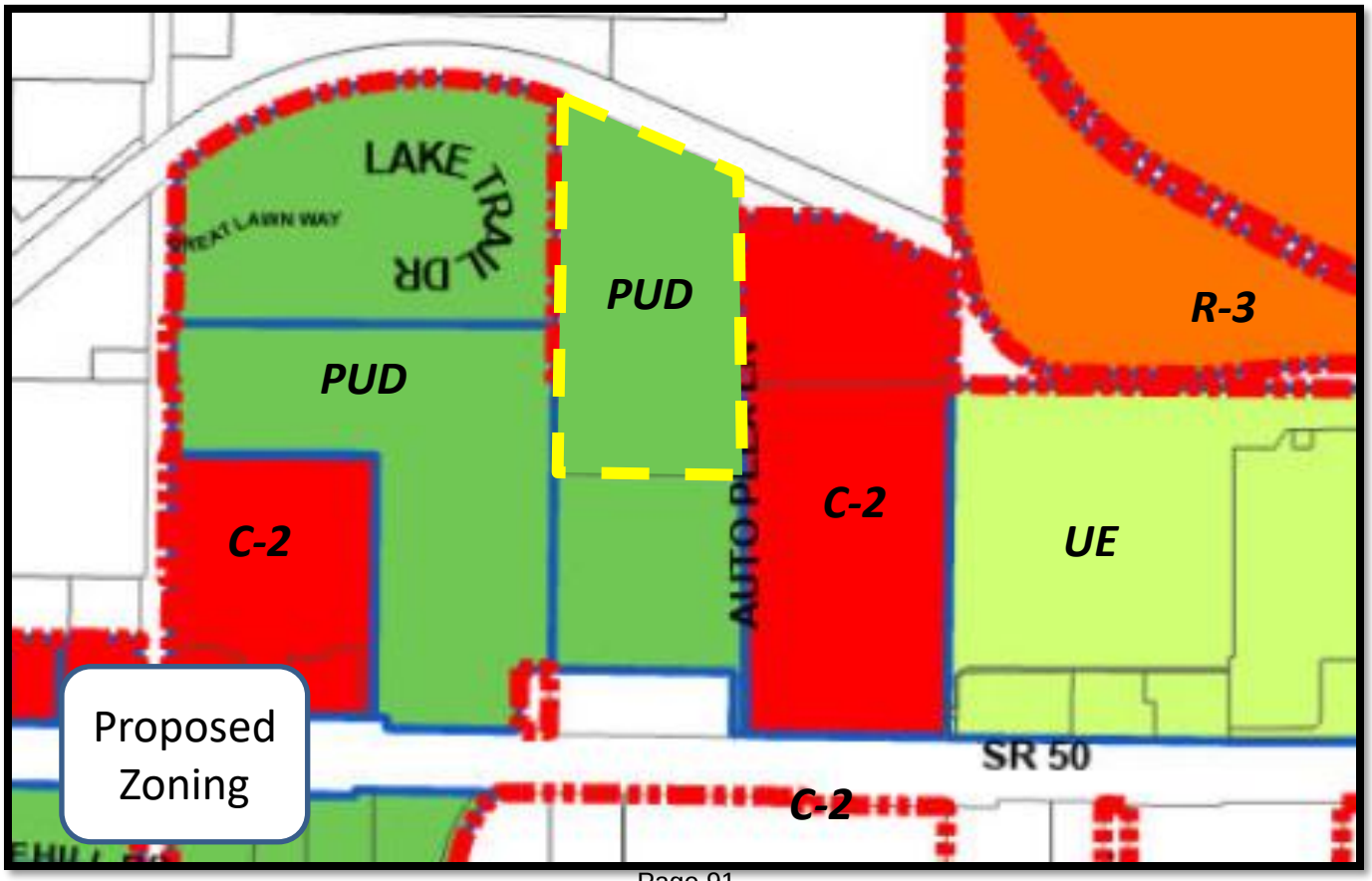
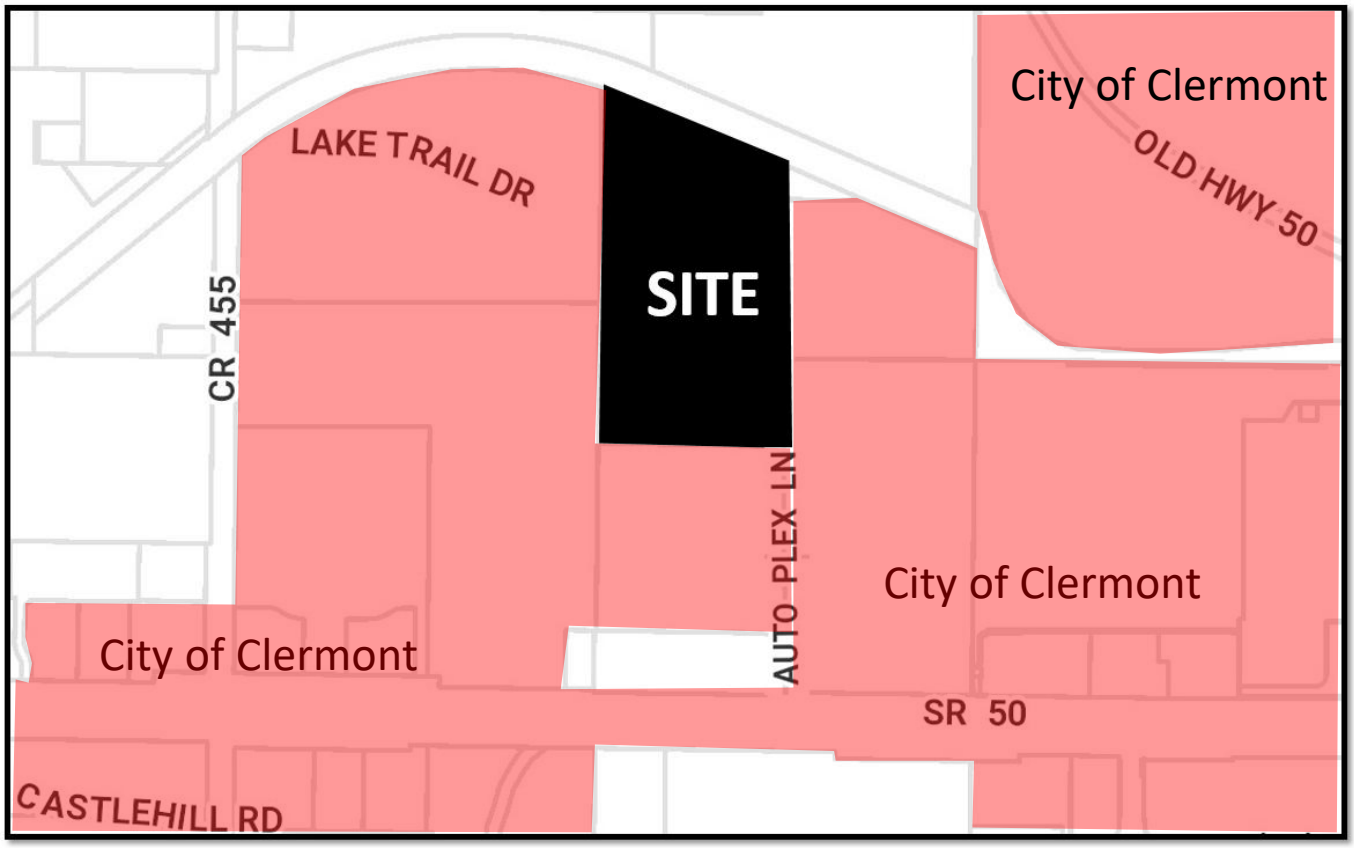
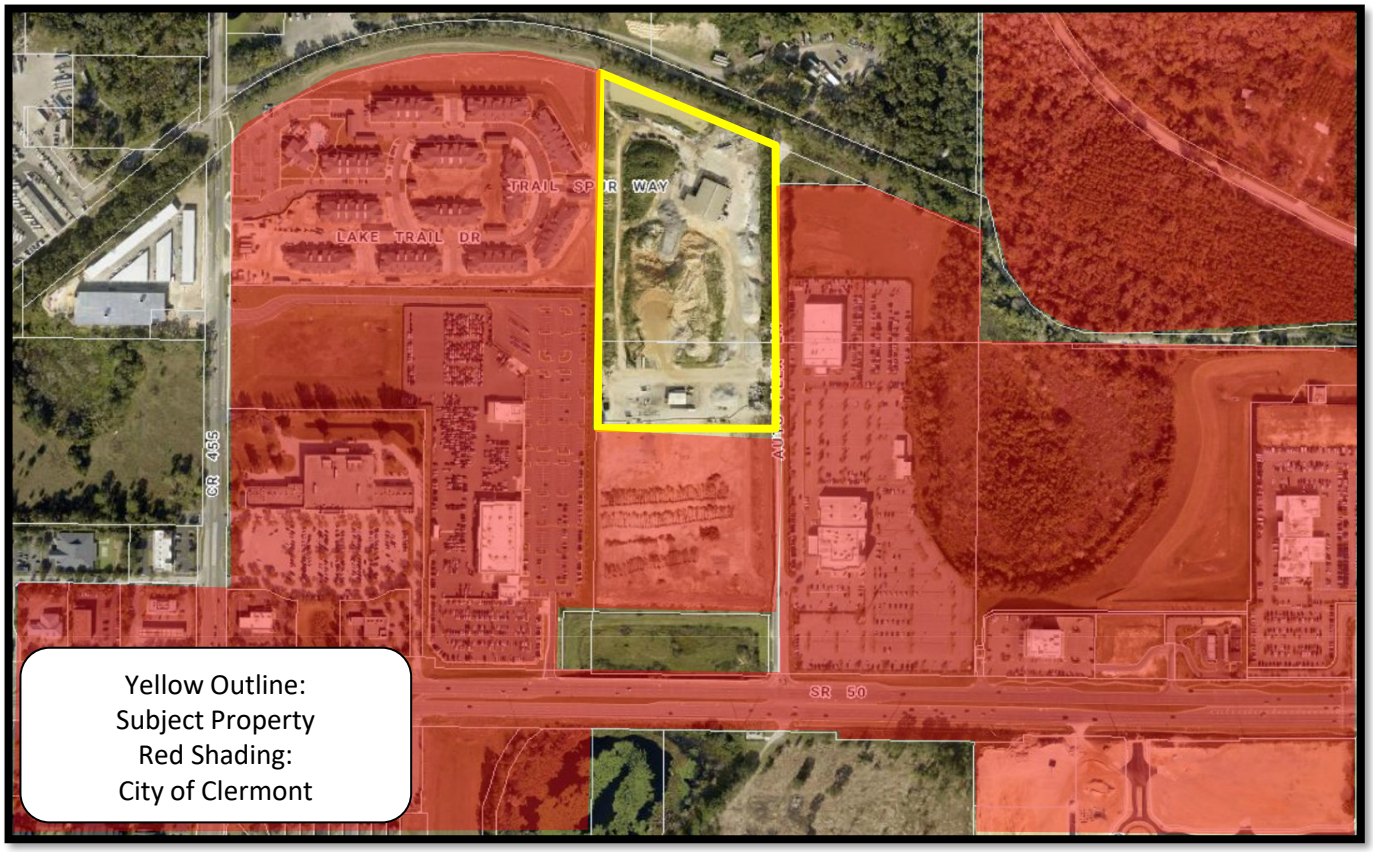


Exhibit – Annexation Map – Carmax Expansion





Mark Griffin
Public Services Assistant Director
3335 Hancock Road
Clermont, FL 34711

352-241-0178 X 6623
mgriffin@clermontfl.org

September 24, 2024

GK Rogers Construction
C/O Jimmy Crawford, Esq.
702 W. Montrose Street
Clermont, FL 34711

RE: GK Rogers Construction Utility Service – AK 3938448 & 2665637

This letter is in response to your request regarding utility availability for the project located at:

14013 Auto Plex Lane, Clermont, FL 34711

The property referenced is not located within the City Limits of Clermont; however, the property is located within the City's utility service area and therefore, the City can provide water and sewer service up to 5,000 gallons per day subject to compliance with applicable City Codes and fees.

Final approval for the provision of utility services to the property must be granted by the City Council and may be subject to additional conditions. To initiate the consideration process, the property owner must submit a request for utility service along with a conceptual site plan specifying how the property will be and the description of commercial usage to be approved by City Council. Please contact Curt Henschel, Planning and Development Services Director, to proceed with requesting utility service for this project, (352) 241-7308.

If you have any questions regarding the information provided, please contact me at (352) 241-0178.

This Utility Notification is valid **UNTIL SEPTEMBER 10, 2025**. If an application to annex the subject property into the City of Clermont, Florida, is received by the City on or before that date, this Utility Notification shall remain valid until the disposition of such annexation application.

Sincerely,

Mark Griffin
Public Services Assistant Director

CHECK LIST & FILING INSTRUCTIONS

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

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

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

PROCEDURES:

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

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

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

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

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

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

CLERMONT
Choice of Champions

APPLICATION & PETITION

DATE: May 5, 2025

FEE: $155.00
+ cost of advertising

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

PROJECT NAME (if applicable): CarMax #4067 Clermont

APPLICANT: Thomas Dixon

Address: 1300 Country Ln

City: Orlando State: FL Zip: 32804

Phone: Fax:

Applicant is: Owner: ☑ Agent: ☐ Purchaser: ☐ Lessee: ☐ Optionee: ☐

OWNER: GK Rogers Construction, LLC

Address: 4240 Martin Luther Kind Jr Dr SW

City: Atlanta State: GA Zip: 30336-1612

Phone: Fax:

AGENT NAME (Affidavit required): Thomas Dixon

Address: 1300 Country Ln

City: Orlando State: FL Zip: 32804

Phone: Fax:

E-Mail: tad@dixoncap.com

Property address and/or general location: 14031 Auto Plex Lane, Clermont, FL

Area of property: 17.24 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: MP - Industrial Uses

The property is PROPOSED to be used for: Automobile and Truck Sales
Planned Unit Development, following existing PUD approved by Ordinance No. 2020-05

Existing Lake County Land Use* : Regional Commercial

Existing Lake County Zoning* : CP

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

Number of existing structures on the property and their present use: The existing property is used for industrial uses. There is an office/storage facility onsite. There are multiple stock piles of materials throughout the site. The existing structure will be demolished if this subject request is approved.

State the reason or basis for this request: The proposed development relies on water and sanitation services provided by the City of Clermont. in order to obtain these services, we must annex into the City. Upon annexation, the UE zone district will not allow the proposed uses with this application

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

Section _____, Township_____, Range_____

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

PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

> AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 20 day of May, 2025.

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

Landowner (Petitioner)	Notary Public
May 20, 2025	01/31/2029
Date	My Commission Expires

Pam Howell
NOTARY PUBLIC
PAULDING COUNTY, GEORGIA
My Commission Expires 01/31/2029

CLERMONT
Choice of Champions

OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date:_____

Before me, the undersigned authority personally appeared Greg Rogers for GK Rogers Construction, LLC (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.

2. That said authority desires an ANNEXATION to allow: Utility Services to the proposed development

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

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

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

X_____ Owner (signature)

X_____ Agent's (signature)

Sworn to and subscribed before me this 20 day of May, 2025.

Pam Howell

Notary Public, ~~State of FL~~ GA

My commission expires: 01/31/2029

Sworn to and subscribed before me this 21 day of May, 2025.

Patrice Campitelli

Notary Public, State of FL

My commission expires: 11/9/28

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

Pam Howell
NOTARY PUBLIC
PAULDING COUNTY, GEORGIA
My Commission Expires 01/31/2029

PATRICE CAMPITELLI
MY COMMISSION # HH598584
EXPIRES: November 09, 2028

LEGAL NOTICE

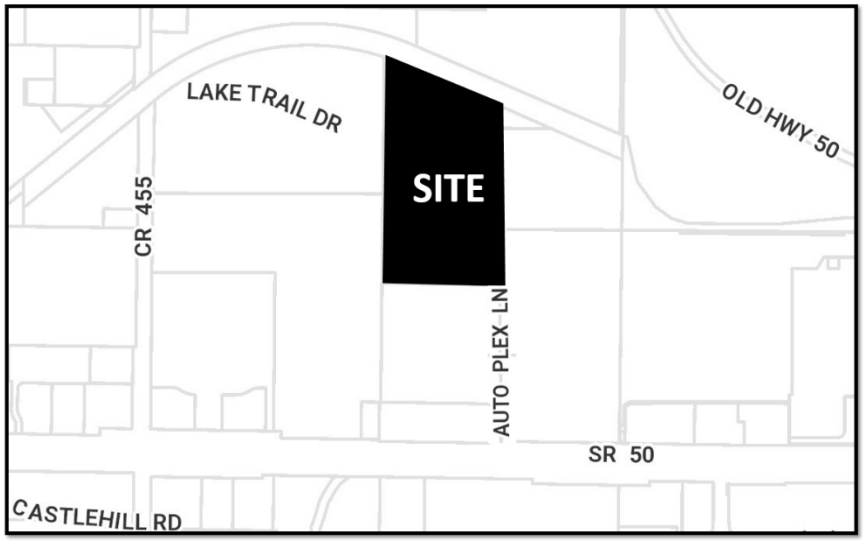
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, August 26, 2025 at 3:00 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2025-025

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

LOCATION

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



LEGAL DESCRIPTION

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26

EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF- WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17” EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14” EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL

ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH. RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED

ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE. DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT

WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF- WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH

89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

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
Publish Dates: August 12 and 19, 2025
Size: 2 columns by 10 inches

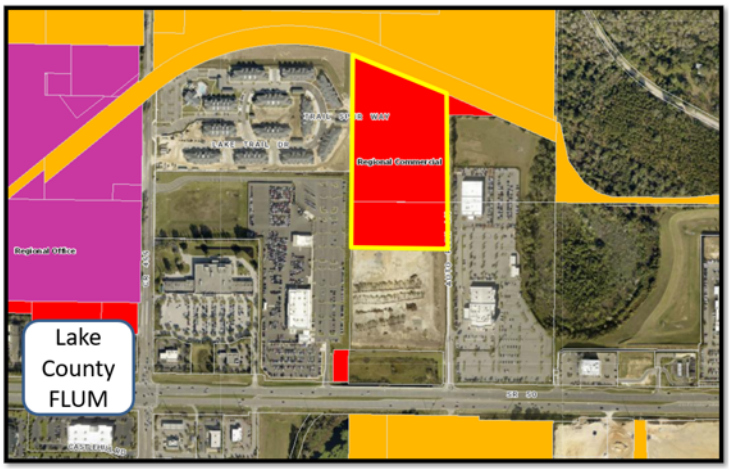
CITY OF CLERMONT

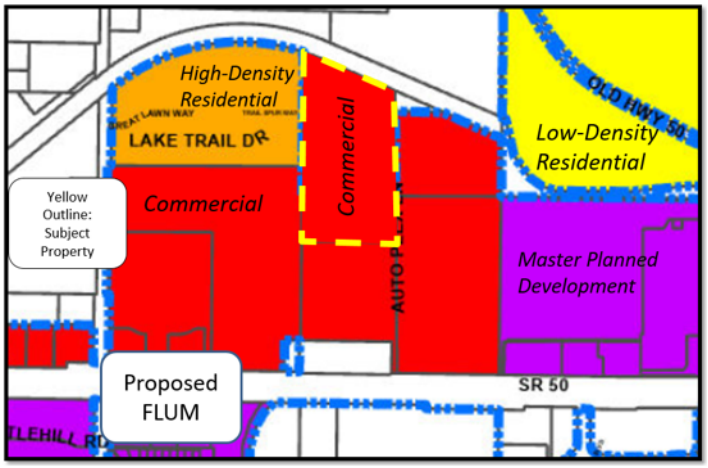
AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Ordinance No. 2025-026 *Final* *CarMax Expansion SSCPA*
Requested Action
Recommend approval of Ordinance 2025-026.
Staff Report

The applicant, Thomas Dixon, is requesting annexation, a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located east of County Road 455 and north of State Road 50, adjacent to Auto Plex Lane, and is approximately 17.242 +/- Acres. The property meets the requirements for consideration of annexation under Florida Statues 171.044 by adjacency to the current City limits. The property is located within the JPA and ISBA service boundaries and the City issued a utility letter documenting intent to serve the property in September 2024. Lake County is in the final stages of approving the final site plan for development with an understanding that the City will be providing water and sewer services. The property shall be developed as a continuation of the existing CarMax dealership to be used as auto inventory, wholesale auction, and other accessory uses for the dealership. The proposed site plan has been reviewed by the Clermont Site Review Committee as part of the JPA Agreement to ensure the proposed development is in compliance with the Clermont Land Development Regulations (LDR).

The current future land use in Lake County is commercial. As part of the annexation process, the property will need a City of Clermont future land use designation. A similar designation in the City is Commercial and would be compatible with the proposed end development. A majority of the existing future land uses in the area (East, South, and a portion to the West) are commercial future land use.





The applicant's request to change the future land use to the City's Commercial designation does not propose a conflict between the existing uses and land uses in the area. The proposed project and the existing Lake County future land use are commercial. Several parcels in the area are City of Clermont Commercial and this would be a continuation of that future land use. Staff recommends approval of the Small Scale Comprehensive Plan amendment to change the future land use from Lake County Commercial to City of Clermont Commercial. *The Planning and Zoning Commission recommended approval as presented, 7-0.* Staff recommends approval of Ordinance 2025-026.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Ord 2025-026 - CarMax Exp SSCPA (06.16.2025)	Ord 2025-026 - CarMax Exp SSCPA (06.16.2025).pdf
2. Carmax Expansion Maps	Carmax Expansion Maps.pdf
3. OVERALL SITE PLAN EXHIBIT (6.20.2025)	OVERALL SITE PLAN EXHIBIT (6.20.2025).pdf
4. Clermont Utility Letter - GK Rogers	Clermont Utility Letter - GK Rogers.pdf
5. 20250527_Comp Plan Application_signed	20250527_Comp Plan Application_signed.pdf
6. 2025-026 CarMax Exp SSCPA - Legal Ad CC	2025-026 CarMax Exp SSCPA - Legal Ad CC.docx

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.

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF- WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14"

EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4,

PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO

THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH. RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF
464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

<u>LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:</u>

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,
A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22

SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE. DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG

THE SAID EAST LINE, A DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

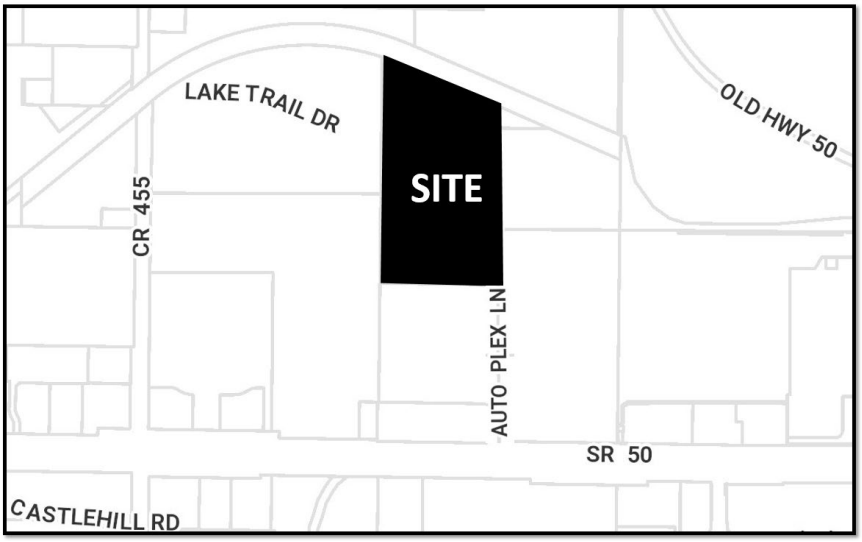
A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF- WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

LOCATION

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



CHANGE THE FUTURE LAND USE CLASSIFICATION:

FROM: LAKE COUNTY COMMERCIAL
TO: CITY OF CLERMONT COMMERICAL

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's 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 5: 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.

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 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

Exhibit - Location Map – CarMax Expansion

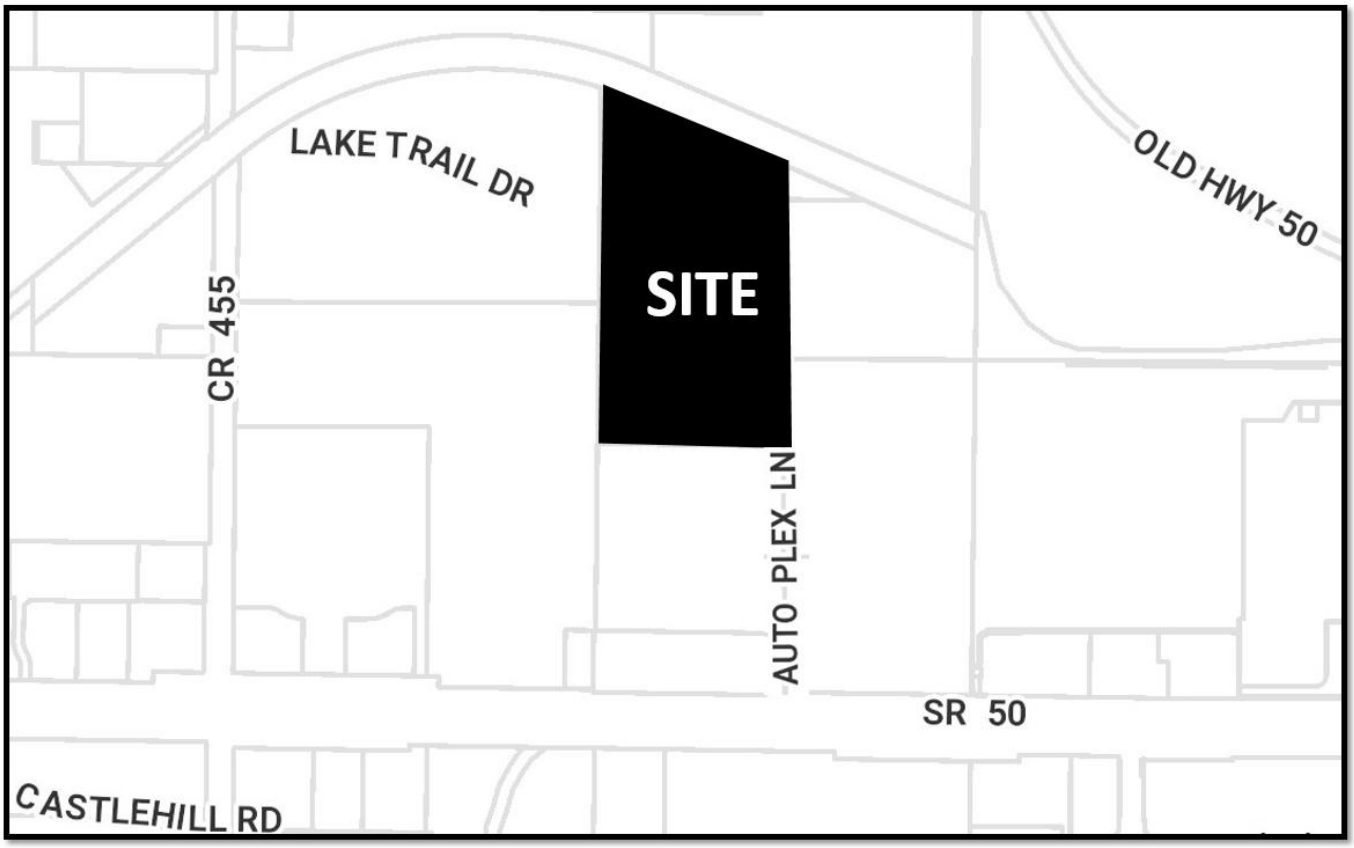
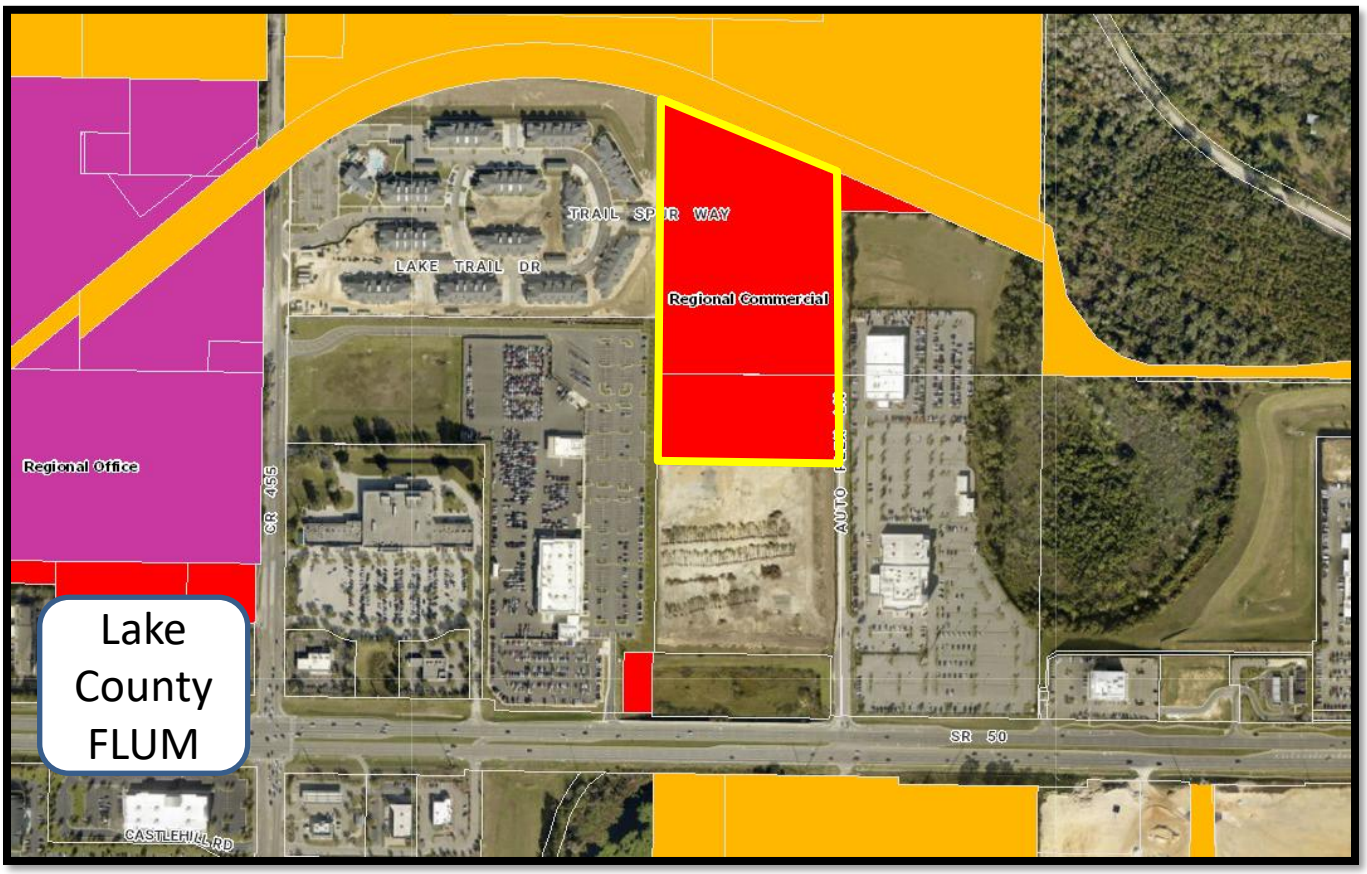


Exhibit – Future Land Use Map – CarMax Expansion



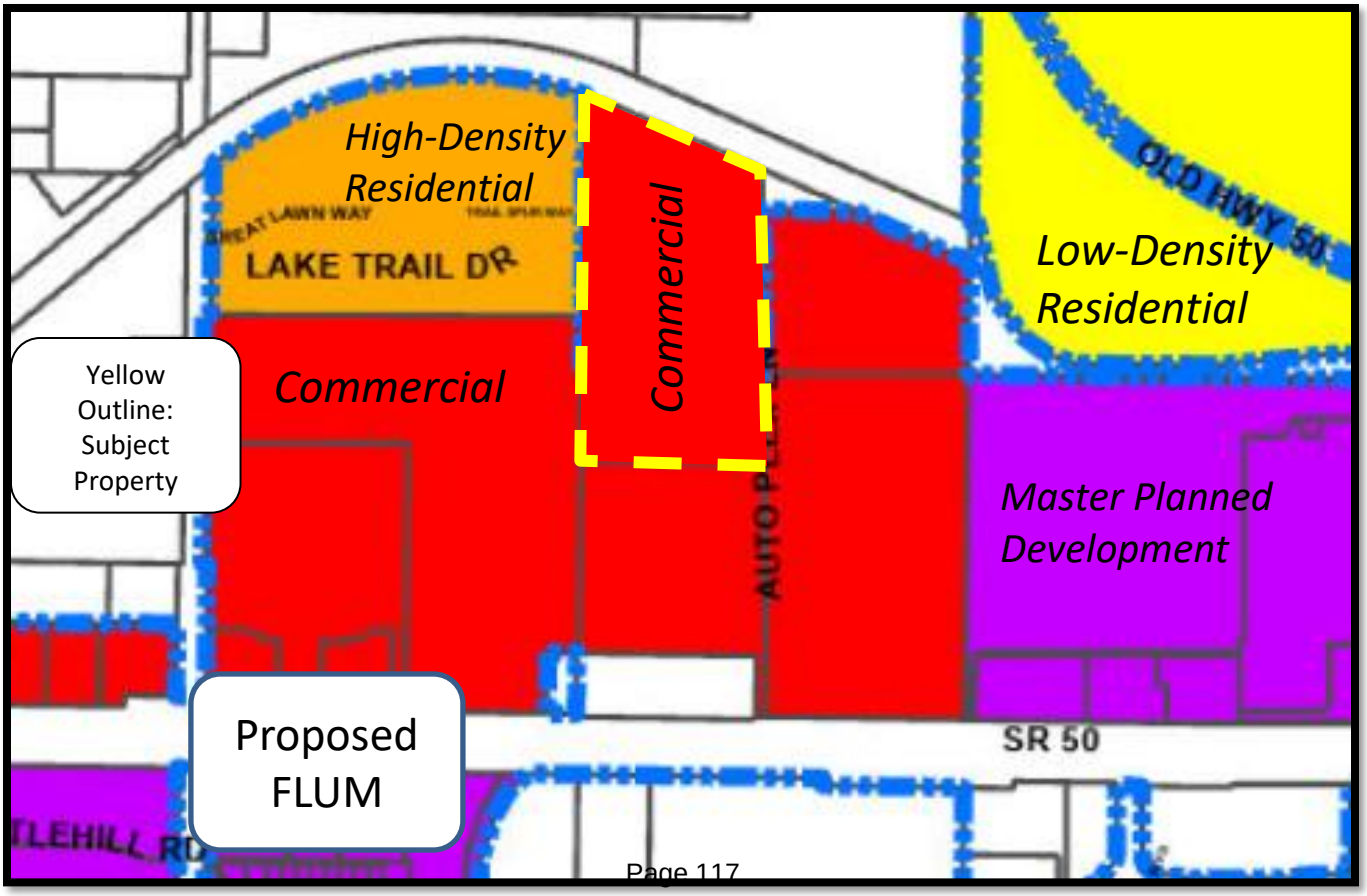
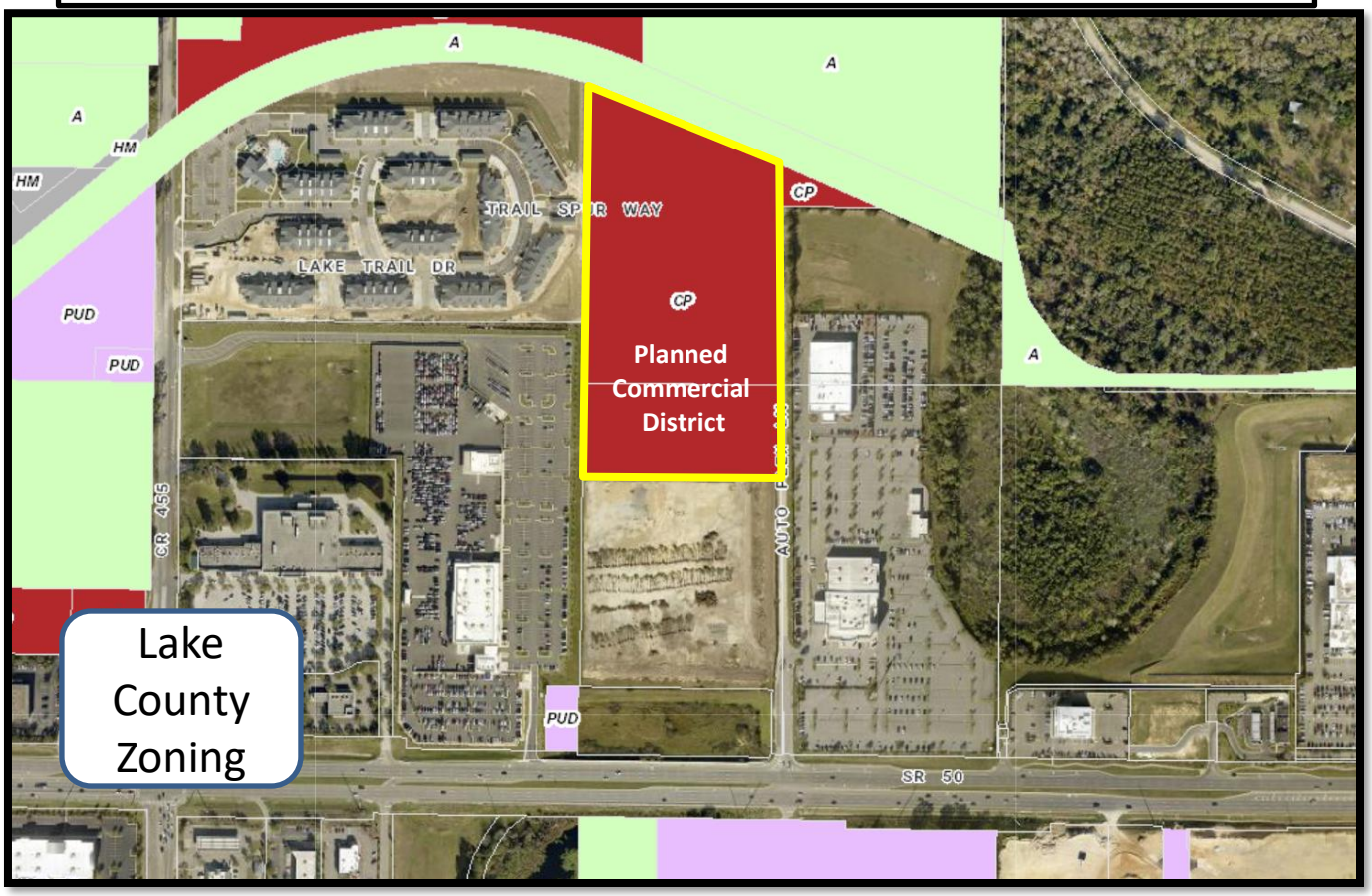


Exhibit – Zoning Map – CarMax Expansion



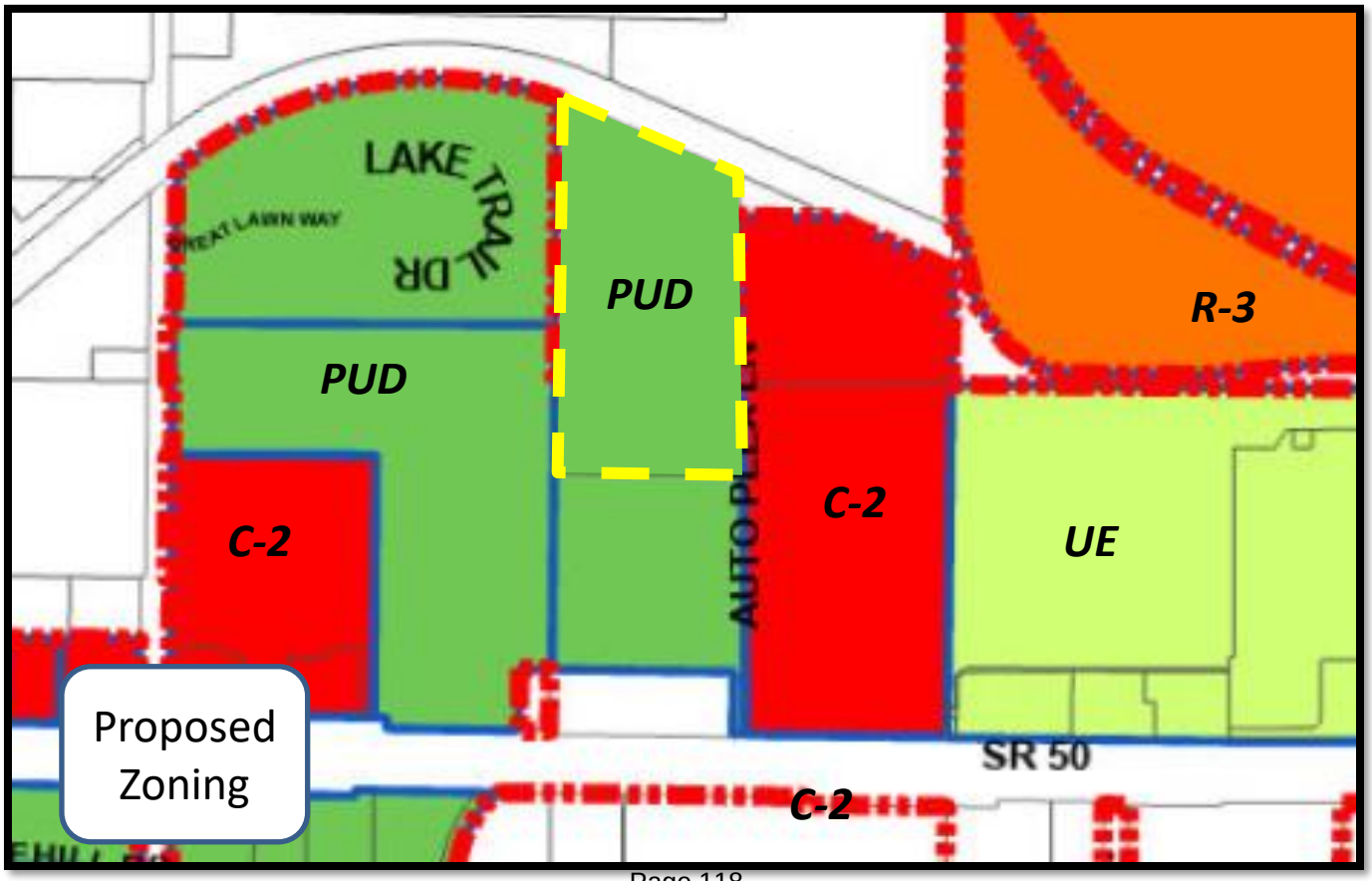
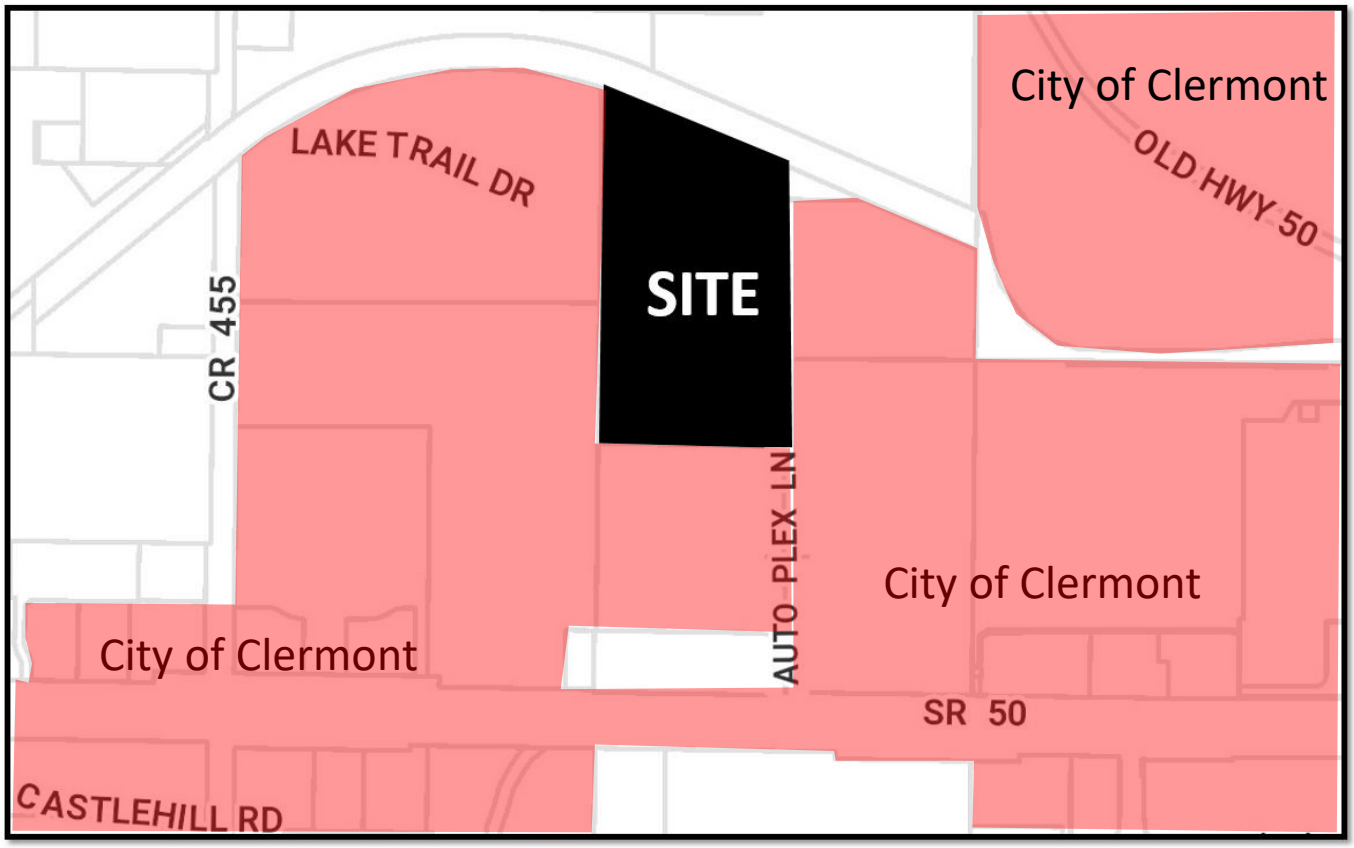
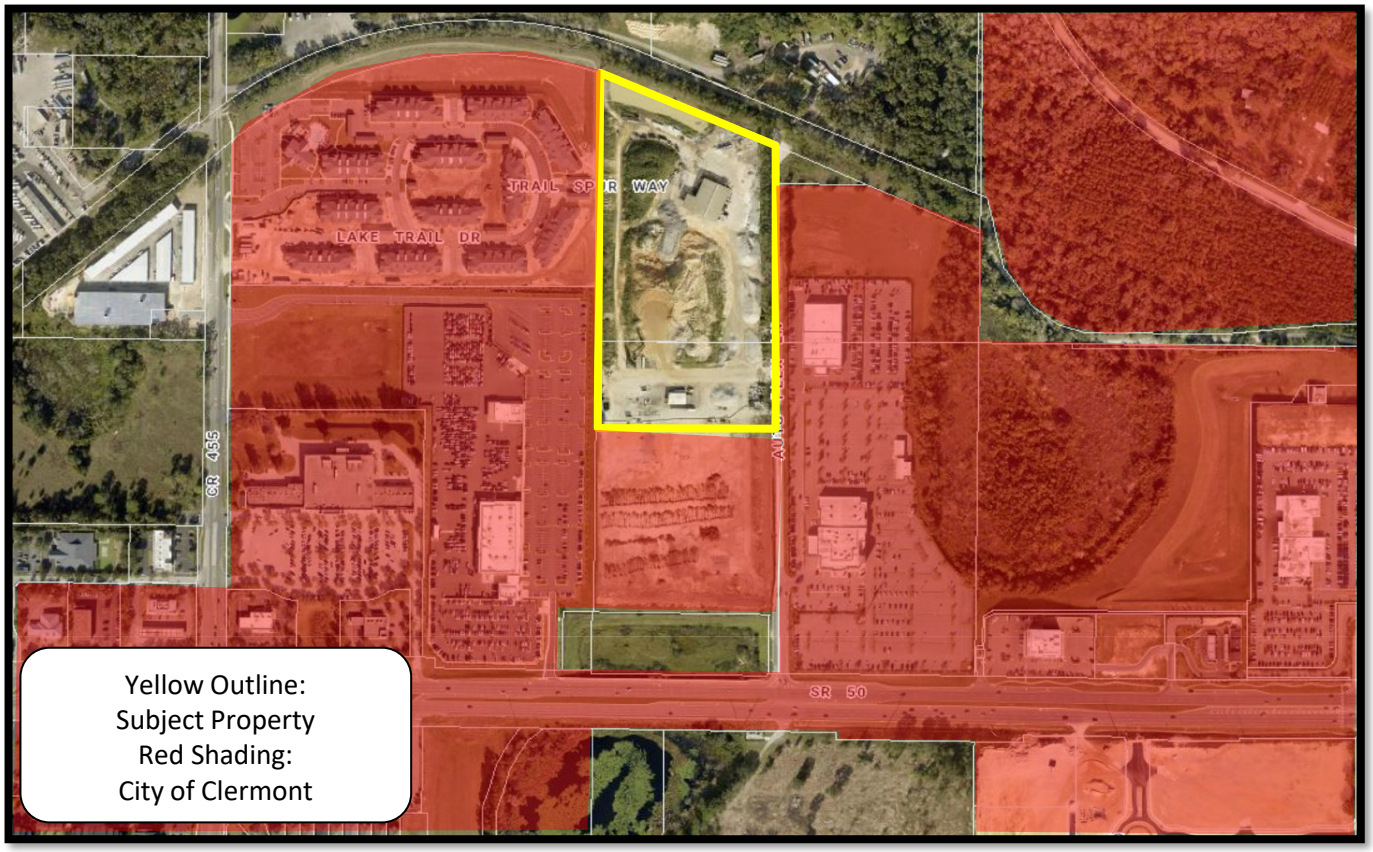
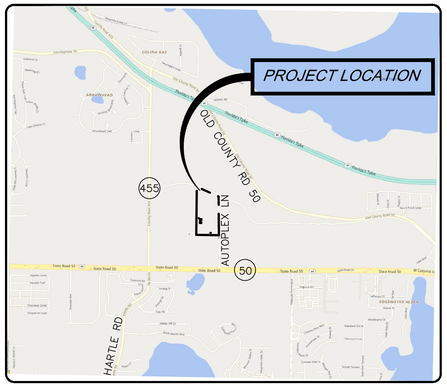


Exhibit – Annexation Map – Carmax Expansion

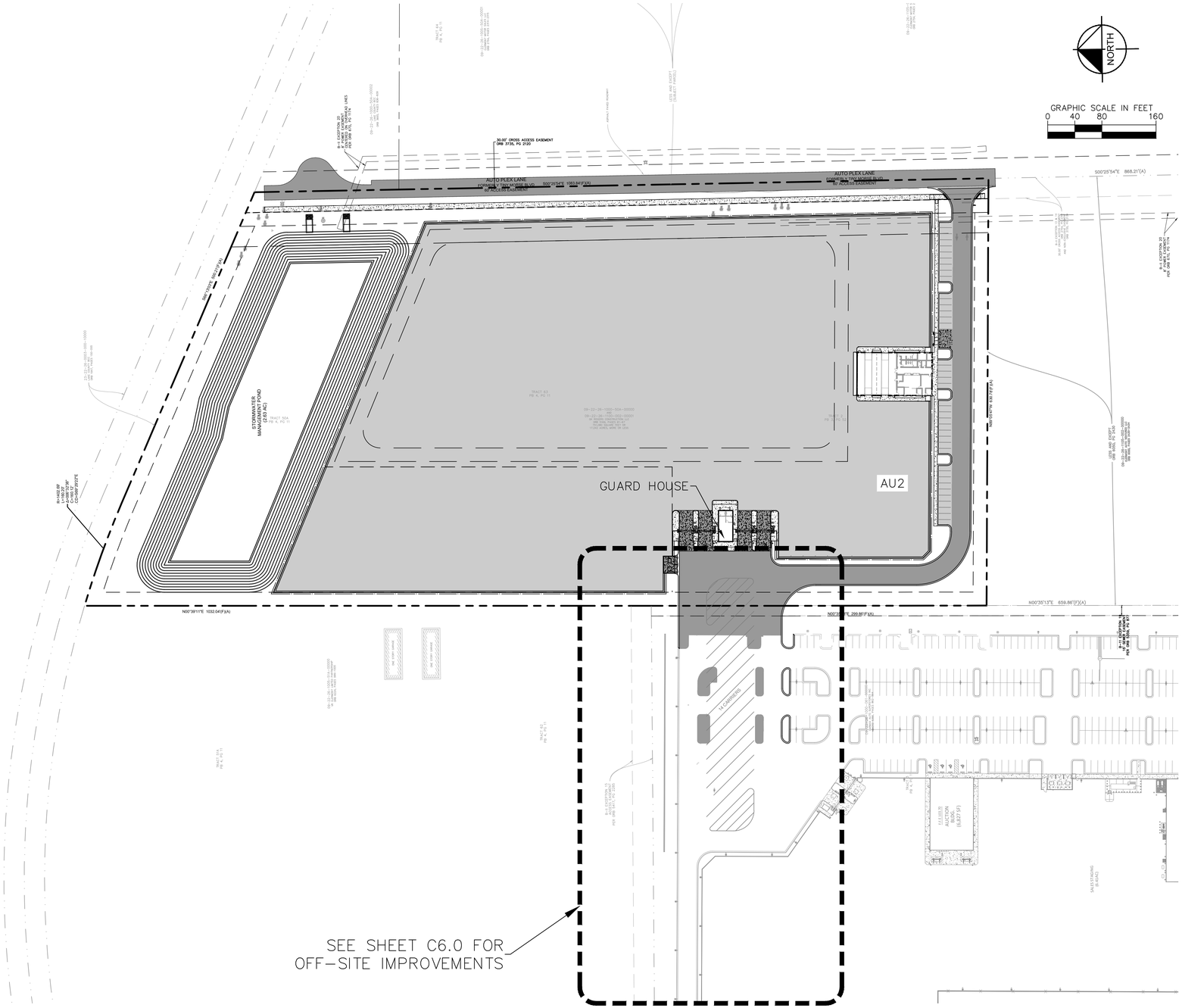




VICINITY MAP - 1" = 2,000'



SECTION 23 , TOWNSHIP 22S, RANGE 26E



SITE DATA:

TOTAL SITE AREA:	17.24 AC
DEVELOPABLE AREA:	16.50 AC
EXISTING ZONING:	OP
EXISTING FUTURE LAND USE:	REGIONAL COMMERCIAL
EXISTING F.A.R.:	0.02
PROPOSED F.A.R. (3.0 MAX.):	0.01
EXISTING NON-RESIDENTIAL BUILDING AREA:	16,592 SF
PROPOSED NON-RESIDENTIAL BUILDING AREA:	8,107 SF
EXISTING DWELLING UNITS:	N/A
PROPOSED DWELLING UNITS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING IMPERVIOUS AREA:	0.97 AC
PROPOSED IMPERVIOUS AREA (75% MAX.):	11.47 AC (70.0%)
EXISTING OPEN SPACE:	16.27 AC
PROPOSED OPEN SPACE (15% REQUIRED):	4.83 AC (29.0%)
TOTAL AREA IN FLOODPLAIN:	N/A
TOTAL AREA IN WETLANDS:	N/A

LEGEND

- PROPERTY LINE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C7.1)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.1)
- PROPOSED ASPHALT MILL AND RESURFACE (SEE DETAIL SHEET C7.1)
- # PARKING COUNT

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PERMIT SET

BRENT A. LENZEI LICENSE No. 78537 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC

DRAWN BY:

CHECKED BY:

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	05/09/2025	PER REVIEW COMMENTS	
2	06/09/2025	PER REVIEW COMMENTS	VOP

CARmax THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4067
16731 STATE RD. 50
CLERMONT, FL 34711

PROJECT NO. 20-23040.00

DATE 09 MAY 2025

SHEET TITLE SITE LAYOUT PLAN

SHEET NO. C3.0

Plotted By:Perea, Victor Sheet Set:CarmaxCD Layout:Site Exhibit June 19, 2025 02:36:18pm K:\ORL_Civil\249257002-CarMax Clermont\CADD\CONST\PlanSheets\C3.0-SITE.dwg

Mark Griffin
Public Services Assistant Director
3335 Hancock Road
Clermont, FL 34711

352-241-0178 X 6623
mgriffin@clermontfl.org

September 24, 2024

GK Rogers Construction
C/O Jimmy Crawford, Esq.
702 W. Montrose Street
Clermont, FL 34711

RE: GK Rogers Construction Utility Service – AK 3938448 & 2665637

This letter is in response to your request regarding utility availability for the project located at:

14013 Auto Plex Lane, Clermont, FL 34711

The property referenced is not located within the City Limits of Clermont; however, the property is located within the City's utility service area and therefore, the City can provide water and sewer service up to 5,000 gallons per day subject to compliance with applicable City Codes and fees.

Final approval for the provision of utility services to the property must be granted by the City Council and may be subject to additional conditions. To initiate the consideration process, the property owner must submit a request for utility service along with a conceptual site plan specifying how the property will be and the description of commercial usage to be approved by City Council. Please contact Curt Henschel, Planning and Development Services Director, to proceed with requesting utility service for this project, (352) 241-7308.

If you have any questions regarding the information provided, please contact me at (352) 241-0178.

This Utility Notification is valid **UNTIL SEPTEMBER 10, 2025**. If an application to annex the subject property into the City of Clermont, Florida, is received by the City on or before that date, this Utility Notification shall remain valid until the disposition of such annexation application.

Sincerely,

Mark Griffin
Public Services Assistant Director

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment -** $2,325 plus cost of advertisement Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment -** $755.00 plus cost of advertisement Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI) -** $10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments* and *Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 05/27/2025 FEE:

Project Name (if applicable): CarMax - Auto Plex Ln

Applicant: Thomas A. Dixon
Contact Person: Cassidy Clements
Address: 1626 Cole Blvd
City: Lakewood State: CO Zip: 80027
Phone: 7046086034 Fax:
E-Mail: cclements@centerpoint-is.com

OWNER: Greg Rogers, GK Rogers Construction
Address: 4240 Martin Luther King Jr Dr SW
City: Atlanta State: GA Zip: 30336
Phone: Fax:
E-Mail:

General Location: 14031 Auto Plex Ln, Clermont, FL

Legal Description (include copy of survey): Legal Description Attached

Property size (in acres or square feet):

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

Existing (Actual) Land Use: Industrial

Existing Zoning: Planned Commercial (CP) - Lake County

Existing Future Land Use: Regional Commercial - Lake County; No identified FLU in City of Clermont

Proposed Future Land Use: Commercial

Type of development proposed: Automobile and Truck Sales

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

Proposed Zoning District: Planned Unit Development

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

Amendment is required in order to Annex and Rezone the subject parcel to allow for an expansion to the existing CarMax off of Auto Plex Ln. Annexation is required to obtain water and sanitation services from the City of Clermont. The development is similar to the surrounding parcels. The proposed development will be landscaped in conformance with the JPA between the City of Clermont and Lake County, and will be more appropriate in this area compared to the existing industrial development that exists.

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

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

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

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

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

CLERMONT
Choice of Champions

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared
Thomas A Dixon, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.

2. That he (she) desires a Future Land Use Amendment from Regional Commercial, Lake County to Commercial for the property legally described on the attachment of this application.

3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Thomas A Dixon
Affiant - Applicant Name (print)

X
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28th day of May, 2025.

X Patrice Campitelli
Notary Public, State of Florida at Large

My Commission Expires: 11/9/28

PATRICE CAMPITELLI
MY COMMISSION # HH598584
EXPIRES: November 09, 2028

CLERMONT
Choice of Champions

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared
Greg Rogers for GK Rogers Construction, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.

2. That he (she) desires a Future Land Use Amendment from Regional Commercial, Lake County to Commerical for the property legally described on the attachment of this application.

3. That the owner of said property has appointed Thomas A Dixon to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Greg Rogers
Affiant - Applicant Name (print)

X
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 27th day of May, 2025

X
Notary Public, State of ~~Florida~~ Georgia at Large

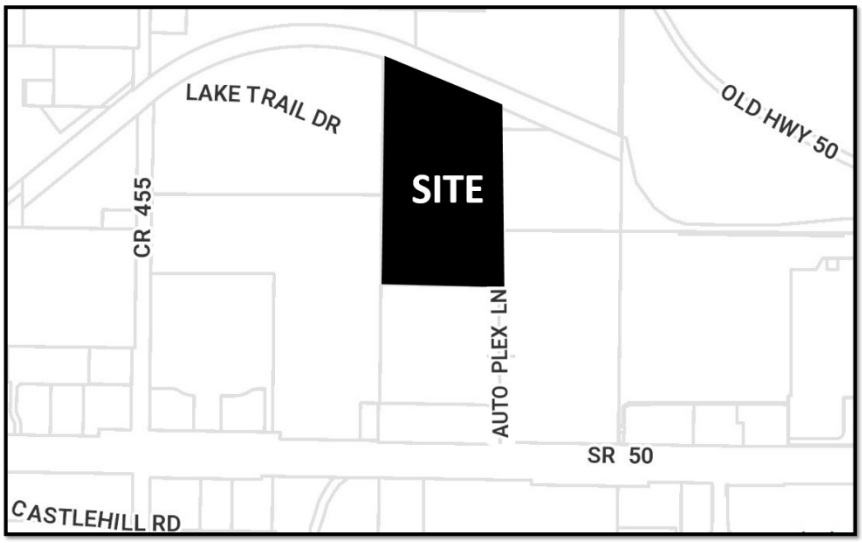
My Commission Expires: 1/31/2029

Pam Howell
NOTARY PUBLIC
PAULDING COUNTY, GEORGIA
My Commission Expires 01/31/2029

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
ORDINANCE NO. 2025-026

The Clermont City Council will hold a public hearing on Tuesday, August 26, 2025 at 3:00 PM to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 17.242 +/- acre parcel from Lake County Commercial to City of Clermont Commercial Land Use Designation.



LOCATION
14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres

FUTURE LAND USE MAP AMENDMENT
From: Lake County Commercial
TO: City of Clermont Commercial

ORDINANCE NO. 2025-026

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.

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
Publish Date: August 11, 2025
Size: 2 columns by 10 inches

CITY OF CLERMONT

AGENDA ITEM

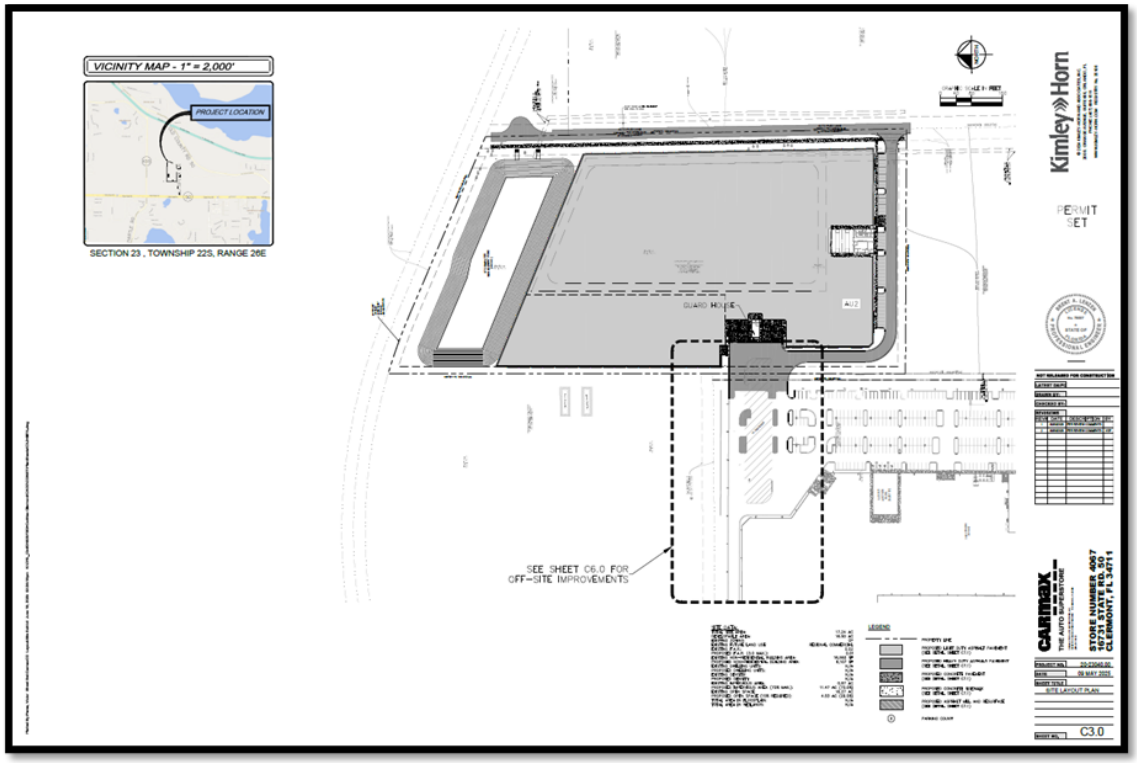
Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Ordinance No. 2025-027 *Final* *CarMax Expansion Rezoning*
Requested Action
Recommend approval of Ordinance 2025-027.
Staff Report

The applicant, Thomas Dixon, is requesting annexation, a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located east of County Road 455 and north of State Road 50, adjacent to Auto Plex Lane, and is approximately 17.242 +/- Acres. The property meets the requirements for consideration of annexation under Florida Statues 171.044 by adjacency to the current City limits. The property is located within the JPA and ISBA service boundaries and the City issued a utility letter documenting intent to serve the property in September 2024. Lake County is in the final stages of approving the final site plan for development with an understanding that the City will be providing water and sewer services. The property shall be developed as a continuation of the existing CarMax dealership to be used as auto inventory, wholesale auction, and other accessory uses for the dealership.

The applicant is requesting a rezoning from Lake County Planned Commercial (CP) to City of Clermont Planned Unit Development (PUD) as part of the annexation process. The property has an existing ordinance, Ordinance 2025-03, issued by Lake County that includes specific development requirements relating to the proposed end use as auto inventory, wholesale auction, and other accessory uses with the adjoining existing CarMax dealership. The property was previously used as an asphalt plant operating under Lake County Industrial zoning prior to the recent zoning change to Planned Commercial in Lake County.

Looking south towards SR 50

The requested City's PUD zoning would allow the transfer of the existing specific development requirements. As part of the PUD, the applicant would be required to develop the site in substantial accordance with a site plan. The proposed site plan as part of the City's Ordinance has been reviewed by the Clermont Site Review Committee as part of the JPA Agreement to ensure the proposed development is in compliance to the Clermont Land Development Regulations (LDR). This site plan would replace the one currently in Lake County's Ordinance.



The majority of the specific development requirements have been incorporated into the City's ordinance, with a few changes to coincide with the City's Land Development Code or been eliminated since the City's code addresses the issues, such as noise and mass grading, or is no longer applicable, such as annexation requirements. The capturing of the existing zoning of Planned Commercial is most appropriately suited to the City's Planned Unit Development, since this allows an ordinance format and allows specific uses to be documented as conditions. *The Planning and Zoning Commission recommended approval as presented, 7-0.* Staff recommends approval of Ordinance 2025-027.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2025-027 CarMax Exp Rezoning (06.24.2025)	Ord 2025-027 CarMax Exp Rezoning (06.24.2025).pdf
2.	Carmax Expansion Maps	Carmax Expansion Maps.pdf
3.	Aerial view	Aerial view.pdf
4.	OVERALL SITE PLAN EXHIBIT (6.20.2025)	OVERALL SITE PLAN EXHIBIT (6.20.2025).pdf
5.	OVERALL LANDSCAPE PLAN (6.20.2025)	OVERALL LANDSCAPE PLAN (6.20.2025).pdf
6.	Clermont Utility Letter - GK Rogers	Clermont Utility Letter - GK Rogers.pdf
7.	Lake County Zoning 2025-03 CP	Lake County Zoning 2025-03 CP.pdf
8.	Rezoning Application_signed	Rezoning Application_signed.pdf
9.	2025-027 CarMax Exp RZ - Legal Ad CC	2025-027 CarMax Exp RZ - Legal Ad CC.docx

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.

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

SECTION 1.

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY

MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF- WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14"

EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23,

TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH. RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF
464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.

THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE. DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST

CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

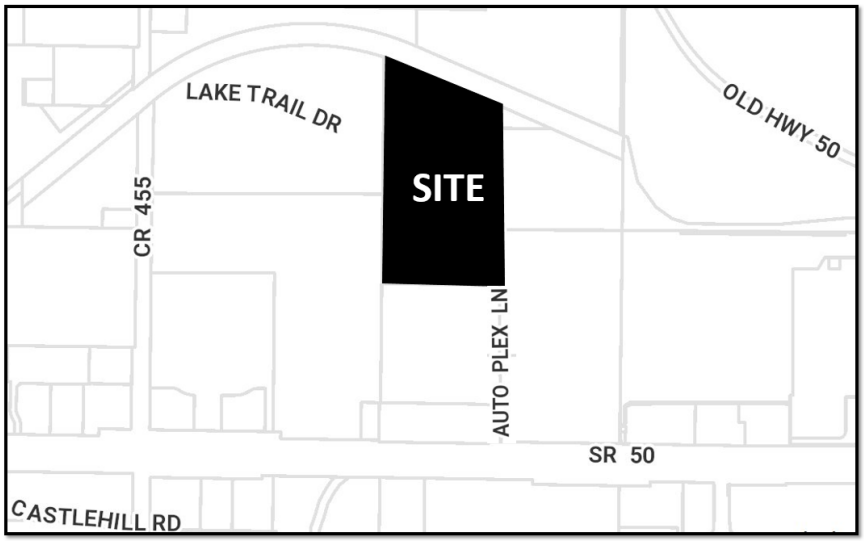
A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF- WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION

AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

LOCATION:
14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



From: Lake County Planned Commercial (CP)
To: City of Clermont Planned Unit Development (PUD)

SECTION 2: CONDITIONS

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

2. The Property shall be developed in substantial accordance with the Site Layout Plan (AR5957/Major SP-PZ2025-68) dated May 9, 2025 with a revision date of June 9, 2025, as prepared by Kimley-Horn (previously called Lake County Site Plan), Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.

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

4. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to every condition set out in this Ordinance.

5. Major changes as determined by the Site Review Committee may require an amendment to this Ordinance.

SECTION 3: LAND USES AND DEVELOPMENT STANDARDS

1. The property may be used for an automoble dealership inventory lot with supporting acessory uses to the existing CarMax dealership, included but not limited to a wholsale auction sales facility, as identified in the Site Layout Plan. The property may also be developed with any permitted uses allowed in the in the C-2 General Commercial zoning district and Land Development Regulations.

2. Building Setbacks:

All roads or ROW easements	50 feet from the property line
Side Setback	15 feet from the property line
Rear Setback	15 feet from the property line

3. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR), as amended and with the additions below:

   a. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.

   b. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.

   c. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.

   d. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.

4. Fifteen percent (15%) open space shall be provided within the project.

5. The maximum Impervious Surface Ratio (ISR) for the subject property is seventy-five (75) percent.

6. The maximum building height will be fifty (50) feet.

7. The maximum floor area ratio (FAR) shall be 0.25.

8. An environmental assessment dated within six (6) months of the date the site plan is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence compliance in accordance with the Comprehensive Plan and LDR, as amended.

9. <u>Transportation requirements:</u>

   a. An eight (8) foot wide sidewalk will be required along Auto Plex Lane road frontage.

   b. Auto Plex Lane will be required to be improved with the development.

   c. A traffic impact study shall be submitted to the FDOT for review and mitigation. The impacted roadway of SR 50 from County Road (CR) 455 to the Orange County line is currently operating with a v/c of ninety-seven (97) percent of its capacity at a LOS "D". Appropriate mitigation shall be required to address any identified reductions in the LOS of SR 50 contributed to this development, to preserve a LOS "D", as required pursuant to FDOT standards, Comprehensive Plan and LDC, as amended. Any such mitigation agreement shall come before the Lake County Board of County Commissioners and/or the City of Clermont City Council for approval prior to execution.

   d. All access management shall be in accordance with the Comprehensive Plan and LDC, as amended and coordianted with Lake County, City of Clermont and FDOT.

10. All utilities for water and sewer connections must be in accordance to Clermont Standards and shall comply with all applicable City of Clermont, State, and Regional policies and regulations.

11. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns Water Management District (SJWMD) standards and requirements. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.

12. External lighting is required and will comply with Clermont Land Development Regulations and in accordance with dark-sky principles.

13. Signage must comply with the City of Clermont Sign Code.

14. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents, as amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's 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 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida. Recording fees will be at the expense of the applicant.

SECTION 8: 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.

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of August 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

Exhibit A

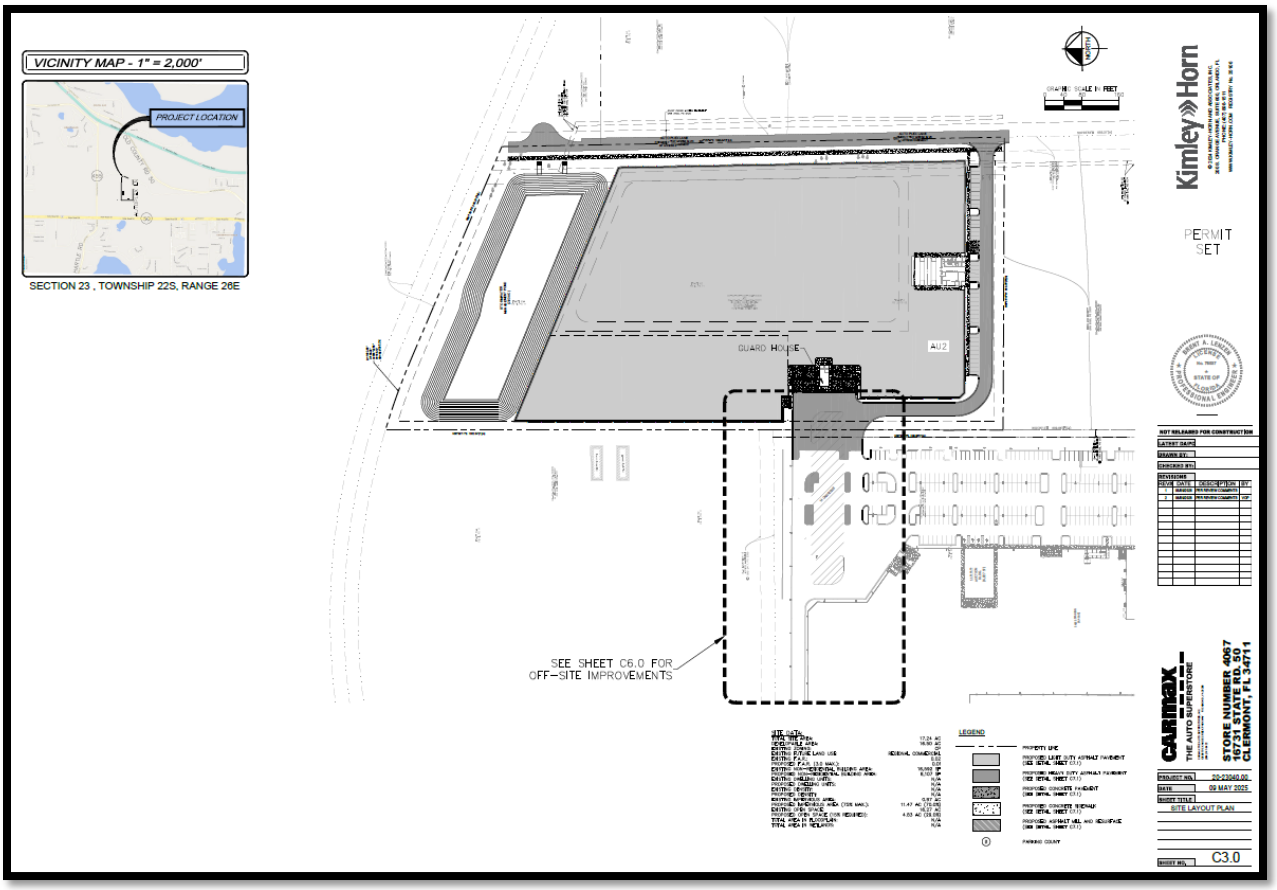

VICINITY MAP - 1" = 2,000'
PROJECT LOCATION
SECTION 23 , TOWNSHIP 22S, RANGE 26E
GUARD HOUSE
AU2
SEE SHEET C6.0 FOR OFF-SITE IMPROVEMENTS
Kimley»Horn
PERMIT SET
NOT RELEASED FOR CONSTRUCTION
LATEST DATE
DRAWN BY:
CHECKED BY:
REVISIONS
REV# DATE DESCRIPTION BY
CARMAX
THE AUTO SUPERSTORE
STORE NUMBER 4067
16731 STATE RD. 50
CLERMONT, FL 34711
PROJECT NO. 22-23040.00
DATE 09 MAY 2025
SHEET TITLE
SITE LAYOUT PLAN
SHEET NO. C3.0
LEGEND
PROPERTY LINE
PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C11)
PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C11)
PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C11)
PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C11)
PROPOSED ASPHALT MILL AND RESURFACE (SEE DETAIL SHEET C11)
PARKING COUNT

Exhibit - Location Map – CarMax Expansion

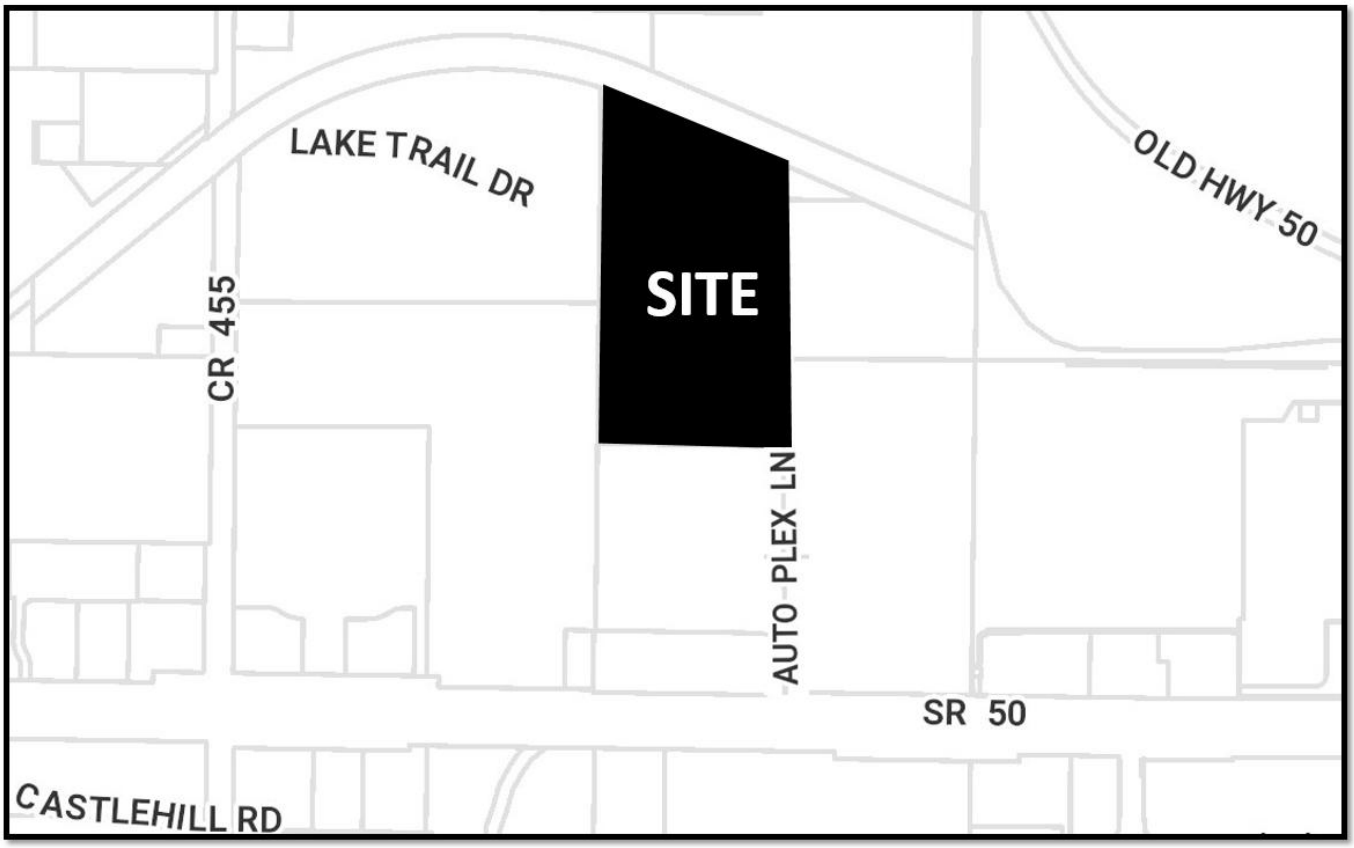
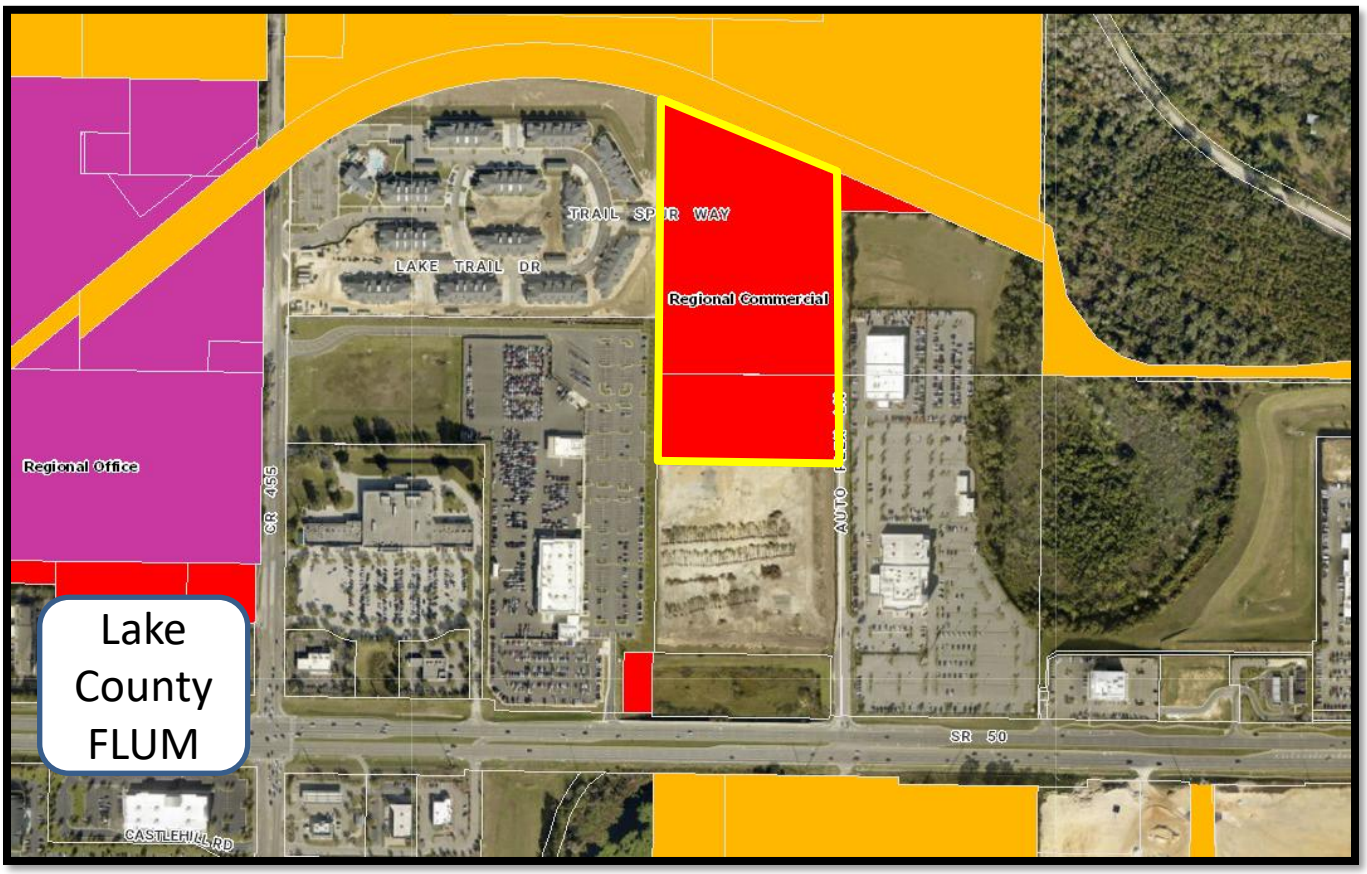


Exhibit – Future Land Use Map – CarMax Expansion



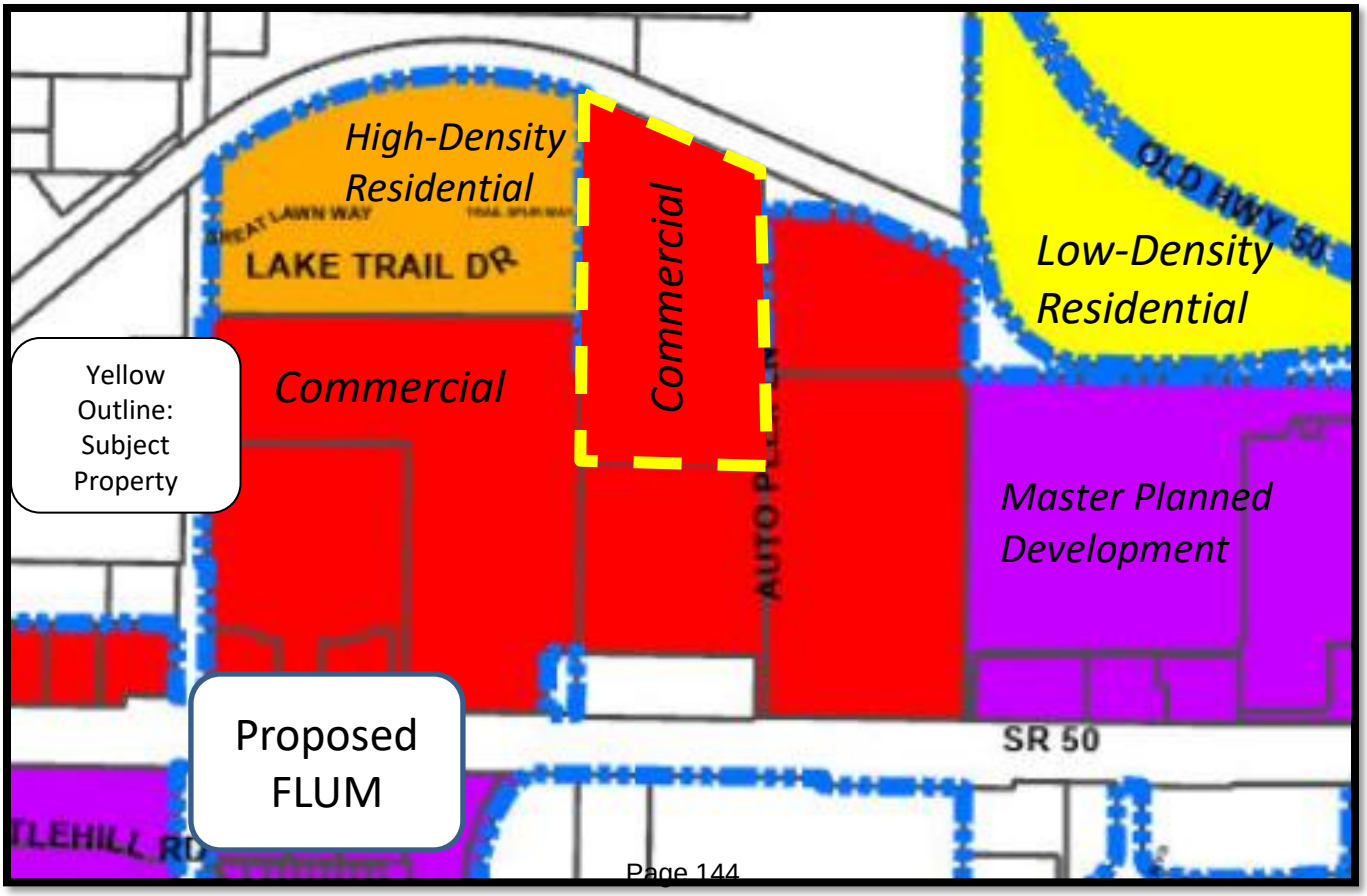
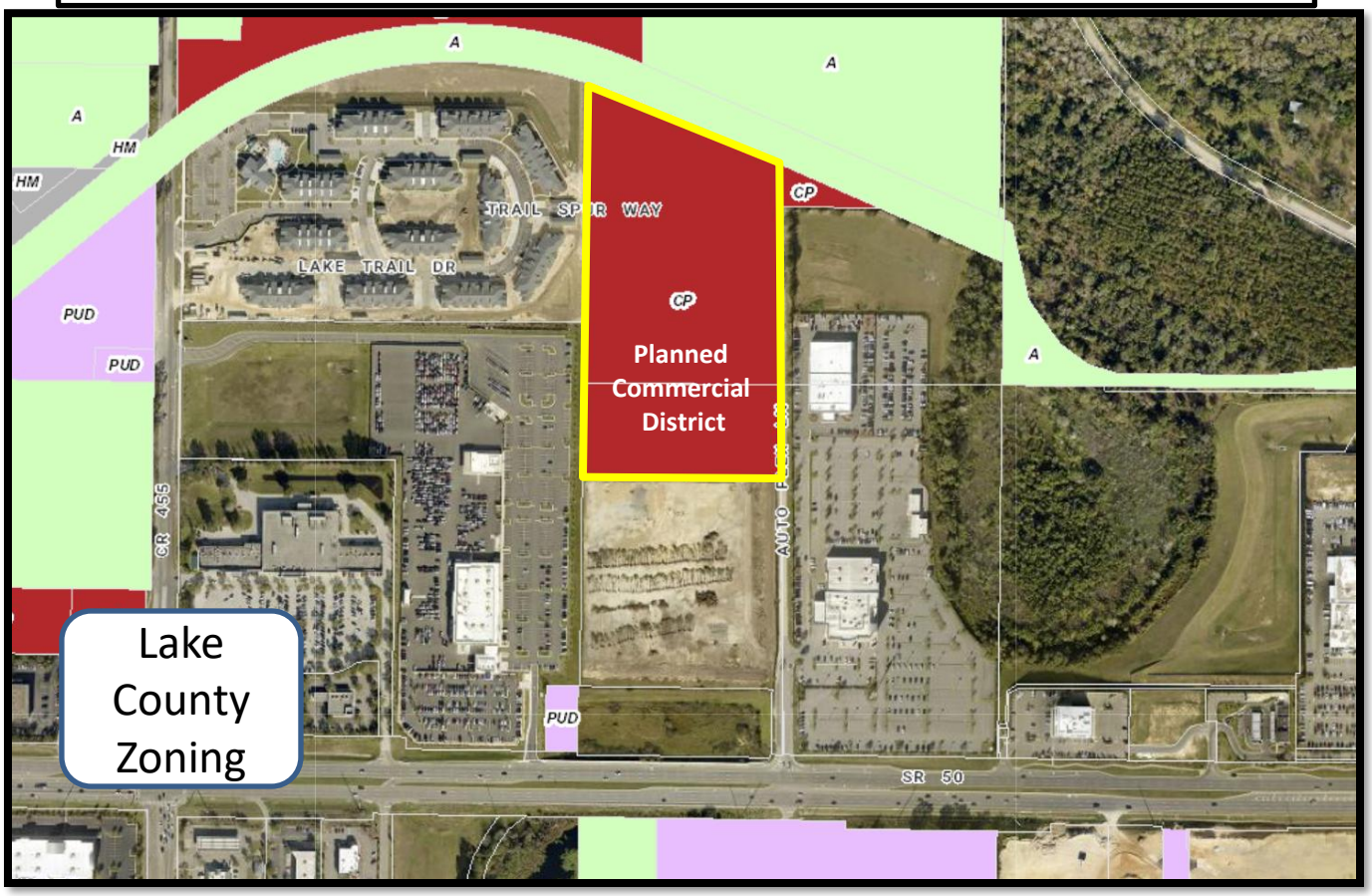


Exhibit – Zoning Map – CarMax Expansion



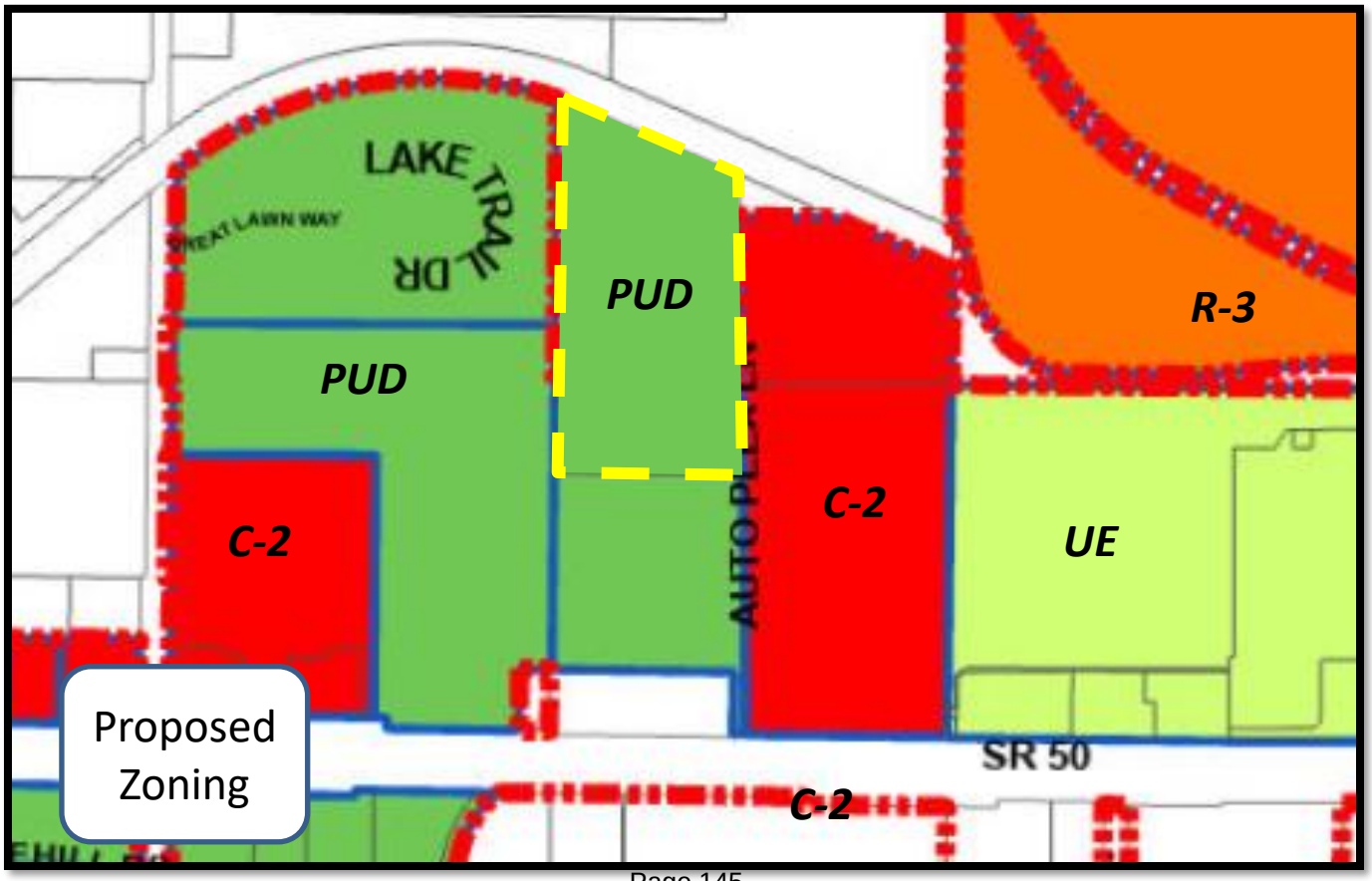
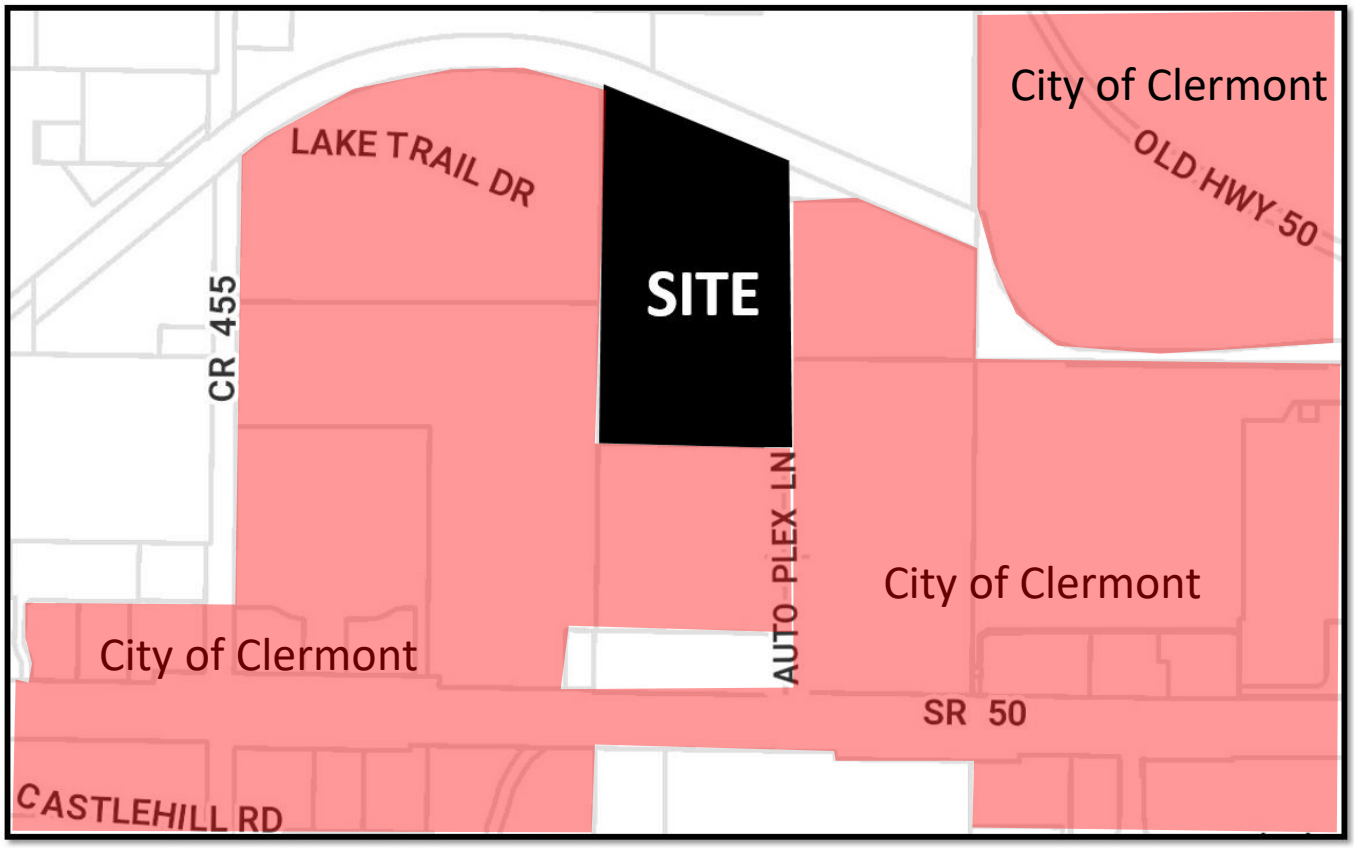
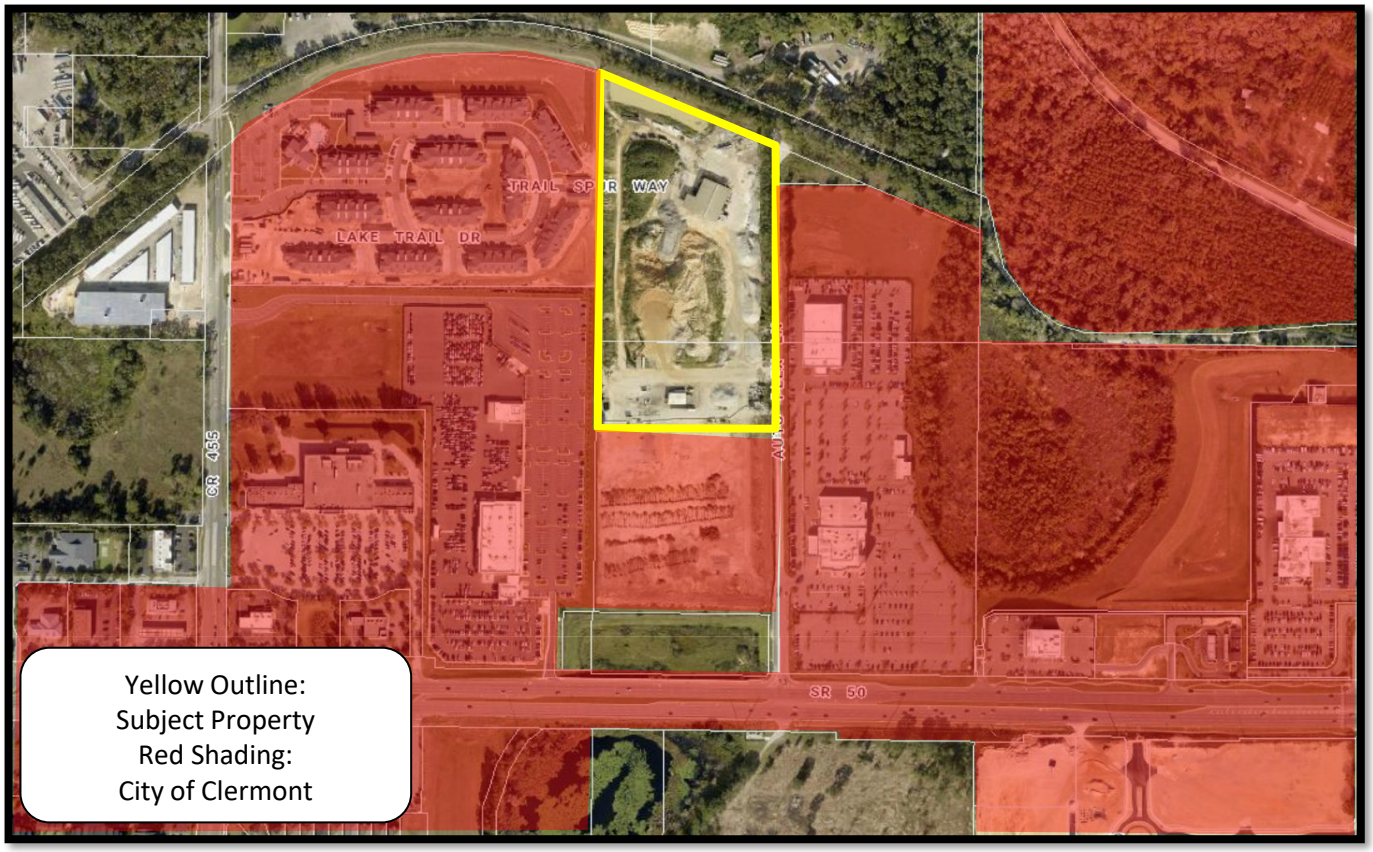


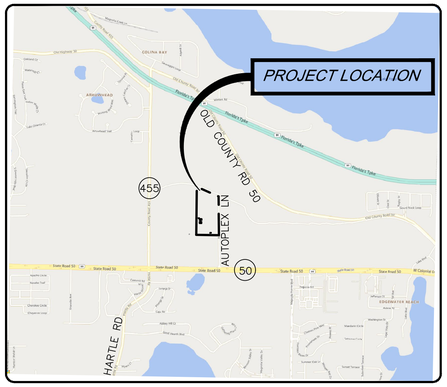
Exhibit – Annexation Map – Carmax Expansion



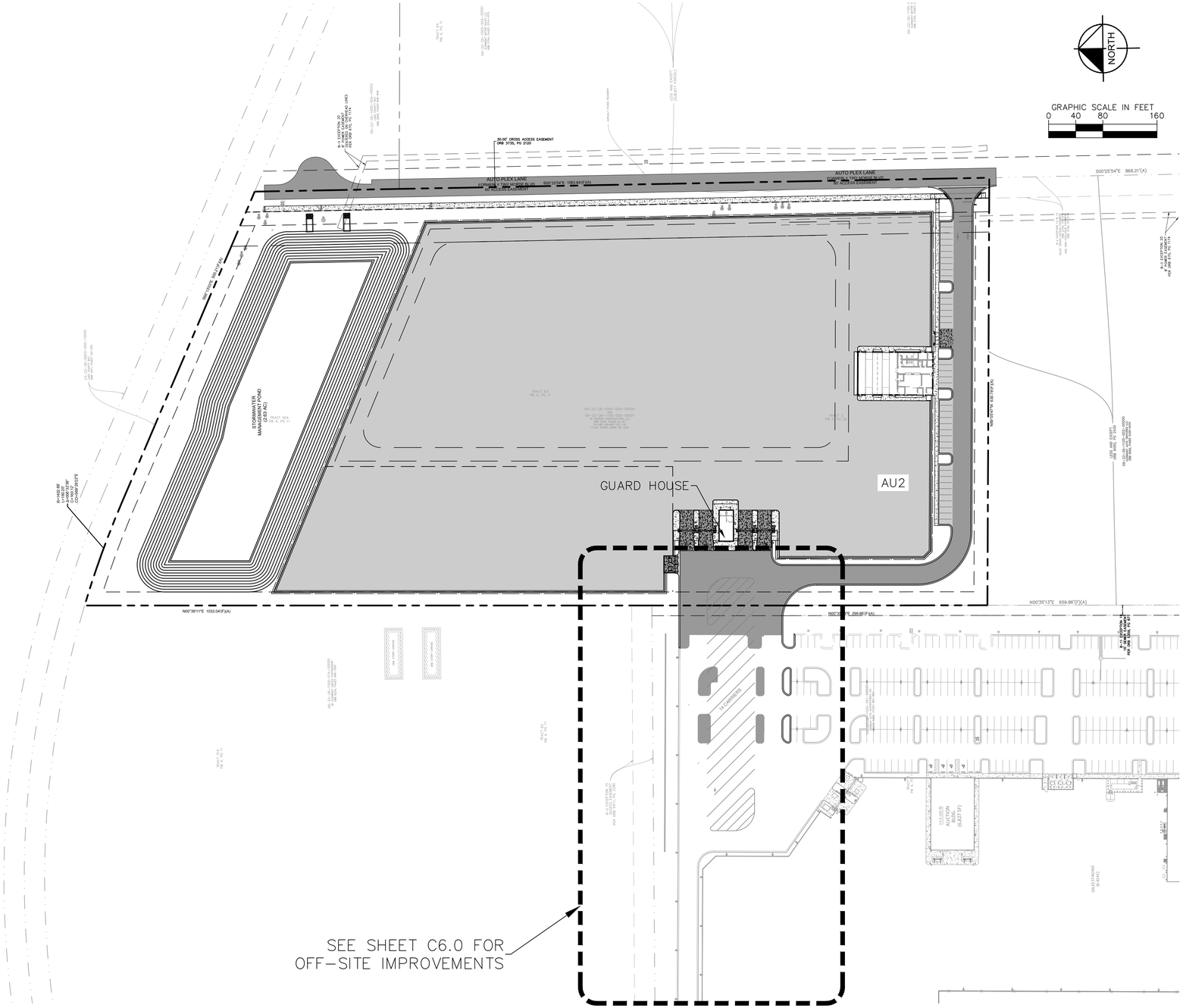


CarMax Expansion Aerial

VICINITY MAP - 1" = 2,000'



SECTION 23 , TOWNSHIP 22S, RANGE 26E



SITE DATA:

TOTAL SITE AREA:	17.24 AC
DEVELOPABLE AREA:	16.50 AC
EXISTING ZONING:	CP
EXISTING FUTURE LAND USE:	REGIONAL COMMERCIAL
EXISTING F.A.R.:	0.02
PROPOSED F.A.R. (3.0 MAX.):	0.01
EXISTING NON-RESIDENTIAL BUILDING AREA:	16,592 SF
PROPOSED NON-RESIDENTIAL BUILDING AREA:	8,107 SF
EXISTING DWELLING UNITS:	N/A
PROPOSED DWELLING UNITS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING IMPERVIOUS AREA:	0.97 AC
PROPOSED IMPERVIOUS AREA (75% MAX.):	11.47 AC (70.0%)
EXISTING OPEN SPACE:	16.27 AC
PROPOSED OPEN SPACE (15% REQUIRED):	4.83 AC (29.0%)
TOTAL AREA IN FLOODPLAIN:	N/A
TOTAL AREA IN WETLANDS:	N/A

LEGEND

- PROPERTY LINE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C7.1)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.1)
- PROPOSED ASPHALT MILL AND RESURFACE (SEE DETAIL SHEET C7.1)
- # PARKING COUNT

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PERMIT SET

BRENT A. LENZEI
LICENSE
No. 78537
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC

DRAWN BY:

CHECKED BY:

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	05/09/2025	PER REVIEW COMMENTS	
2	06/09/2025	PER REVIEW COMMENTS	VOP

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4067
16731 STATE RD. 50
CLERMONT, FL 34711

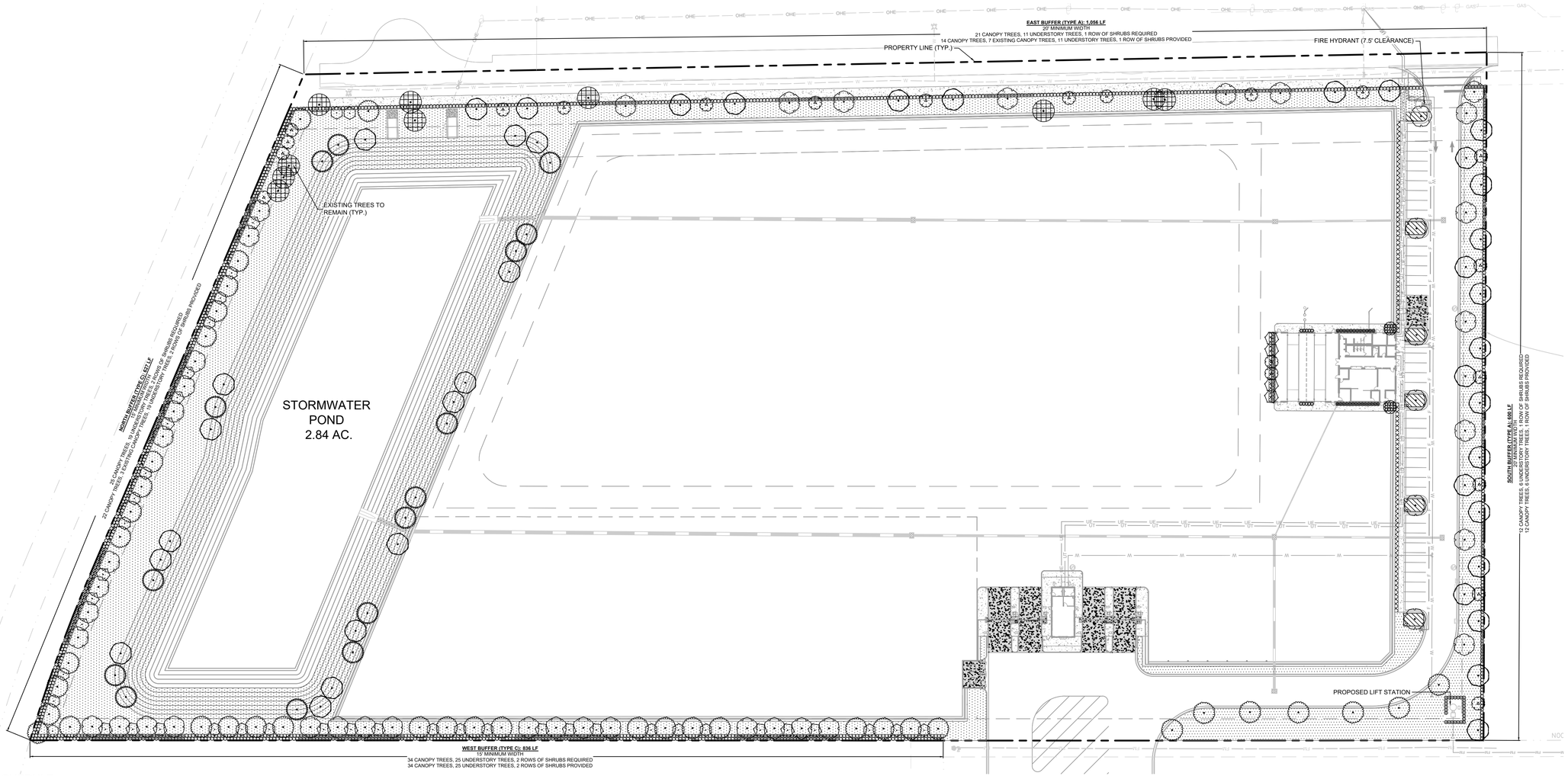
PROJECT NO. 20-23040.00

DATE 09 MAY 2025

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO. C3.0

Plotted By:Perea, Victor Sheet Set:CarmaxCD Layout:Site Exhibit June 19, 2025 02:36:18pm K:\ORL_Civil\249257002-CarMax Clermont\CADD\CONST\PlanSheets\C3.0-SITE.dwg



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	XI	10	EXISTING TREE TO REMAIN SEE TREE MITIGATION PLAN UPDATES	- - - - - -	-	EXISTING	EXISTING
UNDERSTORY TREES							
	IC	23	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FL #1, FULL, NATIVE	ILEX CASSINE	30 GAL	2" CAL MIN	8' HT., 4' SPR.
	JS	23	SOUTHERN RED CEDAR STRAIGHT, SINGLE LEADER, FL#1, FULL, NATIVE	JUNIPERUS SILICICOLA	30 GAL	2" CAL MIN	8' HT., 4' SPR.
	MC2	23	WAX MYRTLE 3 TRUNK MIN, FL #1, FULL, NATIVE	MYRICA CERIFERA	30 GAL	4" CAL. TOT.	8' HT., 4' SPR.
CANOPY TREES							
	AF	40	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1, FULL, NATIVE	ACER RUBRUM `FLORIDA FLAME`	30 GAL	2.5' CAL MIN.	8' HT., 4' SPR.
	MB2	38	BRACKEN'S SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FL# 1, FULL, NATIVE	MAGNOLIA GRANDIFLORA `BRACKENS`	30 GAL	2.5" CAL MIN	8' HT., 4' SPR.
	QV	45	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1, FULL, NATIVE	QUERCUS VIRGINIANA	30 GAL	2.5" CAL MIN.	8' HT., 4' SPR.
	TD2	15	BALD CYPRESS STRAIGHT, SINGLE LEADER, FL #1, FULL, NATIVE	TAXODIUM DISTICHUM	30 GAL	2.5' CAL MIN.	8' HT., 4' SPR.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	HN	26	DWARF FIREBUSH FULL, NATIVE	HAMELIA NODOSA	7 GAL	24" HT MIN.	36" OC
	MF	969	SIMPSON'S STOPPER FULL, NATIVE	MYRCIANTHES FRAGRANS	7 GAL	24" HT MIN.	36" O.C.
	VO	605	WALTER'S VIBURNUM FULL, NATIVE	VIBURNUM OBOVATUM	7 GAL	24" HT MIN	36" OC
	ZP	30	COONTIE FULL, NATIVE	ZAMIA PUMILA	3 GAL	24" HT MIN.	36" O.C.
SHRUB AREAS							
	MC	558	PINK MUHLY GRASS FULL, NATIVE	MUHLENBERGIA CAPILLARIS	1 GAL	12" FULL	18" OC
GROUND COVERS							
	HD	631	DUNE SUNFLOWER FULL, NATIVE	HELIANTHUS DEBILIS	1 GAL	12" FULL	18" OC
	PA	120,564 SF	ARGENTINE BAHIAGRASS ROLLED TIGHT, 100% INSECT/DISEASE/WEED FREE LIGHT TO MEDIUM WATER USE	PASPALUM NOTATUM 'ARGENTINE'	SOD		

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	EUCALYPTUS MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER "LAKE COUNTY" LAND DEVELOPMENT REGULATIONS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER REQUIREMENTS TYPE A: 20' WIDE MIN., 2 CANOPY TREES + 1 UNDERSTORY TREE PER 100 LF; 1 ROW OF SHRUBS TYPE C: 15' WIDE., 4 CANOPY TREES + 3 UNDERSTORY TREES PER 100 LF; 2 ROWS OF SHRUBS *SECTION 9.01.06*	**NORTH BUFFER (TYPE C): 627 LF** 627 LF / 100 LF = 6.27 X 4 = 25 CANOPY TREES 6.27 X 3 = 19 UNDERSTORY TREES + 2 ROWS OF SHRUBS **EAST BUFFER (TYPE A): 1,056 LF** 1,056 LF / 100 LF = 10.56 X 2 = 21 CANOPY TREES 10.56 X 1 = 11 UNDERSTORY TREES + 1 ROW OF SHRUBS **SOUTH BUFFER (TYPE A): 600 LF** 600 LF / 100 LF = 6 X 2 = 12 CANOPY TREES 6 X 1 = 6 UNDERSTORY TREES + 1 ROW OF SHRUBS **WEST BUFFER (TYPE C): 836 LF** 836 LF / 100 LF = 8.36 X 4 = 34 CANOPY TREES 8.36 X 3 = 25 UNDERSTORY TREES + 2 ROWS OF SHRUBS	**NORTH BUFFER:** 22 CANOPY TREES, 3 EXISTING CANOPY TREES, 19 UNDERSTORY TREES + 2 ROWS OF SHRUBS **EAST BUFFER** 14 CANOPY TREES, 7 EXISTING CANOPY TREES, 11 UNDERSTORY TREES + 1 ROW OF SHRUBS **SOUTH BUFFER (TYPE A): 600 LF** 12 CANOPY TREES, 6 UNDERSTORY TREES + 1 ROW OF SHRUBS **WEST BUFFER (TYPE C): 836 LF** 34 CANOPY TREES, 25 UNDERSTORY SHRUBS + 2 ROWS OF SHRUBS
INTERNAL LANDSCAPING IN PARKING AREAS ALL LANDSCAPE ISLANDS TO CONTAIN 1 CANOPY TREE + 24" HT. SHRUBS THE ENTIRE LENGTH OF THE ISLAND MINIMUM 60% OF PROPOSED CANOPY TREES TO BE LIVE OAKS *SECTION 9.01.07 & CLERMONT JOINT PLANNING AREA*	6 LANDSCAPE ISLANDS = 6 CANOPY TREES REQUIRED MINIMUM OF 60% CANOPY TREES TO BE LIVE OAKS	6 CANOPY TREES (100% LIVE OAKS)
PARKING AREA PERIMETER TREES 1 CANOPY TREE PER 50 LF AROUND THE PARKING AREA PERIMETER; TREES LOCATED IN THE BUFFER WITHIN 30' OF PARKING AREA MAY BE COUNTED TOWARDS THIS REQUIREMENT *SECTION 9.01.07.A.6*	3,416 LF OR PARKING AREA / 50 LF = 68 CANOPY TREES REQUIRED	68 CANOPY TREES, INCLUDING ADJACENT LANDSCAPE BUFFERS
BUILDING PERIMETER LANDSCAPING LANDSCAPING AREA ADJACENT TO BUILDINGS SHALL BE EQUAL TO A MIN. 3' WIDE PLANTING AREA THAT SPANS A MIN. OF 60% OF THE BUILDING PERIMETER LF* 3 UNDERSTORY TREES OR 1 CANOPY TREE SHALL BE PROVIDED PER EVERY 100 LF OF BUILDING PERIMETER; 28 SHRUBS PER 100 LF OF BUILDING PERIMETER REQUIRED *SECTION 9.01.07.B.1 & CLERMONT JOINT PLANNING AREA*	274 LF OF BUILDING PERIMETER X 60% = 164 LF X 3 WIDE PLANTING AREA = 493 SF OF PLANTING AREA REQUIRED 274 LF / 100 LF = 2.74 X 3 = 8 UNDERSTORY TREES; 2.74 X 28 = 77 SHRUBS	493 SF OF PLANTING AREA, INCLUDING 8 UNDERSTORY TREES & 77 SHRUBS
RETENTION POND LANDSCAPING 3 CANOPY TREES SHALL BE PROVIDED FOR EVERY 150 LF OF TOP OF BANK *SECTION 9.01.07.I*	1,502 LF OF POND / 150 LF = 10 X 3 = 30 CANOPY TREES	30 CANOPY TREES

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
10. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
13. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
14. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
15. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
16. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
17. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PERMIT SET

REGISTERED LANDSCAPE ARCHITECT GREGORY S. WITHERSPOON LA6667156 STATE OF FLORIDA

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	NAA
CHECKED BY:	GSW

REVISIONS

REV#	DATE	DESCRIPTION	BY

CARmax
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 4067
16731 STATE RD. 50
CLERMONT, FL 34711

PROJECT NO.	20-23040.00
DATE	09 MAY 2025
SHEET TITLE	OVERALL LANDSCAPE PLAN
SHEET NO.	L1.00

Plotted By:Perez, Victor Sheet Set:CarmaxCD Layout:LANDSCAPE PLAN June 19, 2025 02:38:28pm K:\ORL_Civil\249257002-CarMax Clermont\CADD\CONST\PlanSheets\L1.0 - LANDSCAPE.dwg

Mark Griffin
Public Services Assistant Director
3335 Hancock Road
Clermont, FL 34711

352-241-0178 X 6623
mgriffin@clermontfl.org

September 24, 2024

GK Rogers Construction
C/O Jimmy Crawford, Esq.
702 W. Montrose Street
Clermont, FL 34711

RE: GK Rogers Construction Utility Service – AK 3938448 & 2665637

This letter is in response to your request regarding utility availability for the project located at:

14013 Auto Plex Lane, Clermont, FL 34711

The property referenced is not located within the City Limits of Clermont; however, the property is located within the City's utility service area and therefore, the City can provide water and sewer service up to 5,000 gallons per day subject to compliance with applicable City Codes and fees.

Final approval for the provision of utility services to the property must be granted by the City Council and may be subject to additional conditions. To initiate the consideration process, the property owner must submit a request for utility service along with a conceptual site plan specifying how the property will be and the description of commercial usage to be approved by City Council. Please contact Curt Henschel, Planning and Development Services Director, to proceed with requesting utility service for this project, (352) 241-7308.

If you have any questions regarding the information provided, please contact me at (352) 241-0178.

This Utility Notification is valid **UNTIL SEPTEMBER 10, 2025**. If an application to annex the subject property into the City of Clermont, Florida, is received by the City on or before that date, this Utility Notification shall remain valid until the disposition of such annexation application.

Sincerely,

Mark Griffin
Public Services Assistant Director

INSTRUMENT#: 2025005752 OR BK 6461 PG 1352 PAGES: 8 1/15/2025 2:28:51 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $69.50

ORDINANCE 2025-03

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING FROM PLANNED INDUSTRIAL (MP) DISTRICT BY ORDINANCE #95-89 TO PLANNED COMMERCIAL (CP) DISTRICT; FOR PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBERS 3938448 AND 2665637, LOCATED IN SECTIONS 23 AND 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jimmy D. Crawford, Esquire (the "Applicant") submitted a rezoning application on behalf of GK Rogers Construction, LLC (the "Owner"), to rezone the subject property from Planned Industrial (MP) District by Ordinance #95-89 to Planned Commercial (CP) District; and

WHEREAS, the subject property consists of approximately 17.242 +/- acres located north of State Road 50 and West of Autoplex Lane in the unincorporated Lake County in Sections 23 and 26, Township 22 South, Range 26 East, known as Alternate Key Numbers 3938448 and 2665637, and more particularly described in Exhibit "A"; and

WHEREAS, the property is located within the Regional Commercial Future Land Use Category; and

WHEREAS, on the 19th day of December 1989, the Lake County Board of County Commissioners approved a rezoning for Tracts 50A and 63 of Lake Highlands to MP (Planned Industrial) for existing use (E.G. Asphalt Plant) and amend MP Ordinance #13-86 for soil remediation and bituminous processing plant, concrete casting, yard, soil remediation with existing asphalt plant; and

WHEREAS, the Lake County Planning and Zoning Board did on the 4th day of December 2024, review Petition PZ2024-149; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of January 2025; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. **Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned Commercial (CP) District for the property described in Exhibit "A". The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached as Exhibit "B". To the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance will take precedence. The adoption of this Ordinance shall revoke and replace Planned Industrial (MP) District Ordinance #95-89 and all previous zoning ordinances regarding the Subject Property.

A. Permitted Land Uses.

1. Uses of the subject property shall be limited to uses identified as allowed uses in CP zoning district with the exception of the following uses: Mining and Quarrying, Adult Uses, Obnoxious Uses, Marina, Self-Service Laundry, Junkyard, Cemetery, Major Utilities, and Multi-Family Units shall not be allowed.
2. Outdoor Storage shall be allowed in connection with the Permitted Land Uses.
3. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
4. Existing uses on the Property may continue operating until the Property receives site plan approval.
5. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

E. Clermont Joint Planning Area (JPA). Development shall comply with all applicable regulations of Chapter XV of the LDR, as amended.

F. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.

1. The maximum Impervious Surface Ratio (ISR) for the subject property is seventy-five (75) percent consistent with the Comprehensive Plan, as amended.
2. The maximum building height will be fifty (50) feet.
3. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

G. Setbacks. Setbacks for non-residential development will be as follows:

1. All non-residential buildings shall be setback no less than 50' from all roads, or ROW easements bounding the project area.
2. Side and Rear Setbacks shall be 15 feet from the property line (based on the 15-foot Type "B" landscape buffer requirements) and in accordance with the LDR, as amended.
3. The minimum wetland setback is 50-feet from jurisdictional wetland line.
4. All setbacks must be measured from the property line.

H. Lake Apopka Basin Overlay District. Development shall be in accordance with the LDR, as amended, and consistent with the standards for the Lake Apopka Basin Overlay District, in accordance with Objective I-6.3 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and Land Development Regulations, as amended.

I. Landscaping, Buffering, and Screening. Landscaping, buffering and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.

1. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.

2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.

3. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.

4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.

5. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

J. Noise. Compliance must be in accordance with the LDR, as amended.

K. Environmental Requirements.

1. Fifteen percent (15%) open space shall be provided in accordance with the Comprehensive Plan, as amended.

2. An environmental assessment dated within six (6) months of the date the preliminary plat is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence compliance in accordance with the Comprehensive Plan and LDR, as amended.

L. Transportation.

1. An eight (8) foot wide sidewalk will be required along Auto Plex Lane road frontage.

2. Auto Plex Lane will be required to be improved with the development.

3. A traffic impact study shall be submitted to the FDOT for review and mitigation. The impacted roadway of SR 50 from County Road (CR) 455 to the Orange County line is currently operating with a v/c of ninety-seven (97) percent of its capacity at a LOS "D". Appropriate mitigation shall be required to address any identified reductions in the LOS of SR 50 contributed to this development, to preserve a LOS "D", as required pursuant to FDOT standards, Comprehensive Plan and LDR, as amended. Any such mitigation agreement shall come before the Lake County Board of County Commissioners for approval prior to execution.

4. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

M. Stormwater Management. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

N. Mass Grading for Site Development. All Grading for the site development shall be in accordance with the Clermont JPA, Comprehensive Plan and LDR, as amended.

O. Utilities. The development will be serviced by central and sewer systems, in accordance with the Comprehensive Plan and LDR, as amended. Potable water and wastewater services shall

be provided by the City of Clermont, Florida, a Florida Municipal Corporation, or by other central system approved by Lake County.

P. Annexation. Owner agrees not to enter into any covenant with a municipality to annex which alters the prerequisites of a voluntary annexation under Section 171.044, Florida Statutes.

Q. Lighting. All development will adhere to the dark-sky principles set forth in Section 3.09.00, LDR, as amended.

R. Signage. All signage must be in accordance with the Land Development Regulations (LDR), as amended.

S. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

T. Development Review and Approval. Prior to the issuance of any permits, the Owner shall submit site plans generally consistent with the Conceptual Plan attached as Exhibit "B" for review and approval in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

U. Expiration. Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents, as amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

V. Future Amendments to Statutes, Code, Plans, and/or Regulations. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.

B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance will inure to the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor and will be subject to each condition in this Ordinance.

D. The transfer of ownership or lease of any or all the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made

good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Regulations, as amended.

E. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 3. **Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. **Filing with the Department of State.** The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. **Effective Date.** This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

ENACTED this 7th **day of** January**, 2025.**

FILED with the Secretary of State January 13th**, 2025.**

EFFECTIVE January 7th**, 2025.**

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

GARY COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY

MMarsh 1/7/2025
MELANIE MARSH, COUNTY ATTORNEY

1

EXHIBIT "A" – LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):
TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14" EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)
TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE (5) INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT OR THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

1

EXHIBIT "B" – CONCEPTUAL PLAN (PAGE 1 OF 2)

SHEET 1 of 2

Last Revision:
September 24, 2024

Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):
TRACTS 60A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT; AND RUN SOUTH 00°42'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2506; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°08'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 946.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'11" EAST, ALONG THE WEST LINE OF TRACTS 64 AND 60A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 60A; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.95 FEET; HENCE, FROM A CHORD BEARING OF SOUTH 89°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL21A-8) A DISTANCE OF 180.19 FEET THROUGH A CENTRAL ANGLE OF 6°37'39" TO A POINT OF TANGENCY; THENCE RUN SOUTH 86°13'46" EAST, ALONG SAID PARALLEL LINE BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1203.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)
TRACT 64 AND A PORTION OF TRACTS 60A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

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TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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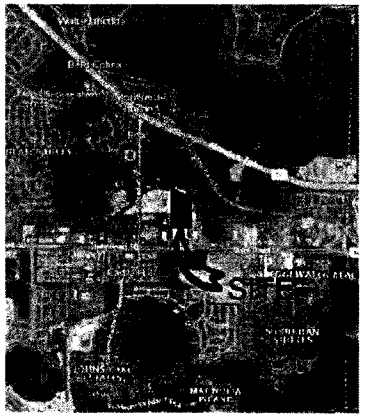
LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5600, PAGE 1430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ROGERS NORTH
PUD CONCEPT PLAN



Applicant:
Jimmy Crawford
Crawford, Modica & Holt
702 W. Montrose Street
Clermont, Florida 34711
PHONE. 352-432-8644

Owner:
Greg Rogers, Owner / Manager
President / Secretary - N/A
GK Rogers Construction, LLC
4240 Martin Luther King Jr. DR. SW
Atlanta, Georgia 30336
PHONE. 404-732-6946

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Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

1

EXHIBIT "B" – CONCEPTUAL PLAN (PAGE 2 OF 2)

SHEET 2 of 2

ROGERS NORTH PUD CONCEPT PLAN

NOTES:

1.) Location of buildings, parking, open space and other detailed development standards shall be consistent with the requirements of Ordinance No. _____

2.) Contours change due to ongoing material stock piling.

3.) Access Point quantity and locations subject to change provided that all access shall meet Lake County standards and requirements.

4.) Minimum 15% Open Space shall be provided pursuant to the Lake County Comprehensive Plan and Land Development Regulations. Open Space will be passive.

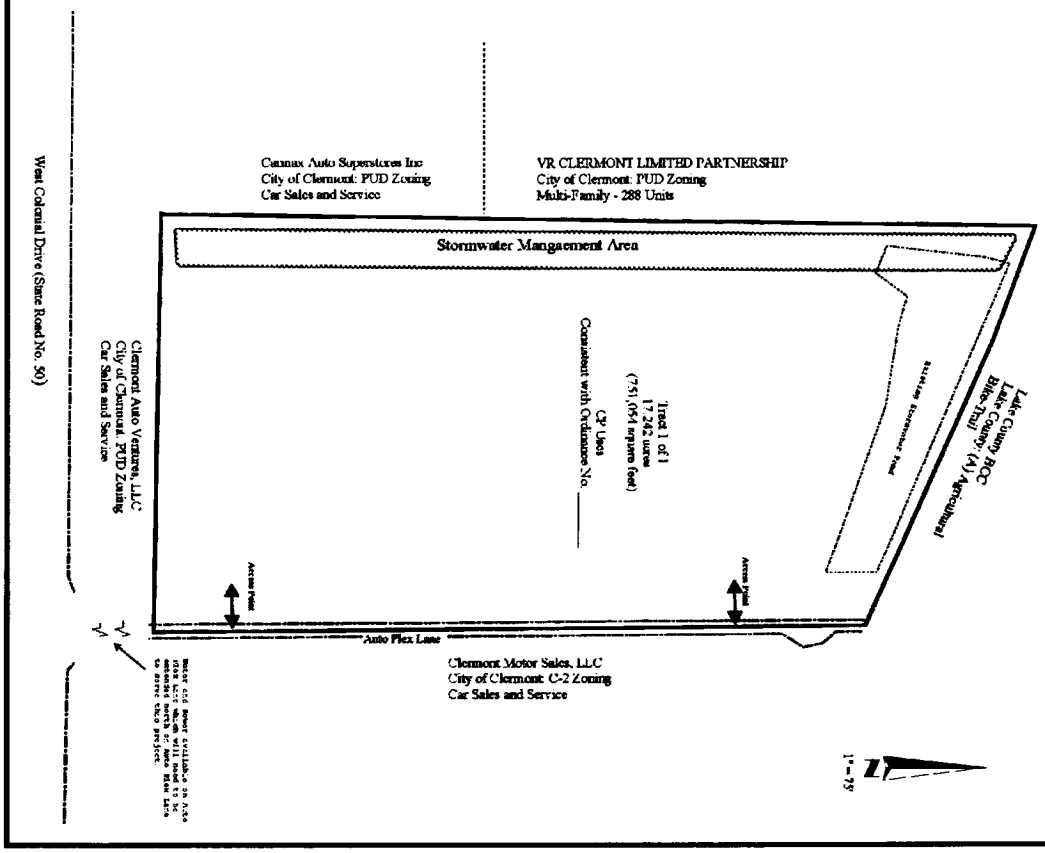
5.) Non-substantial changes to this concept plan shall be allowed, in accordance with the approved PUD Ordinance, without further amendment.

6.) Parking and site circulation shall meet Lake County code requirements

7.) Size and location of the Stormwater Management Areas subject to change provided that all Stormwater Management areas shall meet Lake County and the St. Johns River Water Management District standards.

FUTURE LAND USE CATEGORY	F.A.R. (ITENSITY)	MAX I.S.R	MIN OPEN SPACE	MAX BUILDING HEIGHT
Regional Commercial	3.0	.75	15%	Fifty Foot (50')

COUNTY STAMP



Last Revision:
September 24, 2024

2

CITY OF CLERMONT

REZONING

FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
  - Applicant's signature (if different from owner of record)
  - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.

- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)

- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.

- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
  a. Name, address and phone number of the applicant.
  b. North arrow, date and scale.
  c. Property lines, existing structures, proposed structures and contiguous streets.
  d. A short description of the proposed structural usage.
  e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).

- Fee: $542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary

CITY OF CLERMONT
REZONING
APPLICATION

DATE	**FEE: $542.00 + cost of advertisement + cost of traffic review, if necessary**		
Project Name (if applicable) CarMax #4067 Clermont			
Applicant Thomas Dixon			
Contact Person			
Address 1300 Country Ln	**City** Orlando	**State** FL	**Zip** 32804
Telephone	**Fax**		
Email tad@dixoncap.com			
OWNER INFORMATION			
Owner's Name GK Rogers Construction, LLC			
Owner Address 4240 Martin Luther King Jr Dr SW	**City** Atlanta	**State** GA	**Zip** 30336-1612
Telephone	**Email**		
PROPERTY INFORMATION			
Address of Subject Property 14031 Auto Plex Lane	**City** Clermont	**State** FL	**Zip** 34711
Legal Description (include copy of survey)			
Acreage 17.24	**Land Use (City verification required)** Used auto auction		
Present Zoning (City verification required) N/A (annexation required)	**Proposed Zoning** Planned Unit Development		

CITY OF CLERMONT

REZONING

APPLICATION

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

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

Check box to indicate additional materials are provided via attachment. ☐

Thomas Dixon

Applicant Name (print)

x

Applicant Name (*signature*)

Greg Rogers, GK Rogers Construction

Owner Name (print)

x

Owner Name (*signature*)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020

LEGAL NOTICE

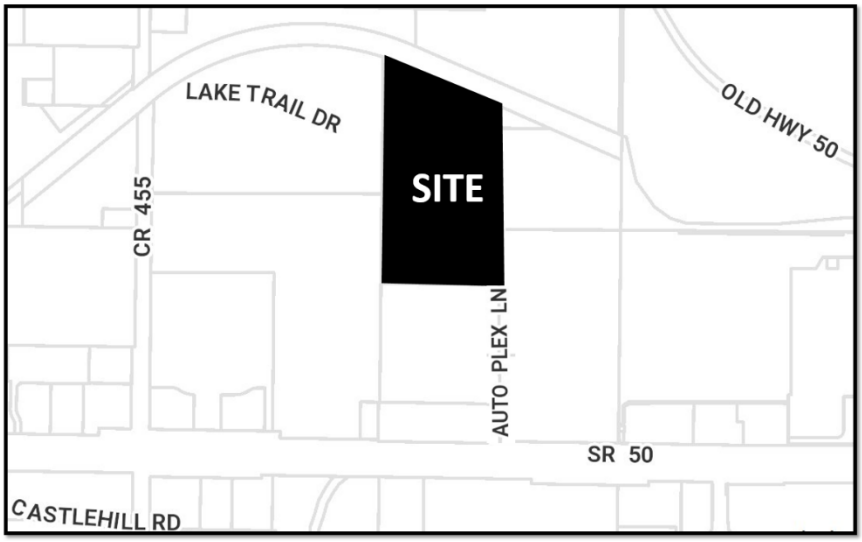
On Tuesday, August 26, 2025 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-027

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.

LOCATION

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



PROPERTY REZONING

From: Lake County Planned Commercial (CP)
To: City of Clermont Planned Unit Development (PUD)

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF- WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17” EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14”

EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST

QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH. RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

<u>LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:</u>

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE. DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG THE SAID EAST LINE, A

DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF- WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

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
Publish Date: August 11, 2025
Size: 2 columns by 10 inches

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Ordinance No. 2025-028 *Final* *Bloxam Offices Rezoning*
Requested Action
Recommend approval of Ordinance 2025-028.
Staff Report

The applicant, Patrick Harb, is requesting a rezoning for the subject vacant parcel located north of Pitt Street and east of Bloxam Avenue. The 5.65-acre parcel is currently zoned R-3-A Residential/Professional District with a Future Land Use Designation of Commercial. The applicant is requesting to rezone the property to Planned Unit Development (PUD) with Office/Flex space uses.

The Planned Unit Development (PUD) would allow for a multi-tenant development consisting of 5 Office/Flex Buildings with 48,500 square feet of space. The PUD shall comply with the R-3-A Residential/Office excluding single-family residential and C-2 General Commercial District Codes and Regulations as indicated in the Land Development Code, Section 122-261. The applicant has provided a list of prohibited uses under Section 3 of the Ordinance.

The Office/Flex buildings will consist of office space to include garage doors to utilize for storage capabilities for tenants, catering to businesses that require flexible use.

As part of the PUD zoning request, the applicant is requesting a waiver to the City Code.

1. To allow a 14-foot retaining wall adjacent to U.S. Highway 27 instead of the 6 feet required by the Land Development Code due to the existing topography.

Staff have also requested the applicant to have a 30% landscaping material increase on the south buffer that is adjacent to the residential property. Staff also recommend the elevations provided require additional architectural treatment during the Site Review process.

The rezoning to Planned Unit Development (PUD) will be consistent with the City of Clermont Comprehensive Plan Goals, Objectives and Policies. The mixed-use development is consistent with the character of the surrounding properties and will be in harmony with the general intent and purpose of the Land Development Codes.

Planning & Zoning recommended approval 6-0 with two additional conditions: 1) minimum of 82 parking spaces and 2) no live/work units allowed.

At the City Council Introduction, the Council voted to add a condition that access to the site shall be from Bloxam Ave. The ordinance has been updated to reflect this (Section 3, Item 9). Staff recommends approval of Ordinance No. 2025-028, rezoning subject parcel from R-3-A to Planned Unit Development (PUD).

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2025-028 Bloxam Offices Rezoning (08.13.2025)	Ord 2025-028 Bloxam Offices Rezoning (08.13.2025).pdf
2.	Bloxom Offices Location Maps	Bloxom Offices Location Maps.pdf
3.	Bloxam Avenue Office Flex Space Concept Plan (07-30-2025) REV 1	Bloxam Avenue Office Flex Space Concept Plan (07-30-2025) REV 1.pdf
4.	20250728 Bloxam HH - Bloxam_Building Elevations [20250728]	20250728 Bloxam HH - Bloxam_Building Elevations [20250728].pdf
5.	20250606 Bloxam HH - Germana Engineering - Bloxam PUD Narative [V4 20250728]	20250606 Bloxam HH - Germana Engineering - Bloxam PUD Narative [V4 20250728].docx
6.	Rezoning Application	Rezoning Application.pdf
7.	Legal Ad	Legal Ad.pdf

CITY OF CLERMONT
ORDINANCE NO. 2025-028

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.

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

SECTION 1.

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

LEGAL DESCRIPTION

LOT 3, AND THE SOUTH 110 FEET OF LOT 2, BLOCK K, CLERMONT, ACCORDINGLY TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ALL THAT PART THEREOF DEEDED TO THE STATE OF FLORIDA FOR RIGHT-OF-WAY FOR HIGHWAY.

LOCATION

Vacant Parcel on Bloxam Avenue
North of Pitt Street, East of Bloxam Avenue
And West of US Hwy 27
(Alternate Key 1109957)
5.65 +/- Acres

PROPERTY REZONING

From: Residential/Professional R-3-A
To: Planned Unit Development PUD with Office/Flex Uses

SECTION 2. GENERAL CONDITIONS

This application for a Planned Unit Development to allow for a multi-tenant development consisting of 5 Office/Flex Buildings with 48,500 square feet of space. The permitted uses specified herein on and subject to the terms and conditions of this Ordinance (as hereinafter defined) be granted subject to the following conditions:

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

2. The Property shall be developed pursuant to the terms and conditions of this Ordinance and in substantial accordance with the Conceptual Plan attached hereto as Exhibit "A" (the "Conceptual Plan"). Formal construction plans incorporating all terms and conditions stated in this Ordinance shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.

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

4. This Ordinance, including the concept plan, must comply with all applicable requirements of the City Comprehensive Plan and City Land Development Codes and Regulations.

SECTION 3. LAND USES AND SPECIFIC CONDITIONS

1. The Planned Unit Development (PUD) shall comply with the R-3-A Residential/Office excluding single-family residential and C-2 General Commercial District Codes and Regulations as indicated in the Land Development Code, Section 122-261.

2. The following criteria shall apply to the development, improvement, operation and use of the property:

   (a) As part of this project the following uses will be prohibited:
   Prohibited Uses
   1. Tattoo or piercing parlors
   2. Pawn shops
   3. Smoke or vape shops
   4. Used car sales or car lots

5. Junk yards or salvage yards
6. Heavy manufacturing
7. Outdoor storage as a primary use
8. Recycling centers (especially scrap metal)
9. Truck stops or fueling stations
10. Cannabis dispensaries
11. Animal processing or slaughterhouses
12. Temporary uses like carnivals or flea markets
13. Live/Work units

(b) A wavier shall be granted to allow a 14-foot retaining wall adjacent to U.S. Highway 27 instead of the 6 feet required by the Land Development Code due to the existing topography.

(c) All Landscape buffers shall be planted with three canopy trees and five understory trees per 100 lineal feet and must provide a continuous three-foot-high opaque screen of landscape materials at time of plantings.

(d) There shall be a 30% increase in landscaping along the south landscape buffer.

(e) The property shall be allowed one (1) Master Development Multi-tenant ground monument sign that complies with City Code, Chapter 102 Signs, and a secondary monument sign that does not exceed one half (½) of the allowable copy area square footage of the Master sign.

(f) The site shall be developed according to the City of Clermont Land Development Codes and all buildings must comply with the City of Clermont Architectural Design Standards.

(g) A minimum five-foot wide sidewalk shall be constructed along each street's right-of-way adjacent to parcel that comply with the American Disabilities Act requirements and provide pedestrian access. Sidewalks construction shall be coordinated with appropriate government entity for designated streets.

3. Building Setbacks:

Front Setback (US 27):	50 feet from Property Lines
Rear Setback (Bloxam Ave):	25 feet from Property Lines
Side Setback (North):	12 feet from Property Lines
Side Setback (South):	25 feet from Property Lines

4. Landscape Buffer:

US 27 (East):	20 feet Buffer
Bloxam Avenue (West):	20 feet Buffer
Side (North):	10 feet Buffer
Side (South):	10 feet Buffer

5. The maximum building height shall be 55 feet, measured at the highest point.

6. The maximum impervious surface area ratio for the Property shall be 80% with a floor area ratio for the property not to exceed 0.25.

7. There shall be no truck traffic, loading or deliveries of any kind on the property between the hours of 9 p.m. and 7 a.m.

8. A minimum of 82 parking spaces shall be constructed within the project.

9. The primary ingress/egress vehicular access point shall be established on Bloxam Avenue.

SECTION 4. CONFLICT

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

SECTION 5. SEVERABILITY

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

SECTION 6. ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's 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 7. RECORDING

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

SECTION 8. PUBLICATION AND EFFECTIVE DATE

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

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of August, 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

Exhibit A: Conceptual Plan

Exhibit - Location Map

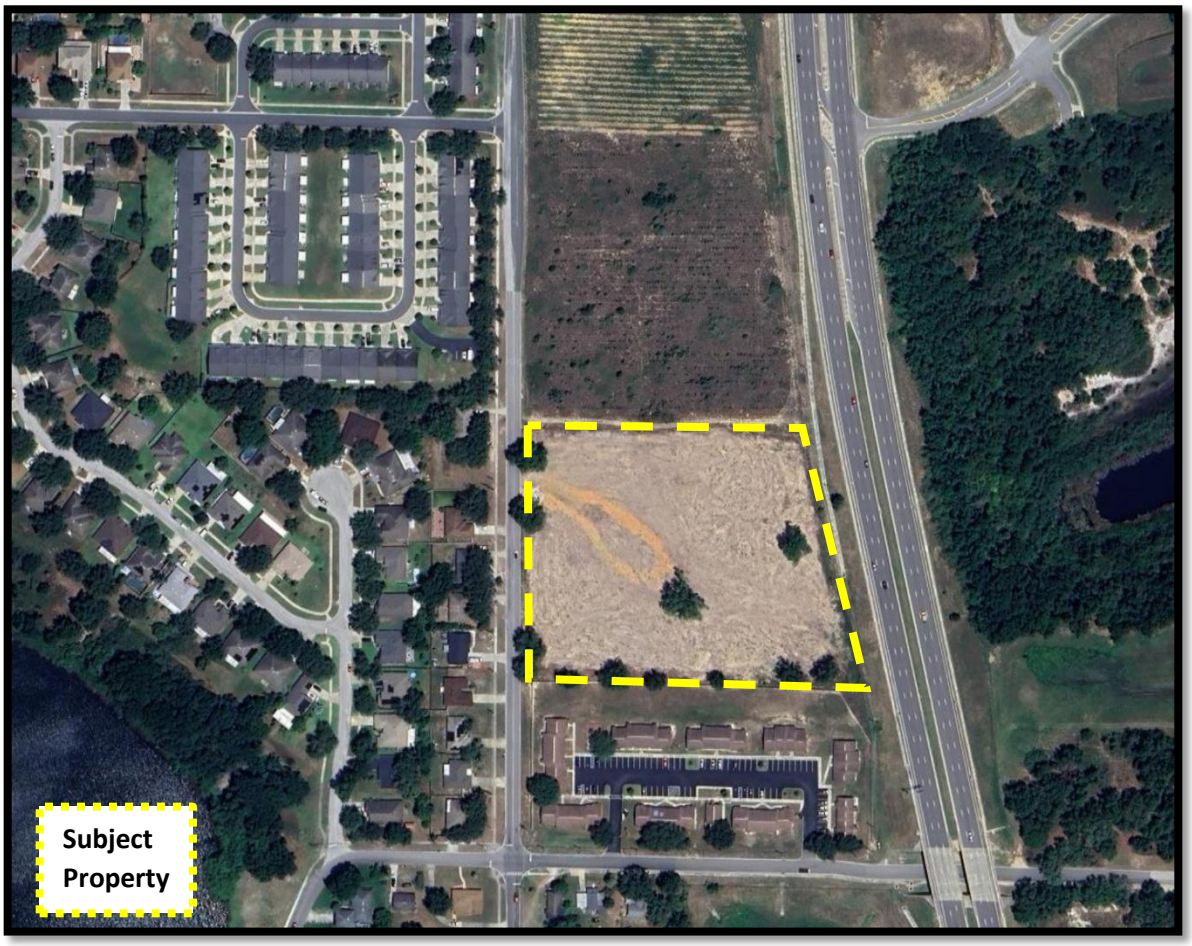
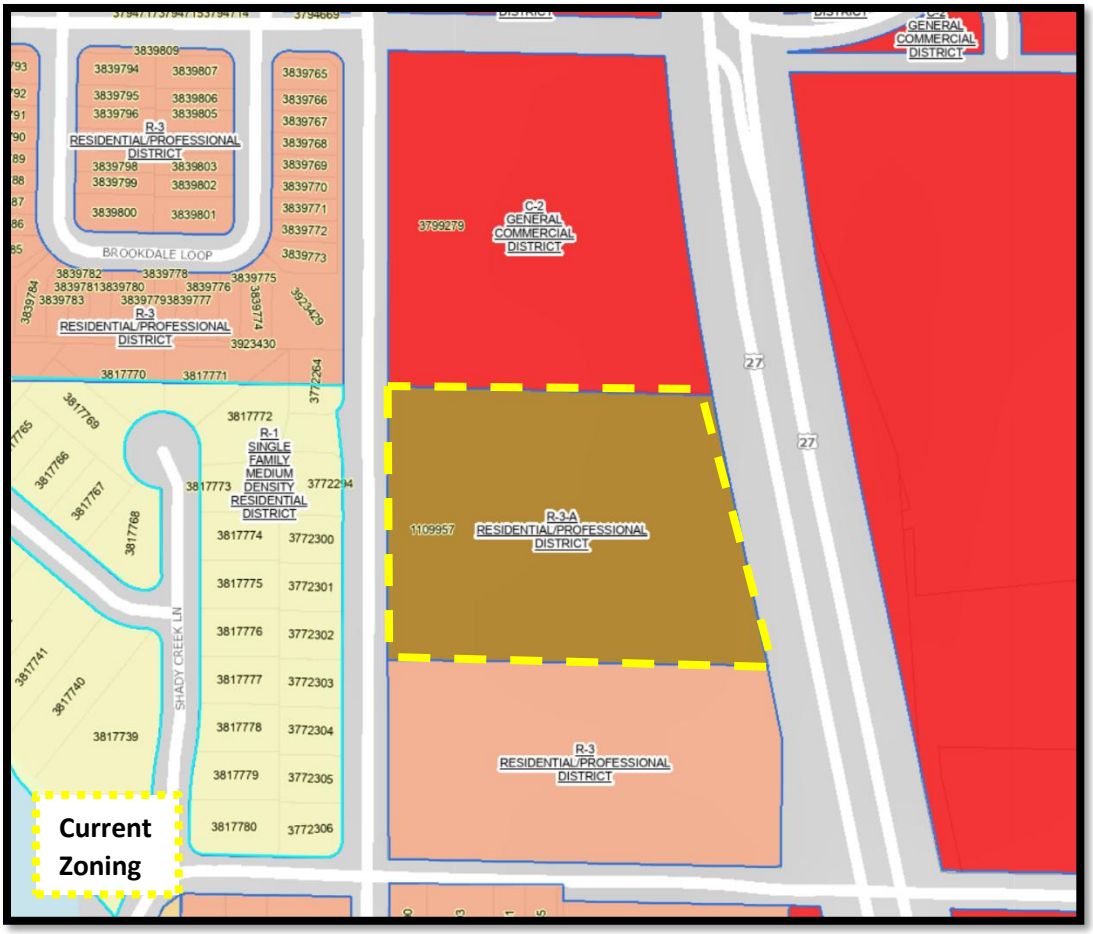


Exhibit – Zoning Map



N

30 15 0 30 60 90

SCALE IN FEET

NOTES

1. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
2. PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 8TH EDITION (2023).

SITE DATA

1. SITE AREA = 5.65 AC / 246,144 SF
2. SITE LOCATION

   BLOXAM AVENUE
   CLERMONT, FLORIDA 34711
   SECTION 24, TOWNSHIP 22 SOUTH, RANGE 25 EAST
3. SITE DESCRIPTION

   TAX PARCEL ALT KEYS: 1109957
   EXISTING ZONING: R-3-A (RESIDENTIAL / PROFESSIONAL DISTRICT) CITY OF CLERMONT
   PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT) CITY OF CLERMONT
   FUTURE LAND USE: COMMERCIAL
4. SITE REQUIREMENTS

   MAXIMUM ISR: 80%

   MAXIMUM HEIGHT: 55 FEET

BLOXAM AVENUE LANDSCAPE BUFFER:	20 FEET
NORTH LANDSCAPE BUFFER:	10 FEET
SOUTH LANDSCAPE BUFFER:	10 FEET
US 27 LANDSCAPE BUFFER:	20 FEET

BLOXAM AVENUE BUILDING SETBACK:	25 FEET
NORTH BUILDING SETBACK:	25 FEET
SOUTH BUILDING SETBACK:	25 FEET
US 27 BUILDING SETBACK:	50 FEET
5. BUILDING DATA

   USE TYPE: OFFICE FLEX SPACE
   NUMBER OF BUILDINGS: 5 OFFICE FLEX SPACE BUILDINGS
   BUILDING DIMENSIONS: VARY (ONE STORY)
   TOTAL BUILDING AREA: 48,500 SF
6. PARKING DATA

REGULAR PARKING SPACES PROVIDED	= 70 SPACES
OVERSIZED PARKING SPACES PROVIDED	= 12 SPACES
TOTAL PARKING SPACES PROVIDED	= 82 SPACES

   (76-100 SPACES PROVIDED)

HANDICAP PARKING REQUIRED	= 4 SPACES
HANDICAP PARKING PROVIDED	= 4 SPACES

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING FENCE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- EXISTING CONCRETE
- PROPOSED CONCRETE

PRELIMINARY

NOT FOR CONSTRUCTION
NOT FOR PERMITTING
07-30-25

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

CONCEPT SITE PLAN

BLOXAM AVENUE
OFFICE FLEX SPACE

CLERMONT, FLORIDA

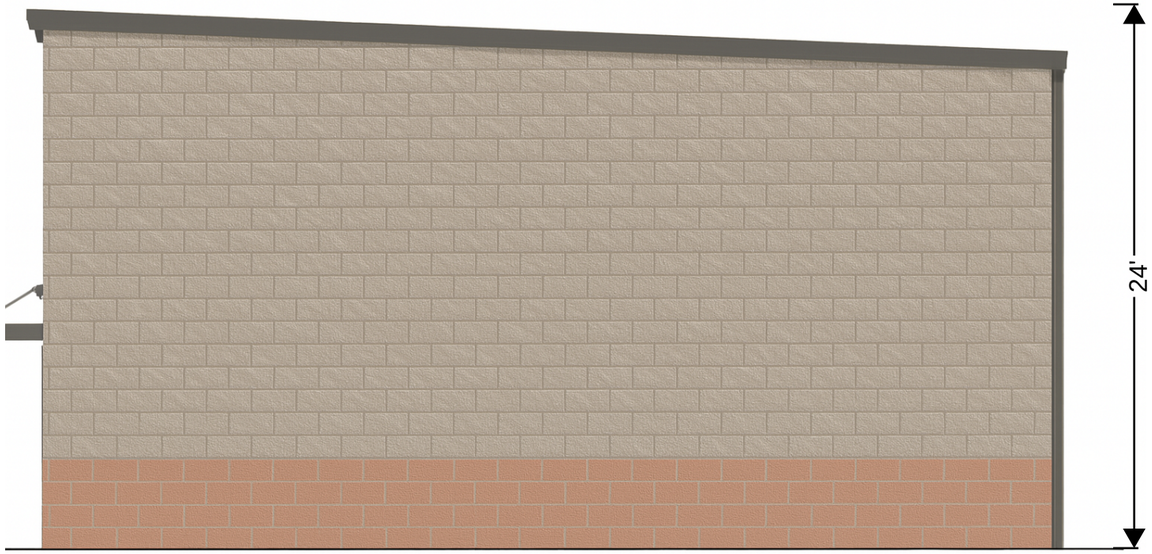
PROJECT # GE0062024

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8329
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

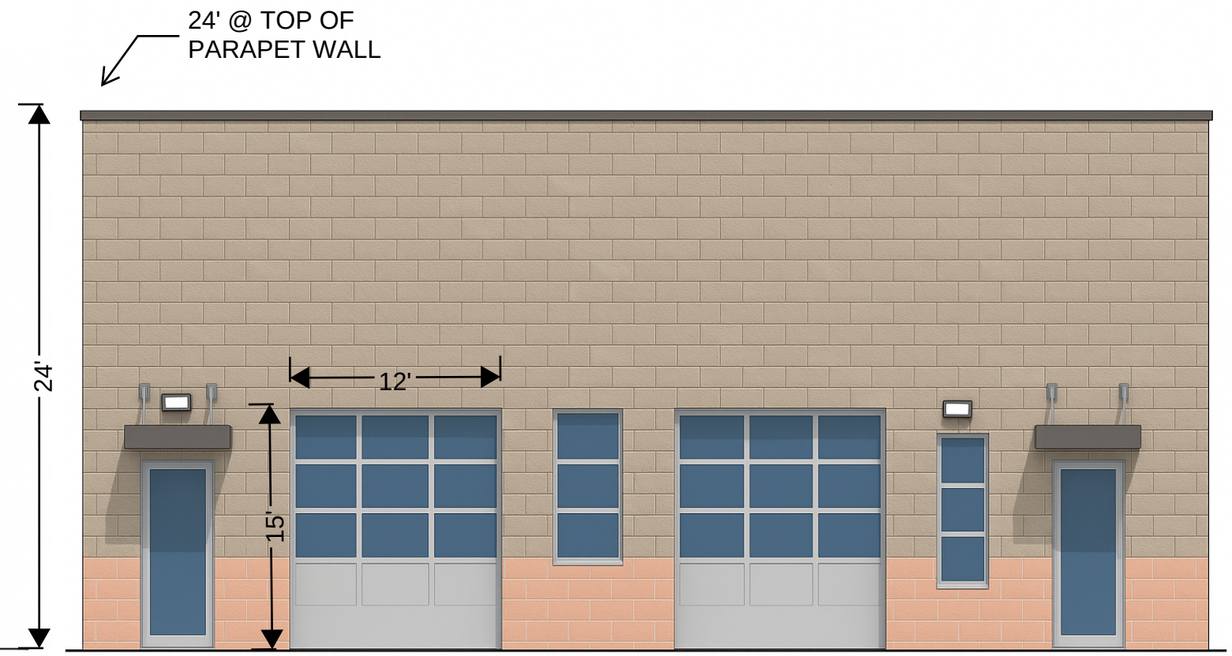
SCALE: 1" = 30'

DATE: 06-24-2024

SHEET
C4



SIDE ELEVATION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

No.	REVISIONS	DATE	BY

HARBCO GENERAL CONTRACTORS, INC.

PROJECT	###
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	##
DRAWN BY	##
CHECKED BY	##

CLERMONT SITE
BLOXAM AVE CLERMONT FL, 34711
CITY OF CLERMONT FLORIDA

BUILDING ELEVATIONS

SHEET NUMBER
EX-01

Project Narrative
Bloxam Avenue Office Flex Space

The proposed project is located on Bloxam Avenue (Section 24, Township 22, Range 25 (Alt. Key: 1109957) Parcel number 0150-00K-00200) between Bloxam Avenue and U.S. Highway 27; approximately 0.26 miles north of East Montrose Street and approximately 0.07 miles north of Pitt Street.

The proposed Office Flex Space is located within the City of Clermont.

FLU

Existing: Commercial
Proposed: Commercial

Zoning

Existing: R-3-A (Residential / Profession District)
Proposed: PUD

This project will conceptually consist of 5 Office Flex Space Buildings with varying dimensions based on final layout and demands:

- Building 1 = 3,000 sf
- Building 2 = 6,000 sf
- Building 3 = 7,500 sf
- Building 4 = 14,000 sf
- Building 5 = 18,000 sf

48,500 sf (Total Proposed Buildings)

The project will consist of on-site parking, stormwater pond, and associated utilities. Access to the property will be provided along U.S. Highway 27 and an emergency fire access is proposed to Bloxam Avenue. An internal cross access easement is proposed to allow future access to the parcel to the north.

Waiver Requests will consist of:

Retaining Wall Height:

"Fences and walls in business, commercial and industrial districts shall be no higher than 6 feet." (Section 125-521)

East Boundary

Due to the existing topography within the U.S. Highway 27 right-of-way; a 14 foot retaining wall height is needed to maintain the existing swale and drainage pattern between the project site and US Highway 27.

Prohibited Uses

As part of this project the following uses will be prohibited

1. Tattoo or piercing parlors
2. Pawn shops
3. Smoke or vape shops
4. Used car sales or car lots
5. Junk yards or salvage yards
6. Heavy manufacturing
7. Outdoor storage as a primary use
8. Recycling centers (especially scrap metal)
9. Truck stops or fueling stations
10. Cannabis dispensaries
11. Animal processing or slaughterhouses
12. Temporary uses like carnivals or flea markets

Alternative Permitted Uses

1. Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices and similar businesses.
2. Retail businesses. Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
3. Personal service establishments, such as, but not limited to, beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barbershop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
4. Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
5. Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
6. Restaurants and lounges.
7. Buildings, structures or uses maintained or operated by the city
8. Lodges and clubs.
9. Laundries.
10. Hotels and motels.
11. Convenience stores and gas stations.
12. Shopping centers. Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
13. Nursery schools, kindergartens or childcare centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.

CITY OF CLERMONT
REZONING
APPLICATION

RECEIVED
MAY 8 REC'D
By JK

DATE May 2, 2025	FEE: $542.00 + cost of advertisement + cost of traffic review, if necessary		
Project Name (if applicable) Bloxam Warehouse Office			
Applicant Bloxam HH LLC			
Contact Person Tom Harb			
Address 3700 34th St Ste 300	City Orlando	State Florida	Zip 32805
Telephone (407) 276 - 2618	Fax		
Email patrick.harb@harbco.com			
OWNER INFORMATION			
Owner's Name Bloxam HH LLC			
Owner Address 3700 34th St Ste 300	City Orlando	State Florida	Zip 32805
Telephone (407) 276 - 2618	Email patrick.harb@harbco.com		
PROPERTY INFORMATION			
Address of Subject Property Bloxam Avenue	City Clermont	State Florida	Zip 34711
Legal Description (include copy of survey) LOT 3, AND THE SOUTH 110 FEET OF LOT 2, BLOCK K, CLERMONT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ALL THAT PART THEREOF DEEDED TO THE STATE OF FLORIDA FOR THE RIGHT-OF-WAY FOR HIGHWAY			
Acreage 5.65	Land Use (City verification required) Commercial		
Present Zoning (City verification required) R-3-A	Proposed Zoning PUD		

CITY OF CLERMONT
REZONING
APPLICATION

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

What are you proposing to do that would require a rezoning?
Use that is not consistent with current zoning and not possible through a conditional use.

Check box to indicate additional materials are provided via attachment. ☐

Tom Harb
Applicant Name (print)

x
Applicant Name (*signature*)

Tom Harb
Owner Name (print)

x
Owner Name (*signature*)

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

5/22/2020

LEGAL NOTICE

On Tuesday, August 26, 2025 at 3:00 PM, the Clermont City Council will consider the enactment of the following proposed ordinance at a public hearing.

ORDINANCE NO. 2025-028

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.

LOCATION

Vacant Parcel on Bloxam Avenue
North of Pitt Street, East of Bloxam Avenue
And West of US Hwy 27
(Alternate Key 1109957)
5.65 +/- Acres

LEGAL DESCRIPTION

LOT 3, AND THE SOUTH 110 FEET OF LOT 2, BLOCK K, CLERMONT, ACCORDINGLY TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ALL THAT PART THEREOF DEEDED TO THE STATE OF FLORIDA FOR RIGHT-OF-WAY FOR HIGHWAY.

PROPERTY REZONING

From: Residential/Professional R-3-A
To: Planned Unit Development
PUD with Office/Flex Uses

All public meetings are 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 AM and 5:00 PM.

All interested parties shall 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
August 11, 2025

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Ordinance No. 2025-030 *Final* *Watercraft Energy Source Freedom Act*
Requested Action
Staff Report
The Florida Watercraft Energy Source Freedom Act was signed into law during the last legislative session and prohibits local governments from restricting the use of watercraft based on the energy source used to power them. Multiple provisions of Chapter 40, Article III of the City Code prohibit gasoline-powered boats. These provisions are now pre-empted by the state prohibition on such laws. This ordinance would remove them from the City Code.
Additional Analysis
Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Ord. 2025-030 Watercraft Energy Source Freedom Act (07.17.2025)	Ord. 2025-030 Watercraft Energy Source Freedom Act (07.17.2025).pdf
2. Legal Ad	Legal Ad.pdf

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, REPEALING CHAPTER 40, ARTICLE III OF THE CITY CODE, AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, on May 19, 2025, Senate Bill 1388 (the "Watercraft Energy Source Freedom Act") was signed by the Governor, creating section 327.75, Florida Statutes, effective July 1, 2025; and

WHEREAS, Section 327.75, Florida Statutes, was created with the intention that state agencies, municipalities, governmental entities, or counties are prohibited from restricting the use or sale of watercraft based on the energy source used to power the watercraft, including an energy source used for propulsion or for powering other functions of the watercraft; and

WHEREAS, Chapter 40, Article III, Sections 40-50, 40-51, and 40-52 of the City Code currently prohibit the use of all gasoline-powered motors on boats and similar craft on the landlocked bodies of water within the city and impose fines for violations of this article; and

WHEREAS, the Chapter 40, Article III of the city code is now repealed and reserved for future use in order to comply with Florida Law.

SECTION 1: AUTHORITY

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

SECTION 2: REPEALING SECTION 40-50

Chapter 40, "Waterways," Article III, "Boat Restrictions," Sec 40-50 "Penalty for violation of article," is hereby repealed and Sec 40-50 is reserved for future use:

~~**Sec. 40-50. - Penalty for violation of article.**~~

~~Any person violating this article shall be subject to a fine not to exceed $500.00.~~

SECTION 3: REPEALING SECTION 40-51

Chapter 40, "Waterways," Article III, "Boat Restrictions," Sec 40-51 "Determinations by council," is hereby amended to read as follows:

~~(a) The city council has determined that the best interests of the public would be served by prohibiting the use of all gasoline-powered motors on boats and like craft on the landlocked bodies of water within the city.~~

~~(b) The city council has determined that such regulations would promote the general health, safety and welfare of the community.~~

SECTION 4: REPEALING SECTION 40-52

Chapter 40, "Waterways," Article III, "Boat Restrictions", Sec 40-52 "Gasoline-powered motors; prohibited use or operation," is hereby repealed and Sec 40-52 is reserved for future use:

~~**Sec. 40-52. - Gasoline-powered motors; prohibited use or operation.**~~

~~(a) The use of any and all gasoline-powered motors on boats or other like craft on any landlocked body of water or lake within the city shall be prohibited.~~

~~(b) It shall be unlawful for any person to operate a gasoline-powered motor on boats or other like craft on any landlocked body of water or lake within the city.~~

SECTION 5: CONFLICT

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

SECTION 6: SEVERABILITY

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

SECTION 7: CODIFICATION

The text of Section 2 to 4 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 8: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 7 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's 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 9: 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.

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of August, 2025.

CITY OF CLERMONT, FLORIDA

_____
Tim Murry, Mayor

ATTEST

_____
Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY

_____
Christian W. Waugh, City Attorney

LocaliQ
Florida
GANNETT

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:	2025-030

Date:	07/28/2025
Order Number:	11529337
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	52.0000
Height in Inches:	4.3100

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/12/2025 - 08/12/2025	Govt Public Notices
LEE dailycommercial.com	1	08/12/2025 - 08/12/2025	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	$84.16
Tax Amount	$0.00
Service Fee 3.99%	$3.36
Cash/Check/ACH Discount	-$3.36
Payment Amount by Cash/Check/ACH	$84.16
Payment Amount by Credit Card	$87.52

Order Confirmation Amount	**$84.16**

Ad Preview

LEGAL NOTICE

On Tuesday, August 26, 2025 at 3:00 PM the Clermont City Council will consider the proposed ordinance to allow for the amendment of the City Code, Chapter 40, Article III.

ORDINANCE NO. 2025-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, REPEALING CHAPTER 40, ARTICLE III OF THE CITY CODE, AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

All public hearings are held in the Clermont City Hall, Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711.
This amendment 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
August 12, 2025
11529337

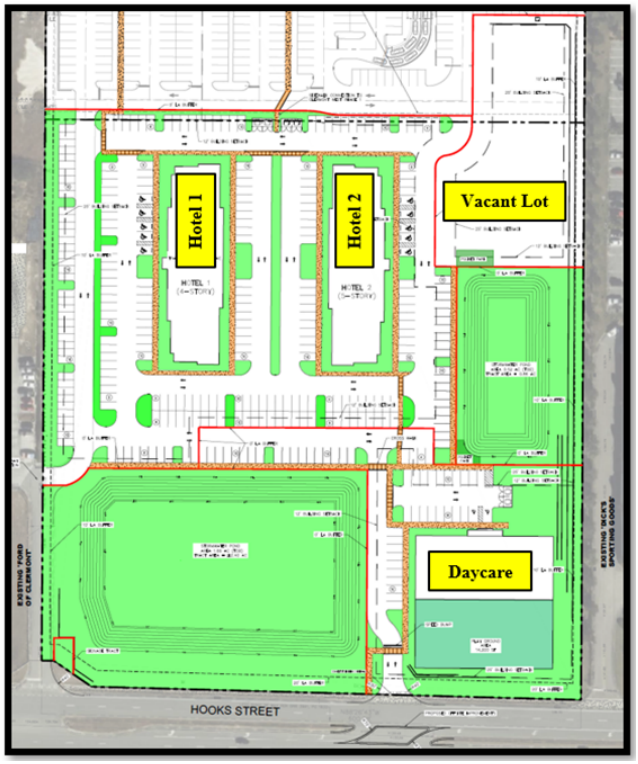
CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Resolution No. 2025-013R *Clermont West Phase 2 CUP*
Requested Action
Recommend approval of Resolution 2025-013R.
Staff Report

This agenda item was tabled from the August 12th meeting. The applicant, Clermont West Investors, LLC, is requesting to develop the southern portion of a C-2 General Commercial zoned parcel fronting on Hooks Street, located south of Portillo's, between Hobby Lobby and Ford of Clermont. The property is approximately 10 +/- acres in size. The applicant is proposing two (2) hotels in the interior portion of the property, up to five-stories in height, with a maximum square footage of 70,000 square feet each and a total of 250 rooms collectively. The southernmost portion of the property will consist of a stormwater pond and a 12,500-square-foot daycare facility. An interior vacant lot (1.12+/- acres) will be available for C-2 General Commercial uses. No user has been identified by the applicant at this time for the vacant lot.

The applicant is required to seek a conditional use permit due to the proposed hotel building sizes of over 20,000 square feet, shared parking between the hotels, and two (2) special conditions: (1) to allow zero (0) foot internal landscape buffers between the internal lot line and (2) to allow a maximum grade within the perimeter landscape buffer up to 25%. Last year, the applicant previously applied for a similar project with hotel use, three-story self-storage, and daycare use that was not approved by the City Council, along with 6 special conditions. The applicant has revised the site plan by removing the self-storage component and reducing the number of special conditions.



Access to the site will be from the existing western driveway access point on Hooks Street, serving the Ford of Clermont and this development. In addition, the site will be accessed from the existing SR 50 entrance and the Sandy Grove access point to the east. The secondary access point on Hooks Street between the stormwater pond and the proposed daycare site has been acknowledged by Lake County and will warrant improvements along Hooks Street, as indicated in the traffic impact analysis review memo.

Staff have reviewed the CUP application in accordance with Sec. 101-212 of the Land Development Code. With the revised changes, the project does not appear to conflict with the Comprehensive Plan. The future land use is commercial and the proposed uses, particularly the hotel use, are supported by Policy 1.9.3. The applicant has made some revisions to the original proposal to lessen the intensity along with other site changes that alleviate staff's concerns about the compatibility of the developments in the area. In addition, with the revision of parking areas within the development, pedestrian safety appears to have been improved. *The Planning and Zoning Commission recommended approval, 5 to 2, with an additional condition added for a tree inventory and replacement plan. The applicant provided a tree survey, dated July 22, indicating the existing trees were planted for silviculture use and would be exempt from tree mitigation.* Staff recommends approval of Resolution 2025-013R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2025-013R -Clermont West Ph 2 (08.18.2025)	2025-013R -Clermont West Ph 2 (08.18.2025).pdf
2.	Maps	Maps.pdf
3.	2025-04-21 Clermont West Phase 2 CUP - Conceptual Site Plan	2025-04-21 Clermont West Phase 2 CUP - Conceptual Site Plan.pdf
4.	Hotel Rendering 1	Hotel Rendering 1.pdf
5.	Hotel Rendering 2	Hotel Rendering 2.pdf
6.	Tree Preservation Letter Response	Tree Preservation Letter.pdf
7.	Clermont West South TIA Review Memo_2025.5.19	Clermont West South TIA Review Memo_2025.5.19.pdf
8.	CUP Application (Signed)	CUP Application (Signed).pdf
9.	Legal Ad - Clermont West Ph 2 CUP 2025 CC	Legal Ad - Clermont West Ph 2 CUP 2025 CC.pdf

CITY OF CLERMONT

RESOLUTION NO. 2025-013R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT (2025-013R), TO ALLOW FOR TWO HOTELS TO OCCUPY MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE AND TO ALLOW SHARED PARKING AMONG THE HOTELS. IN ADDITION, THE APPLICANT IS REQUESTING THE FOLLOWING SPECIAL CONDITIONS TO BE INCLUDED IN THE CONDITIONAL USE PERMIT: (1) TO ALLOW ZERO (0) FOOT INTERNAL LANDSCAPE BUFFERS BETWEEN INTERNAL LOT LINES AND (2) TO ALLOW A MAXIMUM GRADING WITHIN THE PERIMETER LANDSCAPE BUFFERS UP TO 25% SLOPE; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 1, 2025 recommended approval of this Conditional Use Permit to allow for two hotels to occupy more than 20,000 square feet of floor space and to allow shared parking among the hotels. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) to allow zero (0) foot internal landscape buffers between internal lot lines and (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope; at the following location:

LOCATION:

Vacant property located north of Hooks Street,
between Ford of Clermont and Dick's Sporting Goods
(Portion of Alternate Key 1103916)
10.61 +/- Acres

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for two hotels to occupy more than 20,000 square feet of floor space and to allow shared parking among the hotels. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) to allow zero (0) foot internal landscape buffers between internal lot lines and (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.

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

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

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

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

6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.

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

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

9. 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.

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USE

HOTEL USE:

1. The property shall be developed to allow for two (2) hotels up to five-stories and up to 70,000 square feet each.

2. Total hotel guest rooms, combined between both hotels, shall not exceed 250 guest rooms overall.

3. The maximum building height will be 55 feet.

4. The hotels shall not be used for extended stay purposes, which is considered as 15 consecutive days per stay or more.

5. The building shall be constructed in substantial accordance with the conceptual elevations and style as shown in **Exhibit B**.

ENTIRE SITE:

6. The property shall be developed to allow for two (2) hotels up to five-stories and up to 70,000 square feet each feet each in the C-2 General Commercial Zoning District. The project, Clermont West – Phase 2, shall be developed in substantial accordance with the Overall Site Plan, dated 12/26/2024 with a revised date of April 21, 2025, as prepared by Kimley-Horn and as identified as **Exhibit A**. Any new development on the property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.

7. The site may have zero (0) foot internal landscape buffers between internal lot lines.

8. The perimeter landscape buffer may have a maximum grade up to a 25% slope.

9. The site shall be developed according to the City of Clermont Land Development Codes, and all buildings must comply with the City of Clermont Architectural Design Standards.

10. Subject to Lake County Public Work's review, additional storage within the existing left turn lane (eastbound) on Hooks Street at the western access point may be required to increase capacity of the turn lane. The length of turn lanes will be determined and approved by Lake County Public Works at the time of site plan review.

11. In no event shall the operation of any business within the project be or become a public nuisance as defined by City Code Section 1-142(c) or other applicable nuisance statutes, such as §823.05, Fla. Stat. In addition to all other remedies at law or equity, if the City issues a Notice of Violation or other notice to the property owner citing such public nuisance activity, the case shall be heard by the City Public Nuisance Abatement Board or City Code Enforcement Board, as provided by the City Code. Nothing herein is intended to supplant or reduce the City's authority granted in Chapter 162, Florida Statutes.

12. The daycare shall require students to be escorted in by an adult, with no unescorted drop-off or pick-up by policy.

13. The site may also be used for any permitted use in the C-2 General Commercial Zoning District.

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

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

16. A tree inventory and proposed tree removal and replacement plan at the time of site plan submittal, according to Land Development Code Section 123, will be required so that due consideration may be given for preservation and protection of trees during the site plan design process. Otherwise, the Applicant agrees to follow any relevant provision of Chapter 123 of the Land Development Code.

SECTION 3: CONFLICT

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

SECTION 4: 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 5: 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 6: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2025-013R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 2025**.**

CITY OF CLERMONT

_____
Tim Murry, Mayor

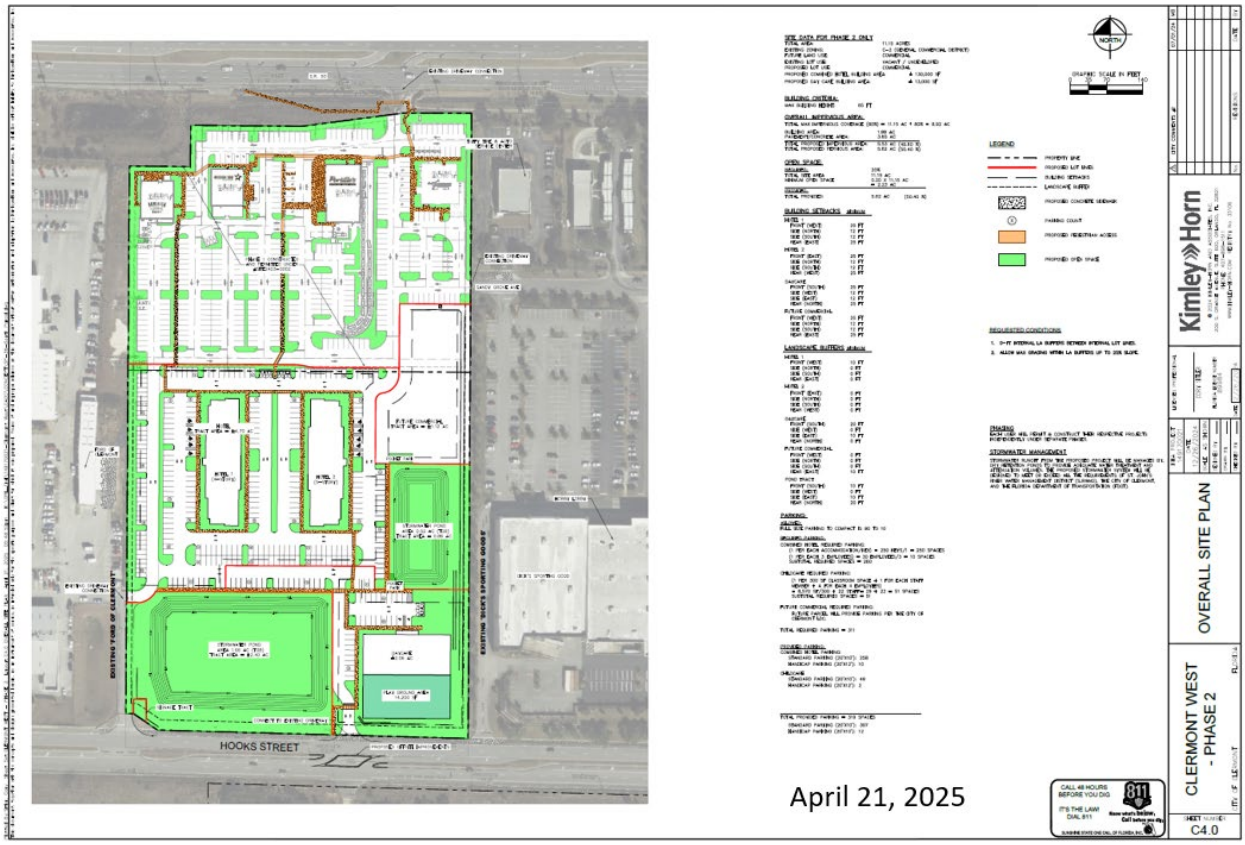
ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

_____
Christian W. Waugh, City Attorney

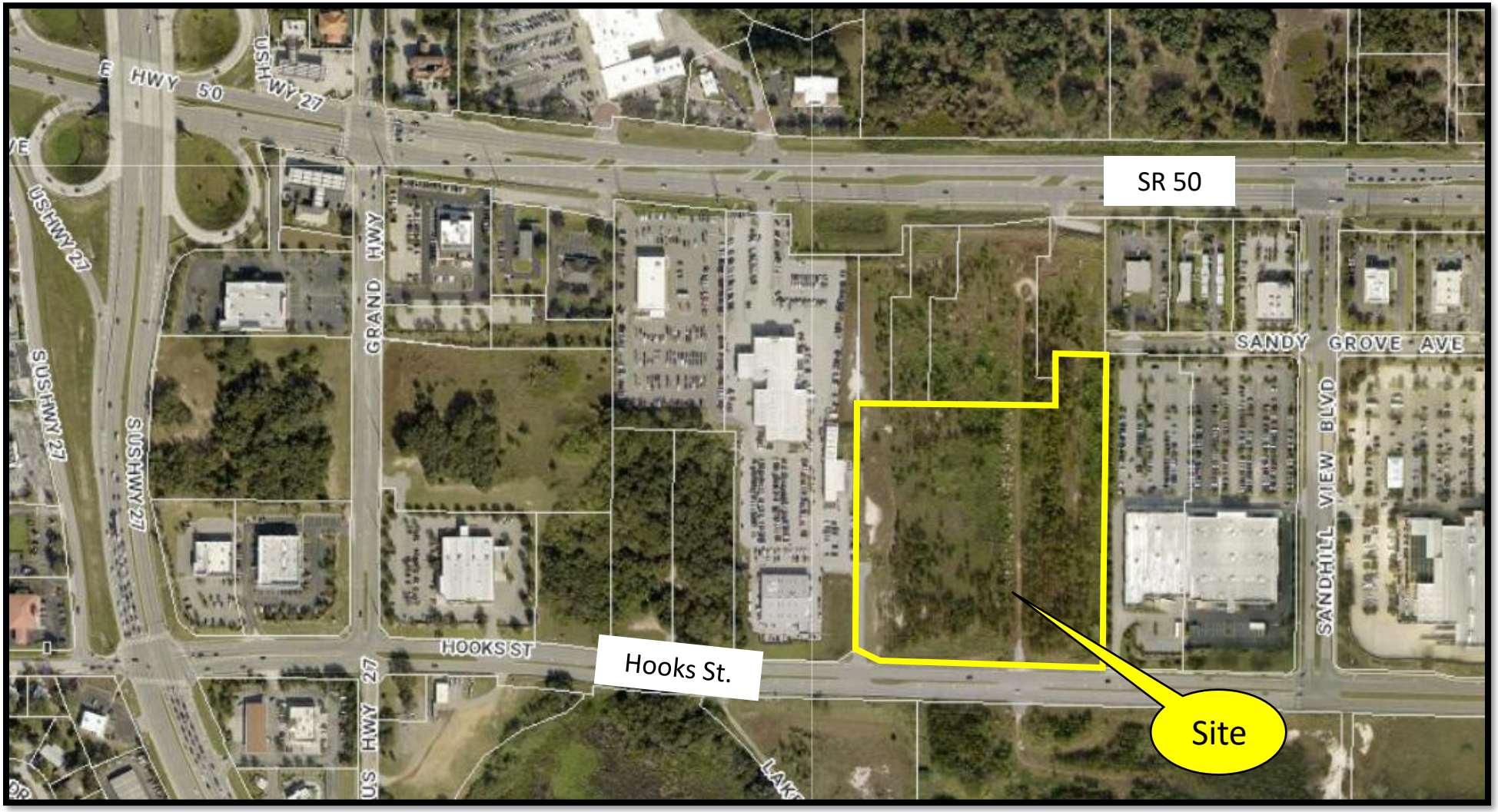
Exhibit A



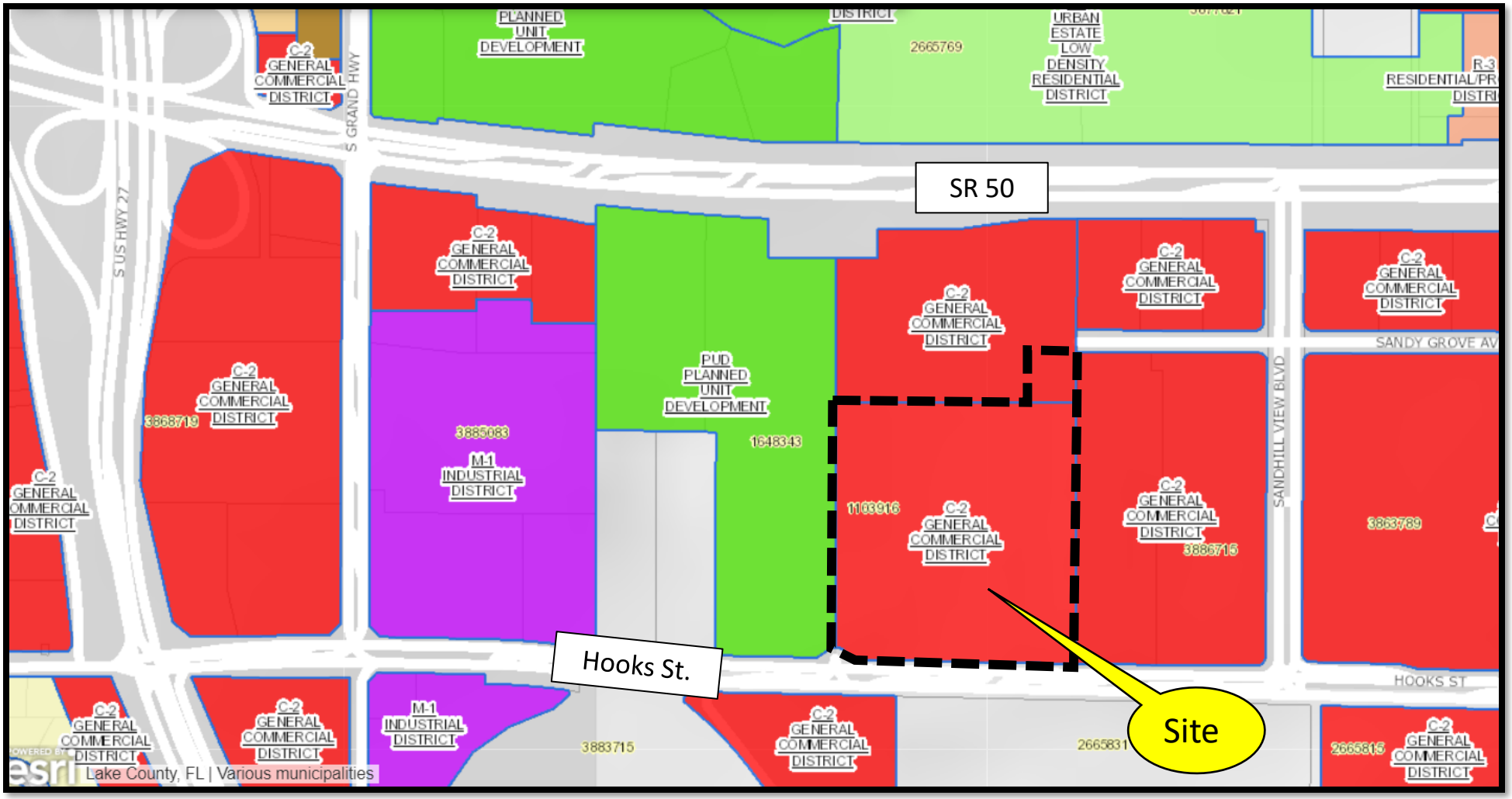
Zoomed in view

Exhibit B

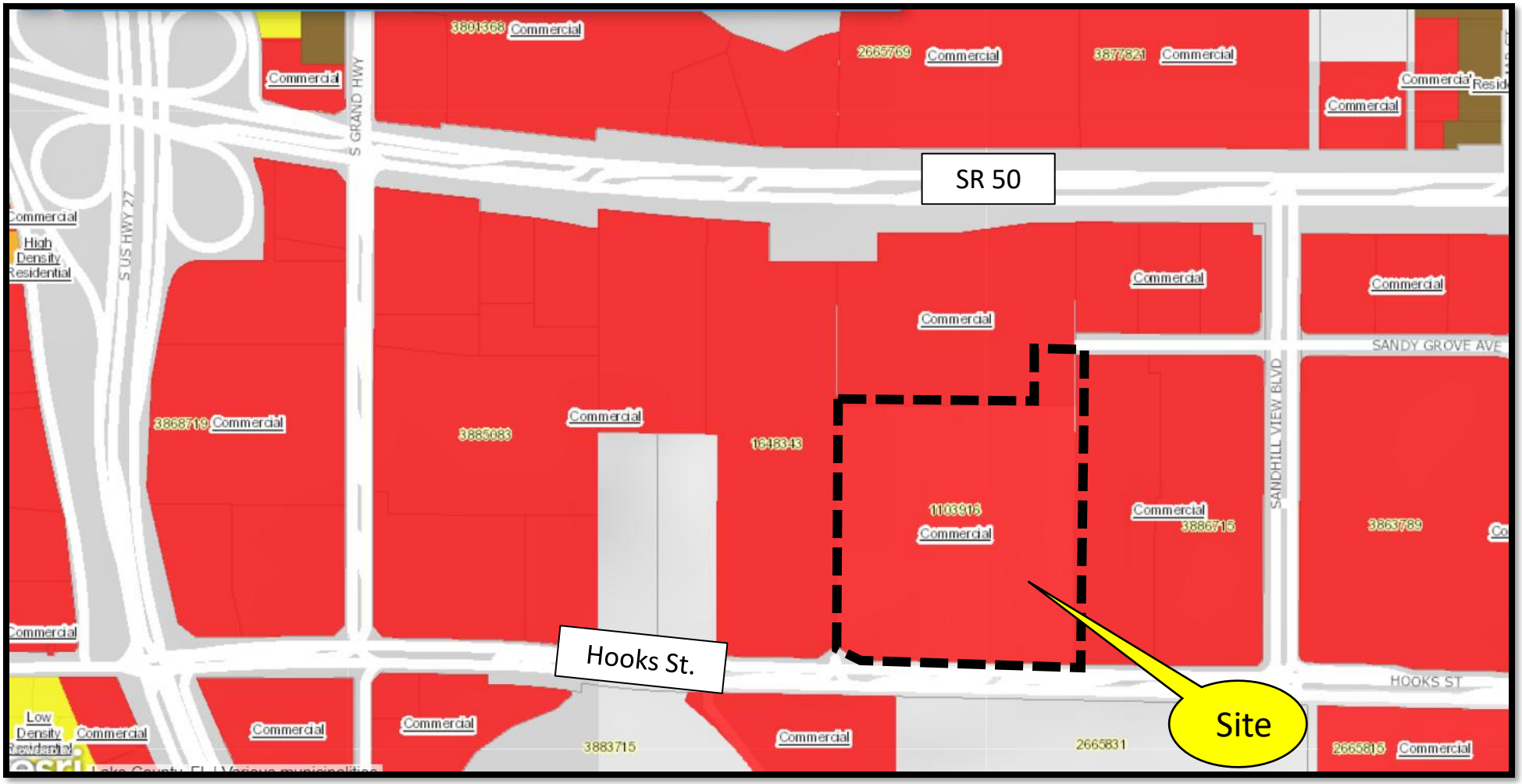
Clermont West Phase 2 – Aerial Map

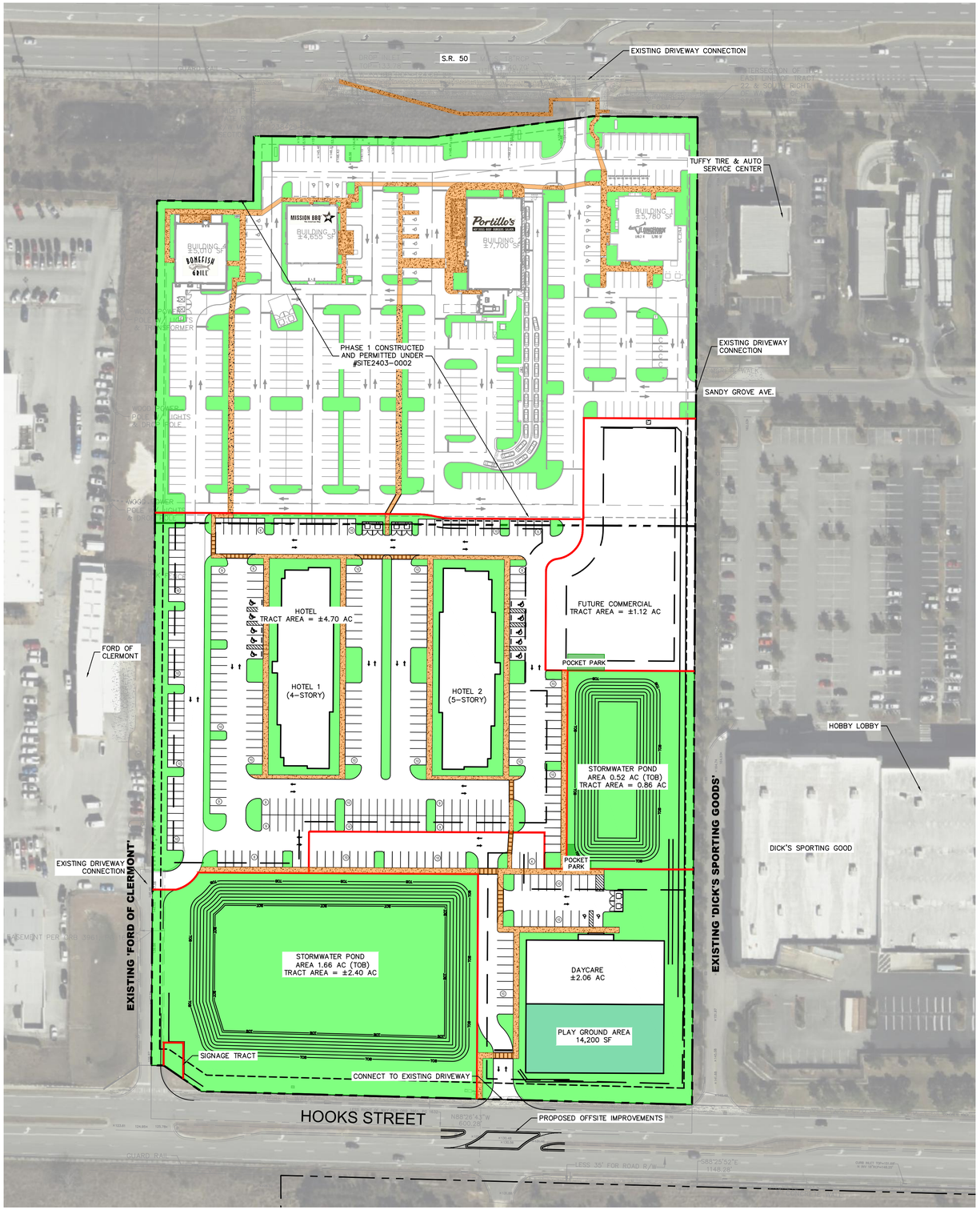


Clermont West Phase 2 – Zoning Map



Clermont West Phase 2 – Future Land Use Map





SITE DATA FOR PHASE 2 ONLY

TOTAL AREA:	11.15 ACRES
EXISTING ZONING:	C-2 (GENERAL COMMERCIAL DISTRICT)
FUTURE LAND USE:	COMMERCIAL
EXISTING LOT USE:	VACANT / UNDEVELOPED
PROPOSED LOT USE:	COMMERCIAL
PROPOSED COMBINED HOTEL BUILDING AREA:	± 130,000 SF
PROPOSED DAY CARE BUILDING AREA:	± 13,000 SF

BUILDING CRITERIA:

MAX BUILDING HEIGHT: 65 FT

OVERALL IMPERVIOUS AREA:

TOTAL MAX IMPERVIOUS COVERAGE (80%) = 11.15 AC * 80% = 8.92 AC

BUILDING AREA:	1.88 AC
PAVEMENT/CONCRETE AREA:	3.65 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.53 AC (49.60 %)
TOTAL PROPOSED PERVIOUS AREA:	5.62 AC (50.40 %)

OPEN SPACE:

REQUIRED:	20%
TOTAL SITE AREA	11.15 AC
MINIMUM OPEN SPACE	0.20 X 11.15 AC = 2.23 AC
PROVIDED:	
TOTAL PROVIDED:	5.62 AC (50.40 %)

BUILDING SETBACKS MINIMUM

HOTEL 1	
FRONT (WEST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (EAST)	25 FT
HOTEL 2	
FRONT (EAST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (WEST)	25 FT
DAYCARE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT
FUTURE COMMERCIAL	
FRONT (WEST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (EAST)	25 FT

LANDSCAPE BUFFERS MINIMUM

HOTEL 1	
FRONT (WEST)	10 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (EAST)	0 FT
HOTEL 2	
FRONT (EAST)	0 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (WEST)	0 FT
DAYCARE	
FRONT (SOUTH)	20 FT
SIDE (WEST)	0 FT
SIDE (EAST)	10 FT
REAR (NORTH)	0 FT
FUTURE COMMERCIAL	
FRONT (WEST)	0 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (EAST)	10 FT
POND TRACT	
FRONT (SOUTH)	10 FT
SIDE (WEST)	0 FT
SIDE (EAST)	10 FT
REAR (NORTH)	20 FT

PARKING:

ALLOWED:
FULL SIZE PARKING TO COMPACT IS 90 TO 10

REQUIRED PARKING:
COMBINED HOTEL REQUIRED PARKING:
(1 PER EACH ACCOMMODATION/KEY) = 250 KEYS/1 = 250 SPACES
(1 PER EACH 3 EMPLOYEES) = 30 EMPLOYEES/3 = 10 SPACES
SUBTOTAL REQUIRED SPACES = 260

CHILDCARE REQUIRED PARKING:
(1 PER 300 SF CLASSROOM SPACE + 1 FOR EACH STAFF MEMBER + A FOR EACH 4 EMPLOYEES)
= 8,570 SF/300 + 22 STAFF= 29 + 22 = 51 SPACES
SUBTOTAL REQUIRED SPACES = 51

FUTURE COMMERCIAL REQUIRED PARKING:
FUTURE PARCEL WILL PROVIDE PARKING PER THE CITY OF CLERMONT LDC.

TOTAL REQUIRED PARKING = 311

PROVIDED PARKING:
COMBINED HOTEL PARKING:
STANDARD PARKING (20'X10'): 258
HANDICAP PARKING (20'X12'): 10

CHILDCARE
STANDARD PARKING (20'X10'): 49
HANDICAP PARKING (20'X12'): 2

TOTAL PROVIDED PARKING = 319 SPACES
STANDARD PARKING (20'X10'): 307
HANDICAP PARKING (20'X10'): 12

NORTH

GRAPHIC SCALE IN FEET
0 35 70 140

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINES
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- PROPOSED CONCRETE SIDEWALK
- PARKING COUNT
- PROPOSED PEDESTRIAN ACCESS
- PROPOSED OPEN SPACE

REQUESTED CONDITIONS

1. **0-FT INTERNAL LA BUFFERS BETWEEN INTERNAL LOT LINES.**
2. **ALLOW MAX GRADING WITHIN LA BUFFERS UP TO 25% SLOPE.**

PHASING

EACH USER WILL PERMIT & CONSTRUCT THEIR RESPECTIVE PROJECTS INDEPENDENTLY UNDER SEPARATE PHASES.

STORMWATER MANAGEMENT

STORMWATER RUNOFF FROM THE PROPOSED PROJECT WILL BE MANAGED BY, DRY RETENTION PONDS TO PROVIDE ADEQUATE WATER TREATMENT AND ATTENUATION VOLUMES. THE PROPOSED STORMWATER SYSTEM WILL BE DESIGNED TO MEET OR EXCEED ALL THE REQUIREMENTS OF ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD), THE CITY OF CLERMONT, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS #1	07/01/24	MB

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY SITLER
FLORIDA LICENSE NUMBER 89984
DATE: 12/26/2024

KHA PROJECT 149170021
DATE 12/26/2024
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

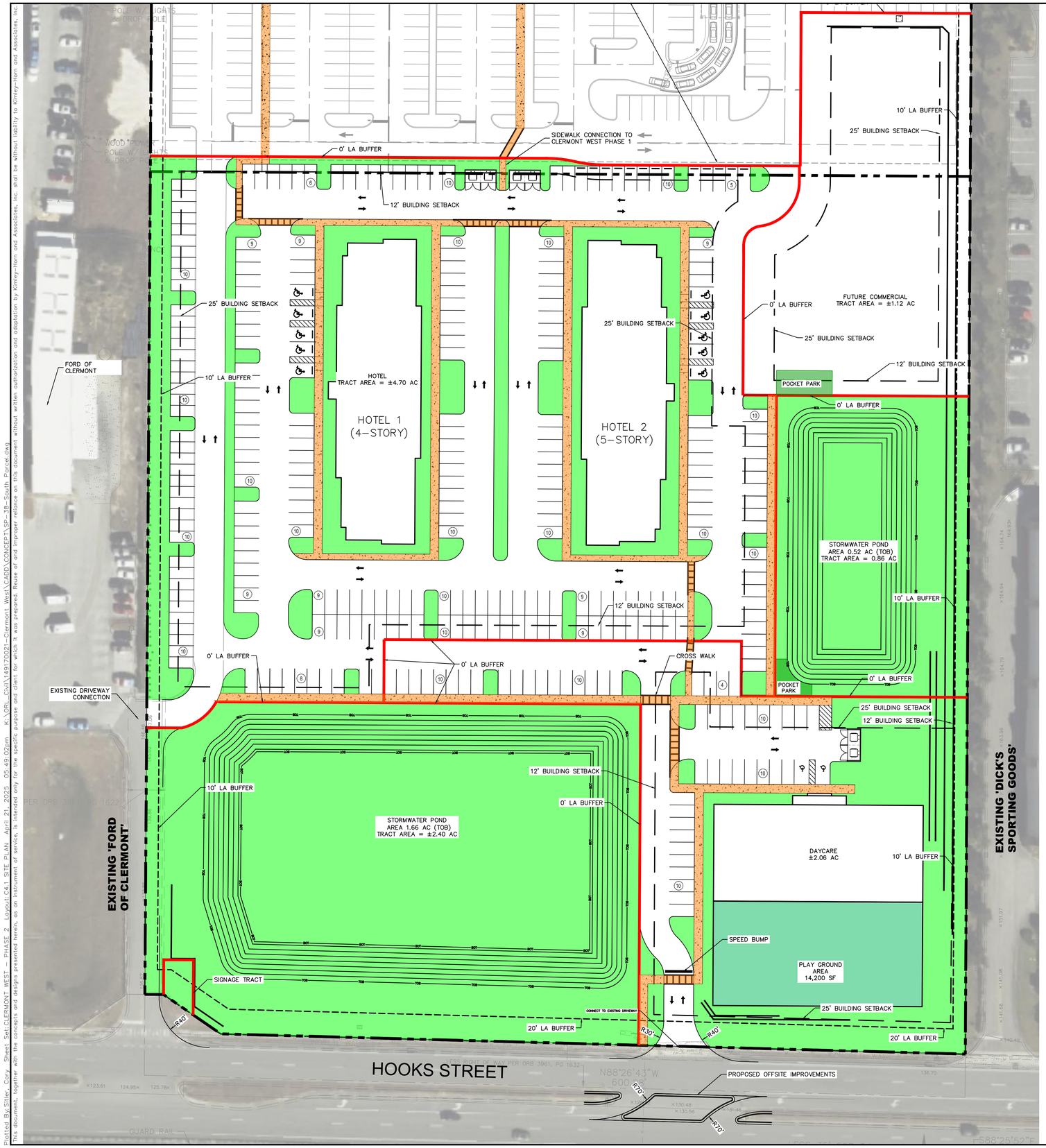
OVERALL SITE PLAN

CLERMONT WEST - PHASE 2

CITY OF CLERMONT FLORIDA

SHEET NUMBER
C4.0

Plotted By:Sitler, Cory Sheet Set:CLERMONT WEST - PHASE 2 Layout:C4.0 OVERALL SITE PLAN April 21, 2025 09:48:52pm K:\ORL_Civil\149170021-Clermont West\CADD\CONCEPT\SP-38-South Parcel.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINES
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- PROPOSED CONCRETE SIDEWALK
- PARKING COUNT
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LICENSED PROFESSIONAL
CORY SITLER
FLORIDA LICENSE NUMBER 89984
DATE: 12/26/2024

KHA PROJECT 149170021
DATE 12/26/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PHASE 2 SITE PLAN

CLERMONT WEST - PHASE 2

CITY OF CLERMONT FLORIDA

SHEET NUMBER
C4.1

Plotted By:Sitler, Cory Sheet Set:CLERMONT WEST - PHASE 2 Layout:C4.1 SITE PLAN April 21, 2025 05:49:02pm K:\ORL_Civil\149170021-Clermont West\CADD\CONCEPT\SP-2B-South Parcel.dwg
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CLERMONT

PROPOSED HOTEL

June 25, 2024

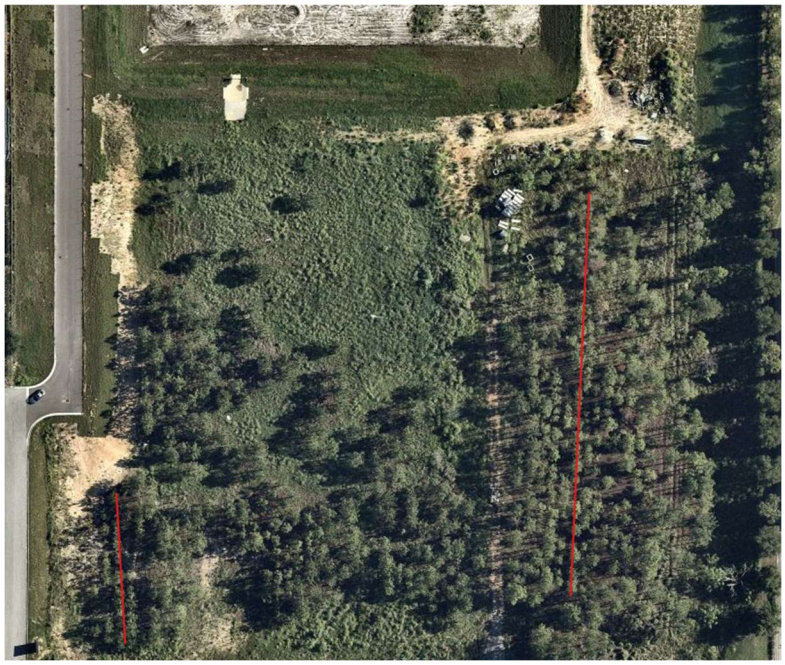
July 22, 2025

City of Clermont
Planning & Zoning Department
685 W Montrose Street
Clermont, FL 34711

Re: **Clermont West**
Project Number – CUP2025-013R

To Whom It May Concern:

Kimley-Horn and Associates, Inc. performed a site visit to document the existing trees planted at the site location associated with the above permit number. Upon investigation, it was determined that all trees located on site were planted for the use of silviculture (see pictures below – depicting linear nature of planting). The two species of pines found were Longleaf Pine and Loblolly Pine, ranging in sizes of 2" DBH - 15" DBH. Based on this, it is our opinion that this site should be exempt from tree mitigation in accordance with Clermont Land Development Code Sec. 123-101.



If you have any further questions, please do not hesitate to contact our office (407-427-1629) or email me at Matt.franko@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
Matt Franko, PLA

KITTELSON & ASSOCIATES
225 E ROBINSON STREET, SUITE 355
ORLANDO, FL 32801
P 407.540.0555 F 407.540.0550

MEMORANDUM

Date: May 19, 2025 Project #: 24449.41

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP

Project: Clermont West – South Parcel Traffic Impact Analysis

Subject: TIS Review

This memorandum has been prepared to document the review of the Clermont West – South Parcel Traffic Impact Study. The TIS was completed by Kimley-Horn and was revised May 2025. The project proposes to build two hotels (123 rooms each), a day care center (12,500 SF), and a general strip retail plaza (10,000 SF) in Clermont, FL. The site is located between SR 50 and Hook Street, west of Sandhill View Boulevard. The original parcel fronting SR 50 was previously analyzed to contain four restaurants. A Portillo's opened on the adjacent Clermont West parcel in January 2024.

Comments were provided on the original traffic study to include the latest Lake County CMP Database and updated traffic counts incorporating Portillo's. The most recent update to the study updates the development program based on feedback from the City of Clermont and the access per Lake County. All comments have been addressed and we have no additional comments.

Per coordination with Lake County, the development will have one full access at the existing Ford driveway. The eastern access point on Hooks Street will need to be modified into a directional median opening. No other offsite improvements are required.

CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date 5/7/2025	**FEE: $845 + cost of advertisement + cost of traffic review (if necessary)**		
Project Name (if applicable) Clermont West Phase 2			
Applicant CLERMONT WEST INVESTORS, LLC			
Contact Person RYAN STAHL			
Address 630 S. MAITLAND AVENUE, SUITE 100	**City** MAITLAND	**State** FL	**Zip** 32751
Telephone 407-628-0077	**Fax**		
Email RSTAHL@EQUINOX-DEVELOPMENT.COM			

OWNER INFORMATION ☒ **(Check box if owner information is same as applicant)**

Owner's Name			
Owner Address	**City**	**State**	**Zip**
Telephone	**Fax**		

PROPERTY INFORMATION

Address of Subject Property 1250 E HWY 50	**City** CLERMONT	**State** FL	**Zip** 34711

General Location

South of SR 50, east of Grand Hwy, west of Sandhill View Blvd, and north of Hooks St.

Legal Description & Alternate Key (include copy of survey)

A PORTION OF:BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WAY TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.
AND
TRACTS 22 AND 27, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT: BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WA TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
TOGETHER WITH
LAKE HIGHLANDS 29-22-26, TRACTS 37A, 37B, 38A, E 170.51 FT OF TRACT 38B--LESS BEG AT NE COR OF TRACT 37A, RUN S 0-15-47 W 35.01 FT, N 88-26-40 W 164.46 FT, N 0-15-47 E 35.01 FT, S 88-26-40 E 164.46 FT TO POB FOR RD R/W & LESS FROM SW COR OF NW 1/4 OF SEC 29 RUN S 88-26-37 E ALONG S LINE OF NW 1/4 A DIST OF 1483.16 FT, S 0-12-04 W 15 FT TO S LINE OF HOOKS ST & THE INTERSECTION WITH W LINE OF E 170.51 FT OF TRACT 38B FOR POB, CONT S 88-26-37 E 983.16 FT, S 0-15-50 W 35 FT, N 88-26-37 W 983.07 FT, N 0-12-04 E 35 FT FOR RD R/W--PB 2 PG 25 ORB 1008 PG 668.
FOR A TOTAL OF ±17.72 AC.

Land Use (City verification required)

C-2 GENERAL COMMERCIAL DISTRICT

Zoning (City verification required)

COMMERCIAL

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.

Develop the rear ±10.61-acres south of the Clermont West (#SITE2301-0006) project to propose two 5-story hotels (±130,000 combined SF, ±250 combined rooms), ±12,500 SF child daycare center, and a future commercial parcel per the conceptual site plan. This project and the proposed uses are consistent with the existing zoning and the surrounding uses within this commercial corridor along SR-50.

RYAN STAHL

Applicant Name (print)

x

Applicant Name (*signature*)

RYAN STAHL

Owner Name (print)

x

Owner Name (*signature*)

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

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

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

5/26/2020

LocaliQ
Florida
GANNETT

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:	07/16/2025
Order Number:	11499516
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	60.0000
Height in Inches:	4.9700

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/28/2025 - 07/28/2025	Govt Public Notices
LEE dailycommercial.com	1	07/28/2025 - 07/28/2025	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	$96.80
Tax Amount	$0.00
Service Fee 3.99%	$3.86
Cash/Check/ACH Discount	-$3.86
Payment Amount by Cash/Check/ACH	$96.80
Payment Amount by Credit Card	$100.66

Order Confirmation Amount	**$96.80**

Ad Preview

LEGAL NOTICE

On Tuesday, August 12, 2025 at 3:00 PM, the Clermont City Council will consider a request for a Conditional Use Permit (2025-013R), to allow for two hotels to occupy more than 20,000 square feet of floor space and to allow shared parking among the hotels. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) to allow zero (0) foot internal landscape buffers between internal lot lines and (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope.

LOCATION
Vacant property located north of
Hooks Street,
between Ford of Clermont and
Dick's Sporting Goods
(Portion of Alternate Key 1103916)
10.61 +/- Acres

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. 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
July 28, 2025

11499516 7/28/2025

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Resolution No. 2025-019R *Church at South Lake CUP*
Requested Action
Recommend approval of Resolution 2025-019R.
Staff Report

The applicant, Brian Hammond, is requesting an amendment to an existing conditional use permit (CUP) to allow for the development of a 16,355-square-foot building in addition to the existing church campus. The subject property is located within a Planned Unit Development (PUD) and is operating under an existing CUP. The Church at South Lake was granted a conditional use permit in 2011 to operate a house of worship in the C-2 General Commercial Zoning District. The proposed expansion would include a new worship auditorium and staff offices.

The site plan provided shows the development of a 16,355-square-foot building addition being constructed between the two existing buildings. The current auditorium, which seats approximately 500, will be repurposed as space for the church's youth ministry. Upon completion of the expansion, the total seating capacity of the church auditorium will be 700 seats, representing a net seating increase of 200.

Parking requirements for churches are calculated at a ratio of 1 parking space per 4 seats in the auditorium. Based on the proposed 700-seat capacity, the site requires 175 parking spaces. Staff have verified that the existing paved parking area, along with the additional parking available on the underdeveloped lots 3 and 4, provides sufficient capacity to meet this requirement.

Additionally, peak traffic generation for the church occurs on Sundays, which typically does not conflict with weekday peak travel times. The applicant has submitted an engineer-reviewed letter stating that the anticipated increase in traffic is negligible and has requested an exemption from a formal traffic study. Based on this review and the operational nature of the facility, staff have no concerns regarding traffic impacts.

In reviewing an application for a conditional use permit, Section 101-212 (c) of the Land Development Code is consulted. The proposed project expansion is consistent with the existing land use designation and surrounding development pattern. Staff have reviewed the proposed amendment and find it consistent with the City's Comprehensive Plan and Land Development Code.

The yellow outline is the parcel and the blue box indicates the proposed 16,355-sq-ft building addition.

The Planning & Zoning Commission recommended approval 6-0, as presented. Staff recommends approval of Resolution 2025-019, amending the existing Conditional Use Permit to allow for a 16,355-square-foot expansion of the Church at South Lake within the C-2 General Commercial Zoning District.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2025-019R -Church at South Lake (07.31.25)	2025-019R -Church at South Lake (07.31.25).pdf
2.	Maps	Maps.pdf
3.	Church at South Lake - Expansion_Traffic Memo 2025 0729	Church at South Lake - Expansion_Traffic Memo 2025 0729.pdf
4.	Church at South Lake_Render-Site	Church at South Lake_Render-Site.pdf
5.	Elevation Renderings	Elevation Renderings.pdf
6.	Application	Application.pdf
7.	Legal Ad	Legal Ad.pdf

CITY OF CLERMONT

RESOLUTION NO. 2025-019R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (2025-019R) TO ALLOW FOR AN EXPANSION TO THE EXISTING CHURCH AT SOUTH LAKE CAMPUS. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 5, 2025 recommended for approval of this Conditional Use Permit to allow an expansion to the existing Church at South Lake Campus; at the following location:

LOCATION:
Church at South Lake
2500 & 2525 Hooks Street
AK 3860796, 3860797, 3860798, 3860799
4.45 +/- acres

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow a church facility expansion in the C-2 General Commercial Zoning District; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.

2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.

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

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

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

6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.

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

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

9. 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.

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

11. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.

12. The church occupancy load shall be governed by the amount of parking on site. No more than 4 seats per 1 parking space. Other uses including administration offices and classroom areas shall also be included in all parking calculations in accordance with the Land Development Code.

13. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.

SECTION 2: LAND USE

1. Hancock Town Center, Lots 1-4 (Northwest corner of Hooks Street & Hancock Road) may be used as a church facility in addition to any C-2 General Commercial permitted uses.

2. The building addition shall be constructed in substantial accordance with the Site Plan, as prepared by Germana Engineering, dated 7-18-25, depicted in **Exhibit A**. The expansion shall be a one-story building, not to exceed adding more than 17,000 square feet to the existing building.

3. The building shall be constructed in substantial accordance with the conceptual elevation and style as shown in **Exhibit B**.

SECTION 3: ARCHITECTURAL DESIGN STANDARDS

All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont. In addition, the following shall be allowed:

1. All fencing within public view shall be ornamental metal or brick as approved by the Site Review Committee.

2. All materials stored outside must be within an opaque enclosure, as part of the site plan and approved by the City's Site Review Committee. Storage trailers or other storage systems shall be prohibited.

SECTION 4: CONFLICT

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

SECTION 5: 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 6: 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 7: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 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

Exhibit A

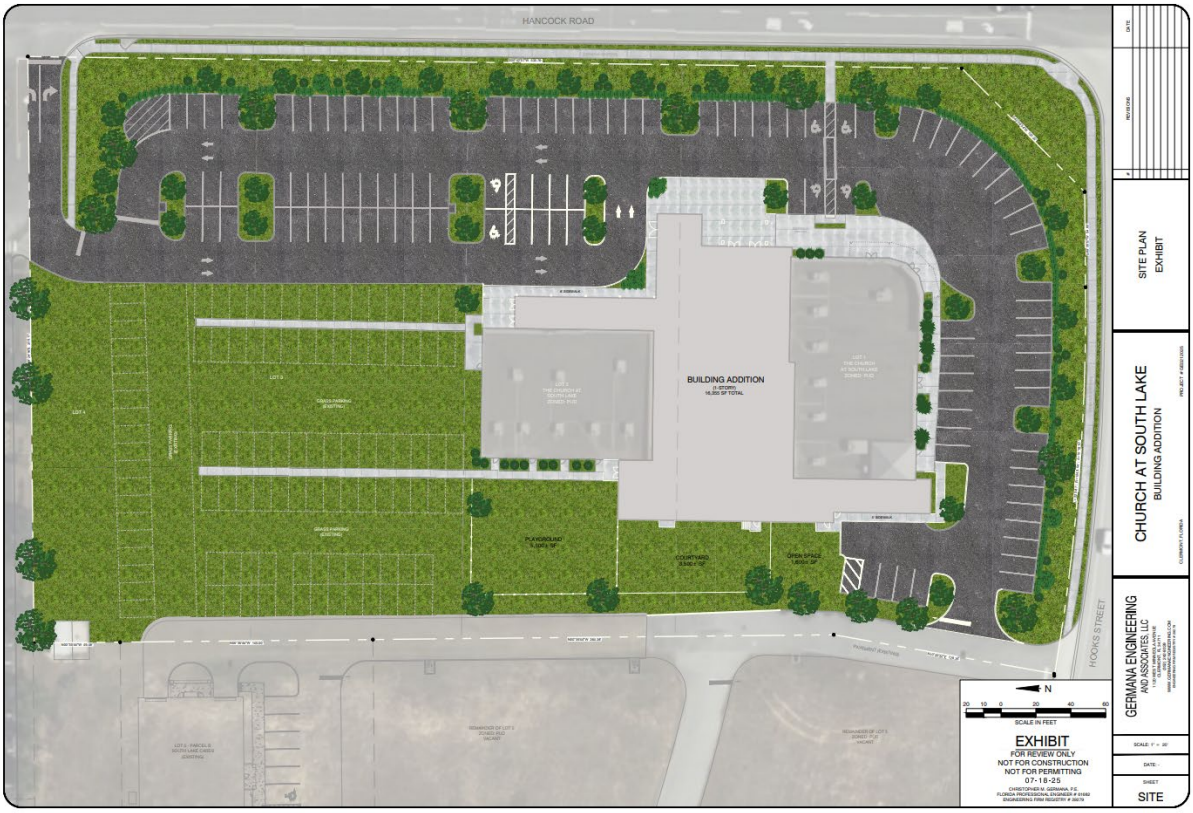
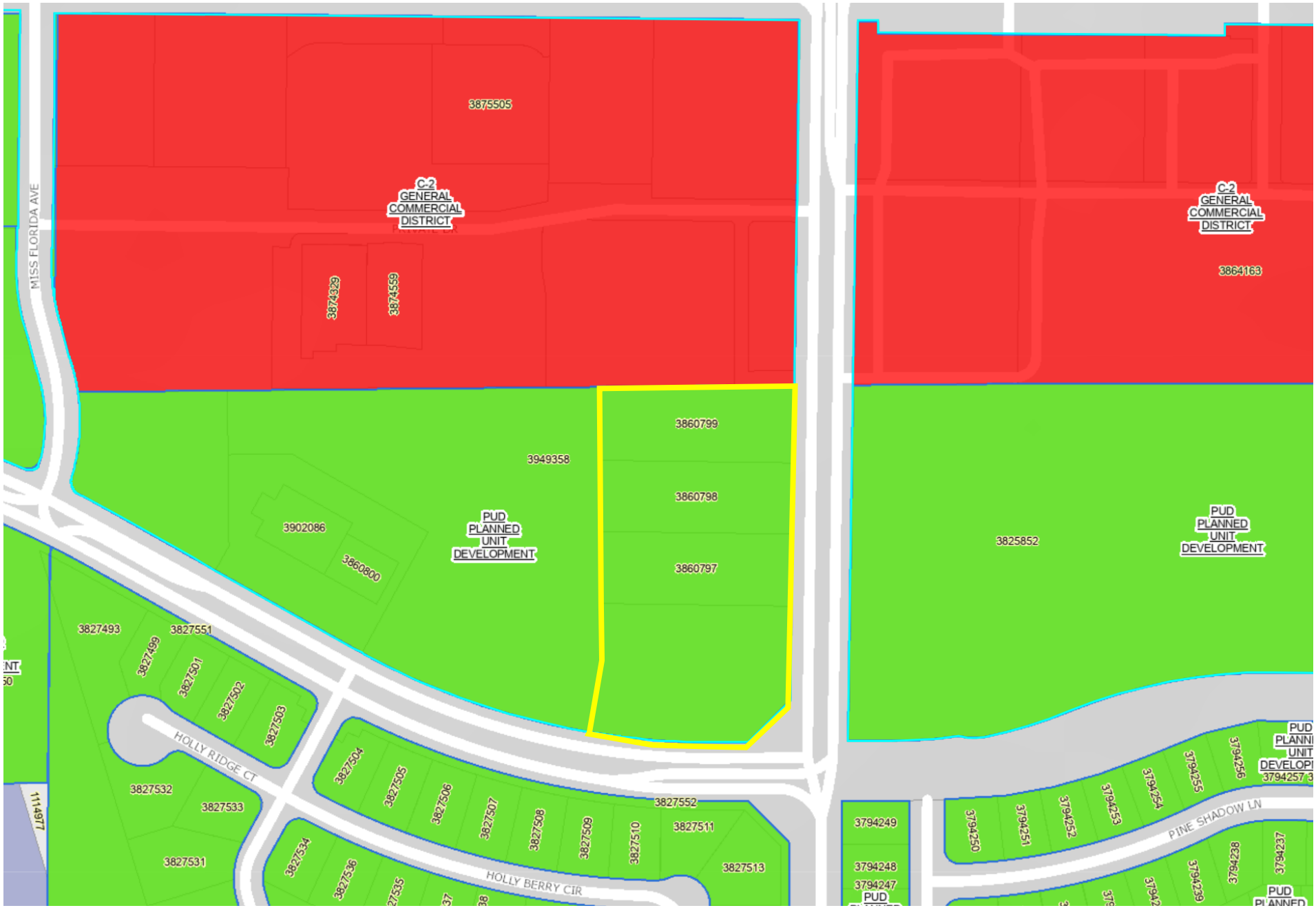

HANCOCK ROAD
HOOKS STREET
BUILDING ADDITION
(2 STORY)
16,000 SF TOTAL
PLAYGROUND
COURTYARD
OPEN SPACE
N
SCALE IN FEET
EXHIBIT
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
07-18-25
CHRISTOPHER N. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 51560
ENGINEERING FIRM REGISTRY # 30679
SITE PLAN
EXHIBIT
CHURCH AT SOUTH LAKE
BUILDING ADDITION
GERMANA ENGINEERING
AND ASSOCIATES, LLC
SITE

Exhibit B

Church at South Lake – Aerial Map

Church at South Lake – Zoning Map



Church at South Lake – Future Land Use Map

100 E. Pine Street, Suite 600
Orlando, FL 32801
o: 407.246.0044

July 29, 2025

Nick Gonzalez
City of Clermont
Planning & Economic Development
685 W. Montrose Street
Clermont, FL 34711

RE: Church at South Lake – Expansion
Proposed CUP Amendment
Anticipated Traffic Impacts

Dear Mr. Gonzalez:

The purpose of this memorandum is to document the anticipated traffic impacts associated with the proposed building expansion for the Church at South Lake, located in Clermont, Florida. It is anticipated that the proposed expansion will result in relatively low traffic generation and, therefore, will not warrant a detailed traffic impact study. Furthermore, the proposed development will not alter existing site access or the current connections to neighboring parcels.

The proposed project consists of a 16,355 square-foot (SF) church expansion on the existing church property, which is located on parcels 28-22-26-0100-0000-0100, -0200, -0300, and -0400. The current Church at South Lake consists of a 9,148 SF building that includes a 500-seat auditorium, along with a separate 7,252 SF building. The site is generally located at the northwest quadrant of the intersection of Hancock Road and Hooks Street.

Existing site access includes a western driveway that connects via cross-access to a right-in/right-out driveway on Hooks Street to the south, as well as a northern connection through an adjacent shopping center that provides access to Hancock Road. These connections are located within the City of Clermont, Florida, and are illustrated in Figure 1. The proposed expansion will not impact the existing driveway connections, as there is adequate land available on the property to accommodate the necessary additional parking spaces. These improvements are depicted in the proposed site plan included in the **Appendix**.

Figure 1: Site Location Map

Trip Generation

The trip generation data was based on the trip generation equations outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition. **Table 1** summarizes the resulting trip generation analysis.

Table 1
Trip Generation Summary

ITE Code	Land Use	Size	Daily Trips	PM Peak Hour Enter	PM Peak Hour Exit	PM Peak Hour Total
560	Church	16,355 SF	139	11	5	6

Source: ITE Trip Generation Manual, 11th Edition

As shown in **Table 1**, the project is anticipated to generate 139 daily new external trips and 11 PM peak hour external trips (5 entering / 6 exiting).

The church plans are to use the proposed expansion to include a new 700-seat auditorium, replacing the existing 500-seat auditorium. The current auditorium will be repurposed for other ministry-related functions. For the purposes of this memorandum, trip generation is based solely on the new building expansion. This methodology is appropriate due to the difficulty in accurately separating traffic attributable to the two auditoriums, given their shared functions and overlapping operational needs.

The traffic impact of the proposed expansion is anticipated to be minimal. Based on the 16,355 SF size of the church expansion, the project is estimated to generate approximately 11 total trips during the PM peak hour of the adjacent roadways (4-6 PM). Additionally, church services are typically held outside the standard weekday peak travel times, primarily on Sunday mornings and Wednesday evenings, with occasional late-evening activities.

Conclusion

In conclusion, the additional traffic associated with the proposed church expansion is expected to be minimal and not significant enough to adversely impact surrounding roadways or intersections. Church activities generally occur outside the traditional peak traffic hours of the roadway (4-6 PM), with services held on Sunday mornings and Wednesday evenings, as well as occasional evening events.

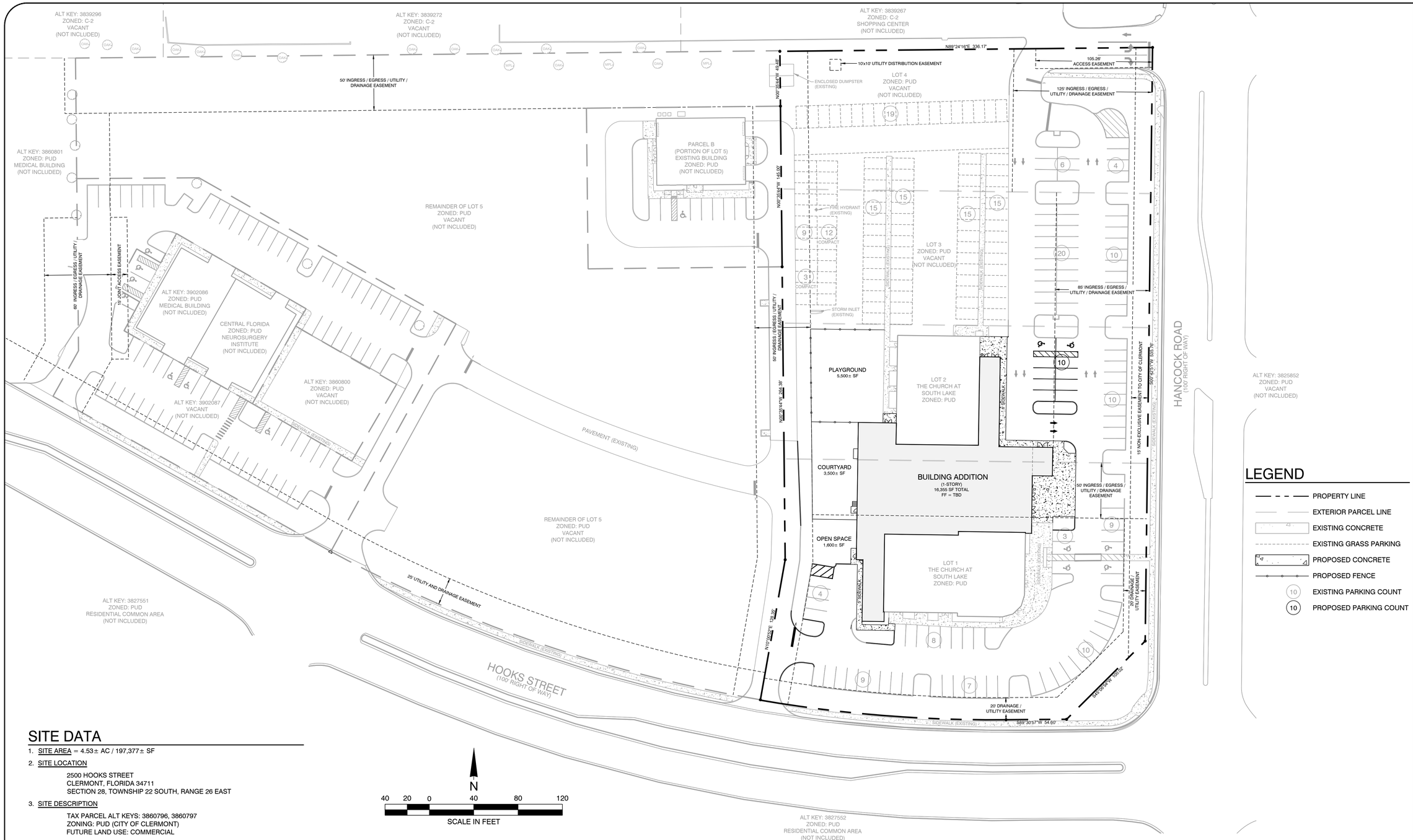
If you have any questions or comments regarding the information presented in this memorandum, please do not hesitate to contact us.

Sincerely,

Todd S. Davis, P.E., PTOE, RSP[1]
Senior Project Manager

cc: Paster Brian Hammond, The Church at South Lake
Christopher Germana, Germana Engineering & Associates

Appendix



LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- EXISTING GRASS PARKING
- PROPOSED CONCRETE
- PROPOSED FENCE
- (10) EXISTING PARKING COUNT
- (10) PROPOSED PARKING COUNT

SITE DATA

1. SITE AREA = 4.53± AC / 197,377± SF
2. SITE LOCATION

   2500 HOOKS STREET
   CLERMONT, FLORIDA 34711
   SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST

3. SITE DESCRIPTION

   TAX PARCEL ALT KEYS: 3860796, 3860797
   ZONING: PUD (CITY OF CLERMONT)
   FUTURE LAND USE: COMMERCIAL

   FLOOD ZONE (PER FEMA FLOOD MAP): THE SITE IS LOCATED IN ZONE X
   WETLANDS (PER SURVEY): NO WETLANDS LOCATED ON SITE
   ON-SITE SOIL (PER SOIL SURVEY): 100% CANDLER SAND

4. BUILDING DATA

   USE TYPE: BUILDING ADDITION
   DIMENSIONS: VARY (ONE-STORY)
   AREA: 16,355 SF

5. PARKING REQUIREMENTS

(CHURCHES = 1 SPACE PER 4 SEATS) REQUIRED PARKING	= 176 SPACES (BASED ON 702 SEATS)
(OFFICES = 1 SPACE PER 200 SF) REQUIRED PARKING	= 06 SPACES (BASED ON 1,275 SF)
(CLASSROOMS = 1 SPACE PER 300 SF) REQUIRED PARKING	= 12 SPACES (BASED ON 3,603 SF)
TOTAL REQUIRED PARKING	= 194 SPACES
ASPHALT PARKING PROVIDED	= 110 SPACES
GRASS PARKING PROVIDED	= 103 SPACES (15 COMPACT)
TOTAL PROVIDED PARKING	= 213 SPACES

NOTES

1. THE MASTER PLAN IS INTENDED TO ONLY SHOW AN OVERVIEW OF THE EXISTING SITE AND PROPOSED IMPROVEMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION. REFER TO OTHER SHEETS WITHIN THIS PLAN SET FOR DETAILS ON THE EXISTING AND PROPOSED IMPROVEMENTS.
2. THE PROJECT LIMITS SHOWN ON THIS PLAN DEFINE THE LIMITS OF THE SITE WORK PROPOSED WHICH ARE PART OF THE CIVIL ENGINEERING CONSTRUCTION PLANS FOR THIS PROJECT.

PRELIMINARY

NOT FOR CONSTRUCTION
NOT FOR PERMITTING
06-13-25

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

MASTER PLAN

CHURCH AT SOUTH LAKE
BUILDING ADDITION

CLERMONT, FLORIDA

PROJECT # GE0212025

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-0326
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 40'

DATE: -

SHEET
C1

EXHIBIT

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
07-18-25

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

#	REVISIONS	DATE

SITE PLAN
EXHIBIT

CHURCH AT SOUTH LAKE

BUILDING ADDITION

CLERMONT, FLORIDA

PROJECT # GE0212025

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8029
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 20'

DATE: -

SHEET
SITE

THE CHURCH
AT SOUTH LAKE

CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date 06-18-2025	**FEE: $845 + cost of advertisement + cost of traffic review (if necessary)**		
Project Name (if applicable) The Church at South Lake Building Addition			
Applicant The Church at South Lake, Inc.			
Contact Person Pastor Brian Hammond			
Address 1860 Hancock Road	**City** Clermont	**State** FL	**Zip** 34711
Telephone 352-243-1155			
Email brian@churchatsouthlake.com			
PROPERTY OWNER INFORMATION ☒ **(Check box if owner information is same as applicant)**			
Property Owner Name The Church at South Lake, Inc.			
Owner Address 1860 Hancock Road	**City** Clermont	**State** FL	**Zip** 34711
Telephone 352-243-1155	**Email** brian@churchatsouthlake.com		
PROPERTY INFORMATION			
Address of Subject Property 1860 Hancock Road	**Alternate Key** 3860796, 3860797, 3860798, 3860799		**Zip** 34711
General Location Corner of Hancock Road and Hooks Street, South of Highway 50 and College Station Shopping Center.			
Legal Description & Alternate Key (include copy of survey) Lots 1 and 2 Alt Keys: 3860796, 3860797, 3860798, 3860799 Per Survey Dated 09-23-2013: LOTS 1 THROUGH 4, INCLUSIVE, HANCOCK TOWNE CENTRE, RECORDED IN PLAT BOOK 60, PAGE 86, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH ALL EASEMENT RIGHTS IN THAT CERTAIN SHARED ENTRANCE AND CROSS ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2526, PAGE 2057, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.			
Land Use (City verification required) FLU: Commercial			
Zoning (City verification required) PUD (Planned Unit Development)			

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.

Amend the existing CUP to allow for development of a 16,355 SF building addition on the Church Campus. The proposed building addition will be used for worship and for staff offices.

Pastor Brian Hammond
Applicant Name (print)

Applicant Name (signature)

The Church at South Lake, Inc.
Owner Name (print)

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

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	**Alternate Key:**	3860796
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 *Update Mailing Address*	**Parcel Number:**	28-22-26-0100-000-00100
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	2500 HOOKS ST CLERMONT FL, 34711	**Property Name:**	THE CHURCH AT SOUTH LAKE *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 1 ORB 4068 PG 2393		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	CHURCH (7100)	0	0		73568.000	Square Feet	$712,138.00	$712,138.00

Click here for Zoning Info Map **FEMA Flood**

Commercial Building(s)

Building 1

Commercial

Building Value: $744,447.00
Building Use: CHURCH (71C)
Structure Type:

Summary

Year Built:	2009
Total Effective Area:	9706
Full Bathrooms:	4
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	558
FINISHED LIVING AREA (FLA)	1.00	9148

View Larger

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	**Alternate Key:**	3860797
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 *Update Mailing Address*	**Parcel Number:**	28-22-26-0100-000-00200
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1860 HANCOCK RD CLERMONT FL, 34711	**Property Name:**	CHURCH AT SOUTH LAKE KIDS CLASSROOMS *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 2 ORB 4068 PG 2393		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	CHURCH SECONDARY BUILDING (7102)	0	0		40061.000	Square Feet	$387,790.00	$387,790.00

Click here for Zoning Info Map **FEMA Flood**

Commercial Building(s)

Building 1

Commercial

Building Value: $591,238.00
Building Use: CHURCH (71C)
Structure Type:

Summary

Year Built:	2009
Total Effective Area:	7392
Full Bathrooms:	4
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	140
FINISHED LIVING AREA (FLA)	1.00	7252

View Larger

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	**Alternate Key:**	3860798
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 *Update Mailing Address*	**Parcel Number:**	28-22-26-0100-000-00300
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1840 HOOKS ST CLERMONT FL, 34711	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 3 ORB 4068 PG 2393		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INSITUTIONAL CHURCH ONLY (7071)	0	0		39887.000	Square Feet	$386,106.00	$386,106.00

Click here for Zoning Info Map **FEMA Flood**

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	12000	SF	2013	$10,886.00
2	PARKING LOT LIGHT (CPFL2)	1	UT	2013	$892.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4068 / 2393	08/23/2011	Warranty Deed	Unqualified	Vacant	$1,800,000.00
3986 / 299	12/15/2010	Certificate of Title	Unqualified	Vacant	$100.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	**Alternate Key:**	3860799
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 *Update Mailing Address*	**Parcel Number:**	28-22-26-0100-000-00400
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1820 HOOKS ST CLERMONT FL, 34711	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 4 ORB 4068 PG 2393		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INSITUTIONAL CHURCH ONLY (7071)	0	0		42604.000	Square Feet	$412,407.00	$412,407.00

Click here for Zoning Info **FEMA Flood Map**

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	10750	SF	2013	$9,752.00
2	PARKING LOT LIGHT (CPFL2)	2	UT	2013	$1,784.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4068 / 2393	08/23/2011	Warranty Deed	Unqualified	Vacant	$1,800,000.00
3986 / 299	12/15/2010	Certificate of Title	Unqualified	Vacant	$100.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

LocaliQ
Florida
GANNETT

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:	07/31/2025
Order Number:	11543800
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	50.0000
Height in Inches:	4.1500

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/11/2025 - 08/11/2025	Govt Public Notices
LEE dailycommercial.com	1	08/11/2025 - 08/11/2025	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	$81.00
Tax Amount	$0.00
Service Fee 3.99%	$3.23
Cash/Check/ACH Discount	-$3.23
Payment Amount by Cash/Check/ACH	$81.00
Payment Amount by Credit Card	$84.23

Order Confirmation Amount	**$81.00**

Ad Preview

LEGAL NOTICE

On Tuesday, August 26, 2025 at 3:00 PM, the Clermont City Council will consider a request for an amendment to a Conditional Use Permit (2025-019R) to allow for an expansion to the existing Church at South Lake campus.

LOCATION
Church at South Lake
1860 Hancock Road
(Alternate Key # 3860796, 3860797, 3860798, 3860799)
4.45 +/- Acres

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. 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
August 11, 2025
11543800 8/11/2025

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, August 26, 2025	
Agenda Item Name	
Surplus Property	
Requested Action	
Staff Report	
This item is to determine if the City Council would like to consider the property at 882 West Desoto Street as surplus property. The parcel is 1/2 acre in size and is currently being utilized as a city parking lot with approximately 14 parking spaces.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Location Map 882 Desoto St	Location Map 882 Desoto St.docx

882 West Desoto St.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, August 26, 2025	
Agenda Item Name	
Surplus Property	
Requested Action	
Staff Report	

This item is to determine if the City Council would like to consider the property at 650 West Montrose Street surplus property. This is a .25-acre parcel with a 2,000-square-foot building and 10 parking spaces.

The city purchased the parcel in November 2023 with fire impact fees for $785,557. An additional $433,700 was put into the building for renovations. A total of $1,219,291 was spent on the purchase of the property and renovations. City Council authorized the reimbursement of the Fire Impact Fees from General Fund Reserves on May 13th, 2025.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Location map 650 Montrose St.	Location map 650 Montrose St..docx

650 West Montrose Street

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, August 26, 2025
Agenda Item Name
Board Appointment
Requested Action
Staff Report
Board Member Frances Falcone has resigned from the Code Enforcement Board effective immediately. The appointment is to fill the remainder of her term in Seat 2, which expires on March 31, 2026. Please find attached the two applications submitted to the City for the Code Enforcement Board. Bill Kilburn has previously served on the Code Enforcement Board and Elex Newsome is a new applicant. The City code requires applicants from the Code Enforcement Board to live within the city limits and be a registered elector of the city.
Additional Analysis
Fiscal Impact Summary
None.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Code Board Appointment Requests 2025	Code Board Appointment Requests 2025.pdf
2. Kilburn Application	Kilburn Application.pdf
3. Newsome Application	Newsome Application.pdf
4. Resignation	Resignation .pdf

Board Appointment Requests

CODE ENFORCEMENT BOARD (1 Seat Available) (Fill remaining Term ending 3/31/2026)	REQUESTOR	ADDRESS/SUBDIVISION	PRIOR SERVICE TO THE CITY	LIVES IN CITY	REGISTERED CITY VOTER	REQUESTING
	Bill Kilburn	660 Rob Roy Drive	YES	YES	YES	Appointment
	Elex Newsome	582 E. Desoto Street	NO	YES	YES	Appointment

CITY OF CLERMONT – CITY CLERK'S OFFICE
685 W. MONTROSE ST. – CLERMONT, FL 34711
WWW.CLERMONTFL.GOV

CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: Bill Kilburn

Home Address: 660 Rob Roy Dr. Clermont, FL 34711

Phone: 518-495-9620 Alternate: _____

Email: bill@scrabblehollow.com Occupation: Senior Manager, Software Engineering

Provide a statement about yourself indicating background experience:

I have worked in software development for the last 29 years specializing in post-acute healthcare software for the last 23. I have remained with the same company through acquisitions for all 23 years serving as engineer, executive, and manager at various points.

Describe your understanding of what the Board of Interest does:

My understanding of the code enforcement board is that it serves as the judicial arm for code violations in the city. Specifically, to resolve violations that have been identified by the code enforcement officer that they have been unable to resolve with the party on their own.

Boards previously served on:

I have served a partial term on the Code Enforcement board for the last year.

Describe the importance of the Board of Interest to the City of Clermont:

I believe the board is important to both make the city the type of place we all want to live and also to maintain the safety of both the residents and visitors. It is also likely going to be a key element of the city's rooster prevention strategy.

Describe what you feel you could bring to the Board of Interest:

I have valued my time on the board for the last year and have continued to learn more about the role with each meeting. Given the limited amount of bi-monthly meetings, I still feel like my time on the board has been very brief. If the council allows, I would like to serve at least another full term and would continue to try to serve the city and the residents as fairly as possible.

Board(s) of Interest: **Please check all that apply**

- ☐ Planning and Zoning Commission*
- ☑ Code Enforcement Board*
- ☐ Community Redevelopment Agency Board**
- ☐ Firefighters Pension Board of Trustees*
- ☐ Police Officers Pension Board of Trustees*

Please note:

- Members on boards are required to file an annual Form 1 Financial Disclosure.
- Attach any additional supporting documents relevant to your application.
- **This form becomes a public record once submitted to the City Clerk's office.**

* Must be a registered elector of the City of Clermont.

** Board Members must reside in or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation of other business entity so engaged, within the area of operation of the agency.

Questions?

Contact: City Clerk's Office – 352-241-7330
Email: Cityclerk1@clermontfl.org

Please submit to:

- In person: City Clerk's Office, 685 W. Montrose Street (2nd Floor), Clermont, FL 34711
- Mail: Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711
- Email: Cityclerk1@clermontfl.org
- Fax: 352-394-2394

685 W. MONTROSE ST. – CLERMONT, FL 34711
WWW.CLERMONTFL.GOV

CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: ELER NEWSOME

Home Address: 582 EAST DESOTO ST

Phone: 904-887-3226 Alternate:

Email: Popsand3@gmail.com Occupation: RETIRED

Provide a statement about yourself indicating background experience:

BORN AND RAISED IN CLERMONT. AFTER GRADUATION I LEFT FOR THE MILITARY 1978. MARRIED WITH 3 BOYS. AFTER RETIRING FROM DUAL CAREERS I RETURNED BACK HOME. I'M WILLING AND ABLE TO VOLUNTEER FOR THE BENEFIT OF THE CITY.

Describe your understanding of what the Board of Interest does:

TO ENSURE THE CODES AND REGULATIONS ARE FOLLOWED

Boards previously served on:

MILITARY BOARDS ONLY

Describe the importance of the Board of Interest to the City of Clermont:

TO HAVE A BOARD TO REPRESENT THE CITY. SO THEY CAN ADDRESS ISSUES OF CODE VIOLATION AND CITY REGULATIONS

Describe what you feel you could bring to the Board of Interest:

I FEEL THA I CAN BRING 40 YEARS OF MILITARY/GOVERMENT EXPIERENCE TO THE TABLE.

Board(s) of Interest: **Please check all that apply**

- ☐ Planning and Zoning Commission*
- ☒ Code Enforcement Board*
- ☐ Community Redevelopment Agency Board**
- ☐ Firefighters Pension Board of Trustees***
- ☐ Police Officers Pension Board of Trustees***

Please note:

- Members on boards are required to file an annual Form 1 Financial Disclosure.
- Attach any additional supporting documents relevant to your application.
- **This form becomes a public record once submitted to the City Clerk's office.**

* Must be a registered elector of the City of Clermont for an uninterrupted period of 18 months prior to application.

** Board Members must reside in or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation of other business entity so engaged, within the area of operation of the agency.

*** Must be a legal resident of the City of Clermont.

Questions?

Contact: City Clerk's Office – 352-241-7330
Email: Cityclerk@clermontfl.org

Please submit to:

- In person: City Clerk's Office, 685 W. Montrose Street (2nd Floor), Clermont, FL 34711
- Mail: Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711
- Email: Cityclerk@clermontfl.org
- Fax: 352-394-2394

From: Curt Henschel
To: Nicole Wisniewski
Subject: FW: Code enforcement board
Date: Monday, August 18, 2025 1:40:19 PM

From: Fran <visitor10309@aol.com>
Sent: Thursday, August 14, 2025 11:21 AM
To: Curt Henschel <CHenschel@clermontfl.org>
Subject: RE: Code enforcement board

Curt

Thank you for the opportunity to serve as a volunteer on the code enforcement board for the city of Clermont for the last nearly 2 years.

Since my intent is not to ask for reappointment at the end of this year and there are volunteers waiting to take seats on the board, please accept my resignation from the board effective immediately.

Frances Falcone

Sent from AOL on Android

On Thu, Aug 14, 2025 at 5:13 PM, Curt Henschel <CHenschel@clermontfl.org> wrote:

> Hi Fran,
>
> Since I have others expressing their interest in participating on the board, now would be a good time to allow them to switch over.
>
> PLEASE do not think I am trying to push you out, but timing is good to keep the board full.
>
> I would just need acknowledgement that you are requesting to resign your code board seat.
>
> Thank you,
>
> **Curt Henschel**
> **Planning & Development Services Director**
> 685 W. Montrose St., Clermont, FL 34711
> Tel 352-241-7308
> chenschel@clermontfl.org
> www.clermontfl.gov

From: Fran <visitor10309@aol.com>
Sent: Wednesday, August 13, 2025 3:24 PM
To: Curt Henschel <CHenschel@clermontfl.org>
Subject: RE: Code enforcement board

Thanks

Please do whatever is easiest for you. I'm happy to resign now or fill out my term.

I'm definitely not going to ask to be repointed

It was kind of fun to see me being talked about without my name being said at the council meeting live broadcast yesterday

Fran

On Wed, Aug 13, 2025 at 6:13 PM, Curt Henschel

<CHenschel@clermontfl.org> wrote:

> Hi Fran,
> I hope you are enjoying your vacation!
> First off, thank you for trying to help!, but unfortunately we would need time to advertise for the open seat.
> I do have additional interest in seats if you are interested to close out your term. Just let me know.
>
> Thank you,

Curt Henschel
Planning & Development Services Director
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7308
chenschel@clermontfl.org
www.clermontfl.gov

From: Fran <visitor10309@aol.com>
Sent: Tuesday, August 12, 2025 3:50 AM
To: Curt Henschel <CHenschel@clermontfl.org>
Subject: Code enforcement board

Curt

I saw on the city council agenda that there is an appointment of code enforcement volunteers scheduled for this evening.

My term is up this year and I was not planning to continue. If it makes it easier for y'all, I'm happy to resign now and you can appoint someone in my place at the meeting tonight.

If that does not work with the procedures I understand. Just trying to help.

I'm traveling in Europe at the moment so I'm not reachable by phone but you can text or email me if you have a question or if you need to respond.

Thank you.. see you at the next city council

Fran Falcone
3904 Doune way

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.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, August 26, 2025	
Agenda Item Name	
City Manager Contract	
Requested Action	
Staff Report	
On 7/29/25, the City Council directed staff to move forward with a city manager contract to make Rick Van Wagner the permanent city manager. The attached contract is presented for City Council review and approval.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. CM Rick Van Wagner agreement 8 26 2025	CM Rick Van Wagner agreement 8 26 2025.docx

CITY MANAGER EMPLOYMENT AGREEMENT

This agreement made and entered into this __ day of August 2025, by and between the City of Clermont, a municipal corporation of the State of Florida, hereinafter referred to as "CITY", and Rick Van Wagner, hereinafter as "Van Wagner", who agree as follows:

WITNESSETH:

WHEREAS, CITY desires to employ Van Wagner as City Manager of the City of Clermont, as provided by Article V of the Charter of the City of Clermont and all other applicable ordinances and policies of the City of Clermont.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION 1. RESPONSIBILITIES

A. CITY hereby agrees to employ Van Wagner as City Manager to perform the functions specified as set forth by the laws of the State of Florida; the Charter, ordinances, and resolutions of the City of Clermont; and to perform other legally permissible and proper duties and functions as the Council shall from time-to-time assign.

B. Van Wagner, shall work full-time during each pay period of Van Wagner's tenure as City Manager.

C. Van Wagner shall not engage in any conduct which could reflect unfavorably upon the City. Van Wagner will at all times uphold the ethics rules, regulations, and laws of the State of Florida. Van Wagner must comply with all lawful City Council directives; state, local, and federal laws; and the City's policies, rules, ordinances, and City Charter. Failure to comply with ethical commitments shall constitute cause for termination.

SECTION 2. TERM

A. CITY appoints Van Wagner to serve as City Manager for an indefinite period to be reviewed annually. It shall be the responsibility of the CITY to evaluate Van Wagner in accordance with the evaluation procedure set forth herein.

B. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the CITY to terminate the services of Van Wagner at any time, subject only to the provisions set forth in Section 31 of the City Charter.

C. Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of Van Wagner to resign at any time from his position with CITY, subject only to the provision set forth in this Agreement.

SECTION 3. EMPLOYEE AT WILL

It is specifically acknowledged and agreed by the parties that this agreement does not create any relationship between the parties other than that of an employee at will. Nothing herein shall be construed or operate to provide to Van Wagner upon termination or separation from the CITY, any benefits other than those set forth in this Agreement.

SECTION 4. SALARY

CITY shall pay to Van Wagner for his services an annual base salary of ONE HUNDRED NINETY-TWO THOUSAND AND FOUR DOLLARS ($192,004), to be paid in the same manner as other employees of CITY are compensated. Effective on the first full payperiod of April each year that this Agreement is in effect, Van Wagner shall receive a merit and/or cost of living increase as approved and budgeted by the City Council for all City non-collective bargaining unit employees. Notwithstanding the foregoing, as part of the annual evaluation process provided hereunder, the City Council may adjust Van Wagner's salary as it deems appropriate.

SECTION 5. PERFORMANCE EVALUATION PROCESS

The City Council may evaluate/review the performance of Van Wagner in a public meeting, subject to a process, form, criteria, and format of its choosing.

SECTION 6. VACATION AND SICK LEAVE

A. Van Wagner shall be provided with vacation leave in accordance with the policies applicable to all City employees, provided, however, Van Wagner shall accrue such leave at the rate of 6.15 hours per pay period effective on the date of this agreement. Additionally, upon approval of this contract, Van Wagner shall be credited with 40 hours of vacation leave every quarter.

B. Van Wagner shall be provided with sick leave as provided for other City Employees, accrued at 3.69 hours per pay period. Upon approval of this contract, Van Wagner shall be credited with 40 hours of sick leave.

C. Upon termination, whether voluntary or involuntary, the City shall compensate Van Wagner for all accrued vacation leave and accrued sick leave. Said compensation shall be based upon Van Wagner's salary as of the date of employment termination.

D. Holidays are established in the City's Employment Policies Manual.

SECTION 7. DISABILITY, DENTAL, HEALTH AND LIFE INSURANCE

A. CITY shall offer full major-medical insurance and other benefits and coverage for Van Wagner, and dependents as provided for other City Employees.

B. CITY shall provide Van Wagner with life insurance as provided other City Employees. (100% paid by CITY with insured amount equal to one- and one-half times (1½X) Van Wagner's base salary, up to a maximum of $200,000 of Van Wagner's base salary.)

C. CITY shall furnish and provide Van Wagner with insurance protection including comprehensive general liability and errors and omissions coverage applicable to all acts or omission of Van Wagner arising out of his employment, and to the extent provided by law and without waiving its sovereign immunity, will defend, save harmless and indemnify Van Wagner against any tort, professional liability claim or demand or other legal action arising out of an alleged act or omission occurring in the performance of Van Wagner's duties, excluding intentional torts or illegal or criminal acts.

D. CITY shall offer Van Wagner all other benefits as provided other City employees, except for and not including any and all rights contained in CITY's Employment Policies Manual.

SECTION 8. AUTOMOBILE AND CELL PHONE

A. Van Wagner, at his option, shall receive a cell phone issued and paid for by CITY for his use while employed with CITY.

B. CITY shall pay Van Wagner FIVE HUNDRED ($500.00) dollars per month for all expenses, including maintenance, repairs, gasoline, and insurance associated with his use of his own vehicle within the City of Clermont and in lieu of mileage expenses within the State of Florida. Van Wagner shall maintain his own insurance in an amount not less than $100,000.00 dollars per claim, and $300,000.00 dollars per incident. Said insurance shall be with a company acceptable to CITY and shall not be construed or constitute a waiver to the CITY's sovereign immunity protection.

SECTION 9. RETIREMENT

CITY shall execute the necessary agreement allowing Van Wagner, at his option, to enroll in a defined contribution or deferred compensation plan as established by CITY. CITY agrees to contribute (i) the greater of an amount equal to 10% of the Employee's current salary or that percentage contributed to the General Employees retirement plan into the 401a defined contribution plan on Van Wagner's behalf in equal proportionate amounts each pay period; and (ii) an amount equal to 10% of the employee's salary from December 10, 2024 until this agreement's effective date. The City agrees to transfer ownership upon Van Wagner's resignation or discharge. Van Wagner shall be 100% vested in the 401a defined contribution retirement Plan at the time of his enrollment. It is noted that the CITY also participates in the Federal Social Security System with associated Employee and Employer required contributions.

SECTION 10. TERMINATION AND SEVERANCE PAY

The CITY may by majority vote of the City Council with or without cause remove Van Wagner from office in accordance with Section 31 of the City Charter. If Van Wagner is terminated without cause, he shall receive unused paid time off leave, sick, and retirement benefits. If Van

Wagner is terminated with cause for misconduct, as defined in Section 443 036(30) Florida Statutes, CITY shall not be obligated to pay severance and related benefits.

SECTION 11. RESIGNATION

In the event Van Wagner voluntarily resigns his position with CITY, Van Wagner shall give CITY thirty (30) calendar days prior written notice unless the parties agree otherwise. Upon his voluntary resignation, Van Wagner shall be entitled to receive payment for any unused paid time off leave, sick, and retirement benefits as of the date of termination.

SECTION 12. DUES AND SUBSCRIPTIONS

CITY agrees to pay for, as the operating budget allows, professional dues and subscriptions of Van Wagner for his continued and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional growth, and advancement, and for the good of CITY.

SECTION 13. PROFESSIONAL DEVELOPMENT

A. To the extend the operating budget allows, CITY agrees to budget for and to pay the travel and subsistence expenses of Van Wagner for professional and official travel, meetings and occasions adequate to continue the professional development of Van Wagner and to adequately pursue necessary official and other functions for the City, including but not limited to the annual conference of the Florida City and County Management Association (FCCMA), the International City/County Management Association (ICMA), and Florida League of Cities (FLC) and such other national, regional, state and local government groups and committee of which Van Wagner is a member.

B. CITY also agrees to pay for as the operating budget allows travel and subsistence expenses of Van Wagner for short courses, institutes and seminars that will benefit CITY.

C. Van Wagner will not be required to utilize paid time off in order to attend activities covered by this section.

SECTION 14. BONDING

As a condition of his employment, Van Wagner shall be bonded as provided by law or ordinance and as deemed appropriate by CITY. CITY shall bear the full cost of any fidelity or other bonds as required.

SECTION 15. MISCELLANEOUS TERMS

A. The text herein shall constitute the entire agreement between the parties.

B. This agreement shall become effective, upon its execution by both parties.

C. If any provision, or any portion thereof, contained in this agreement is held

unconstitutional, invalid, or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

{Remainder of Page Intentionally Left Blank}

E. This Agreement, including any attachments hereto, constitutes the entire Agreement between the parties and shall supersede, replace, and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or effect, whatsoever, on this Agreement.

IN WITNESS WHEREOF, the parties have executed this agreement on the dates set forth below for the purposes set forth herein.

RICK VAN WAGNER	CITY OF CLERMONT
_____	_____
Date: _____	Mayor Tim Murry As approved by action of the City Council at its meeting of _____, 2025 Date_____

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, August 26, 2025	
Agenda Item Name	
Council Meeting Times	
Requested Action	
Staff Report	
This agenda item was added at the request of the Council to discuss the start time of the council meetings.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	