

ORDINANCE 2013-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT AMENDING THE LAND USE DESIGNATION FROM URBAN EXPANSION ON THE LAKE COUNTY COMPREHENSIVE PLAN TO "COMMERCIAL" ON THE FUTURE LAND USE MAP OF THE CITY OF MINNEOLA'S COMPREHENSIVE PLAN FOR APPROXIMATELY 4.24± ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF U.S. HIGHWAY 27 AND SOUTH GRASSY LAKE ROAD; PROVIDING FOR CONTINGENCIES; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a Petition has been received from George F. Karst, Jr., as Applicant, on behalf of Karst Properties, Inc., a Florida corporation, as Owner, requesting that real property within the city limits of the City of Minneola, be assigned a land use designation of "Commercial" under the Comprehensive Plan for the City of Minneola; and

**WHEREAS**, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

**WHEREAS**, the Planning and Zoning Commission of the City of Minneola and the Local Planning Agency for the City of Minneola have reviewed the proposed amendment to the Comprehensive Plan and have found that the proposed amendment is consistent with the Comprehensive Plan of the City of Minneola.

**NOW, THEREFORE**, be it ordained by the City Council of the City of Minneola, Florida, as follows:

**Section 1.** The following described property consisting of approximately 4.24± acres generally located at the northeast corner of U.S. Highway 27 and South Grassy Lake Road and more particularly described as follows:

[See Attached Exhibit "A"]

shall be assigned a land use designation of "Commercial" under the City of Minneola Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.


**Section 2.** The land use designation provided in Section 1 is contingent upon review and approval by the Florida Department of Economic Opportunity.

**Section 3.** The City Clerk is hereby directed to transmit a copy of this Ordinance to the appropriate governmental agencies pursuant to Chapter 163, Florida Statutes.

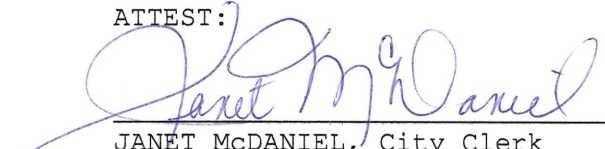
**Section 4.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

**Section 5.** This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance.

**PASSED AND ORDAINED** this 3rd day of December, 2013, by the City Council of the City of Minneola, Florida.

  
PAT KELLEY, City Mayor

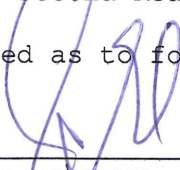
ATTEST:

  
JANET McDANIEL, City Clerk

Passed First Reading 11/19/2013

Passed Second Reading 12/3/2013

Approved as to form and legality:

  
SCOTT A. GERKEN, City Attorney



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EXHIBIT A

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S89°33'48"E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1462.68 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 27 AND TO THE POINT OF BEGINNING; THENCE N00°19'18"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 596.32 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 295.34 FEET, A CHORD BEARING OF N00°11'58"E, A CHORD DISTANCE OF 29.82 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 354°13'07", A DISTANCE OF 1825.89 FEET; THENCE S89°41'04"E A DISTANCE OF 294.62 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 6144.27 FEET, A CHORD BEARING OF S00°11'56"W, A CHORD DISTANCE OF 29.94 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°16'45", A DISTANCE OF 29.94 FEET; THENCE S00°20'04"W A DISTANCE OF 596.82 FEET; THENCE N89°33'49"W A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 184,500 SQUARE FEET OR 4.2355 ACRES MORE OR LESS.