



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY CENTER  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, May 4, 2021**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**REPORTS**

**NEW BUSINESS**

Item 1 - Resolution No.. 2021-027R  
*Rental Depot CUP*

Consider request for a Conditional Use Permit to allow outside storage and display of equipment for vacant property located between US Highway 27 and south of the Irish Trails Farm and Pet Store.

Item 2 - Resolution No. 2021-028R  
*Right at Home Health Agency CUP*

Consider request for a Conditional Use Permit to allow for a professional office for property located at 792 Montrose Street.

**Discussion of Non-Agenda Items**

**ADJOURN**

**Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.**

**In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7302.**

**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 Committee Clerk for the City's records.**



## CITY OF CLERMONT

# AGENDA ITEM

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Tuesday, May 4, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Resolution No.. 2021-027R<br><i>Rental Depot CUP</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Recommend approval of Resolution No. 2021-027R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <p>The applicant would like to construct an equipment rental business with an outdoor storage and display area on property located in the C-2 General Commercial zoning district. Under Section 122- 224 of the Land Development Code, a Conditional Use Permit for this type of use and the outside storage of equipment is required. The subject property is located south of the Irish Trails Farm and Pet Supply store, between Bloxom Avenue and US Highway 27. The Future Land Use is Commercial. The applicant is proposing construction of a 7,000 square feet single-story building consisting of an office and light warehouse uses.</p> <p>The applicant has provided a conceptual site plan that indicates the layout of the proposed building, landscape buffers, dumpsters, parking, and the outside storage and display areas for the project. The plan identifies one access point off Bloxam Avenue and cross-access from US 27 through the Irish Trails Farm Supply property. The proposed development will be required to provide an additional 30 percent plant materials for the landscape buffers adjacent to the rights of way to ensure an opaque screening from the streets. The applicant is not requesting any variances to the Land Development Codes and the building will be required to comply with the Clermont Architectural Design Standards.</p> <p>The proposed project will not be permitted storage or display of any large rental equipment or machines adjacent to US Highway 27. The applicant has indicated the project traffic generation is insignificant and the project impact is de minimis because of the limited special services and products offered at this location. The business hours of operation will be Monday through Saturday from 7:00 am to 6:00 pm, and closed on Sundays to help minimize any noise and adverse impacts to the adjacent properties.</p> <p><b>STAFF RECOMMENDATION:</b></p> <p>Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and general welfare of the community. The use of the site is not out of character with the existing neighborhoods or adjacent properties. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the current land use designation. The proposed use will comply with the regulations and conditions specified in the codes and provisions of this resolution.</p> <p><b>Staff recommends approval of Resolution No. 2021-027R.</b></p> |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

| Fiscal Impact                                            |                                                       | Fund Number and Description                               | Available Budget Amount |
|----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------|-------------------------|
| <b>Exhibits Attached</b> (copies of original agreements) |                                                       |                                                           |                         |
| 1.                                                       | Rental Depot Staff Analysis Report                    | Rental Depot Staff Analysis Report.pdf                    |                         |
| 2.                                                       | 2021-027R - Rental Depot CUP (04.29.2021 V2) - R&F BL | 2021-027R - Rental Depot CUP (04.29.2021 V2) - R&F BL.pdf |                         |
| 3.                                                       | LOCATION MAP                                          | LOCATION MAP.pdf                                          |                         |
| 4.                                                       | Conceptual Site Plan                                  | Prelim Site Plan.pdf                                      |                         |
| 5.                                                       | Landscape Plans                                       | Landscape Plans.pdf                                       |                         |
| 6.                                                       | Application                                           | Application.pdf                                           |                         |
| 7.                                                       | Legal AD                                              | Legal AD.pdf                                              |                         |



## **CITY OF CLERMONT**

### **Staff Analysis Report**

**OWNER:** Tower Commercial Land Trust

**APPLICANT:** Dale J. Ladd

**PROJECT NAME:** Rental Depot CUP

**REQUESTED ACTION:** A Conditional Use Permit (CUP) to allow an outside storage and display equipment rental business.

**SIZE OF PARCEL:** 1.89 acres +/-

**LOCATION:** Vacant property located between US Highway 27 and Bloxam Avenue, just south of the Irish Trails Farm

**EXISTING ZONING:** C-2 General Commercial

**EXISTING LAND USE:** Vacant Commercial Property

**FUTURE LAND USE CATEGORY:** Commercial

**SITE UTILITIES:** City of Clermont Water and Sewer

#### **ANALYSIS:**

The applicant would like to construct an equipment rental business with an outdoor storage and display area on property located in the C-2 General Commercial zoning district. Under Section 122- 224 of the Land Development Code, a Conditional Use Permit for this type of use and the outside storage of equipment is required. The subject property is located south of the Irish Trails Farm and Pet Supply store, between Bloxom Avenue and US Highway 27. The Future Land Use is Commercial. The applicant is proposing construction of a 7,000 square feet single-story building consisting of an office and light warehouse uses.

The applicant has provided a conceptual site plan that indicates the layout of the proposed building, landscape buffers, dumpsters, parking, and the outside storage and display areas for the project. The plan identifies one access point off Bloxam Avenue and cross-access from US 27 through the Irish Trails Farm Supply property. The proposed development will be required to provide an additional 30 percent plant materials for the landscape buffers adjacent to the rights of way to ensure an opaque

screening from the streets. The applicant is not requesting any variances to the Land Development Codes and the building will be required to comply with the Clermont Architectural Design Standards.

The proposed project will not be permitted storage or display of any large rental equipment or machines adjacent to US Highway 27. The applicant has indicated the project traffic generation is insignificant and the project traffic impact is de minimis because of the limited special services and products offered at this location. The business hours of operation will be Monday through Saturday from 7:00 am to 6:00 pm, and closed on Sundays to help minimize any noise and adverse impacts to the adjacent properties.

**STAFF RECOMMENDATION:**

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and general welfare of the community. The use of the site is not out of character with the existing neighborhoods or adjacent properties. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the current land use designation. The proposed use will comply with the regulations and conditions specified in the codes and provisions of this resolution.

**Staff recommends approval of Resolution No. 2021-027R.**



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-27R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR STORAGE AND DISPLAY OF RENTAL EQUIPMENT IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENORS ERROR, PUBLICATION AND EFFECTIVE DATE.**

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

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 4, 2021 recommended approval of this Conditional Use Permit to allow for an outside storage and display of rental equipment use in the C-2 General Commercial Zoning District; at the following location:

**LOCATION:**

Vacant property located on the south of the Irish Trails Farm and Pet Supply store,  
between US Highway 27 and Bloxam Avenue  
(Portion of Alt. Key 3781935)

**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) 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 based on the findings stated above and incorporated herein:

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

This application for a Conditional Use Permit to allow outside storage and display rental equipment use in the C-2 General Commercial Zoning District; shall be granted subject to the following conditions:



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-27R**

**CONDITIONAL USE PERMIT CONDITIONS:**

**SECTION 1: GENERAL CONDITIONS**

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed uses shall be specifically authorized by an amendment and must be approved by the Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-27R**

9. The City Building Inspector shall inspect the structure and all building code violations must be in compliance prior to the issuance of any Certificate of Occupancy.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.
12. Should the outside storage and display of rental equipment use cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.
13. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions, which may include additional parking requirements or revocation of the Conditional Use Permit.

**SECTION 2: LAND USE**

1. This Conditional Use Permit shall grant approval to allow for an outside storage and display of rental equipment business shall be located within the C-2 General Commercial Zoning District. The construction of any buildings on site must comply with the Land Development Regulations for C-2 General Commercial zoning district.
2. The property may be used for any permitted uses in the C-2 General Commercial Zoning District. All uses must adhere to the requirements of the Land Development Codes.
3. The business hours of operation shall be limited to Monday through Saturday from 7am to 6 pm. to help minimize any adverse impacts and noise to the adjacent properties.
4. The site must comply with all Land Development Codes for parking and shall provide an additional 30 percent of plant materials to ensure an opaque screen for the Landscape Buffers that abuts US Highway 27 and Bloxam Avenue to ensure adequate screening for the property.
5. The site shall be required to comply with Clermont Land Development Regulation, Chapter 98 – Parking and Vehicle Use Areas.
6. All Fences and walls for the property shall be constructed to meet code and shall be decorative ornamental vinyl, metal or wrought iron, or brick, and must be approved by the Site Review Committee.
7. The property is required to provide site lightening that comply with Clermont Land Development Regulations.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-27R**

8. The installation of sidewalks are required along any rights-of-way for the entire length of the property and shall be coordinated with the appropriate jurisdiction.
9. The outside storage and display of large equipment shall be limited to the rear of the property behind the building and cannot be stored or displayed on US Highway 27.
10. The subject property equipment and machines shall be arranged and kept in an orderly manner and state of maintenance so the appearance of the property will not be considered a nuisance.

**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 & EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-27R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 25<sup>th</sup> day of May 2021.

CITY OF CLERMONT

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Tim Murry, Mayor

**ATTEST:**

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Tracy Ackroyd Howe, City Clerk

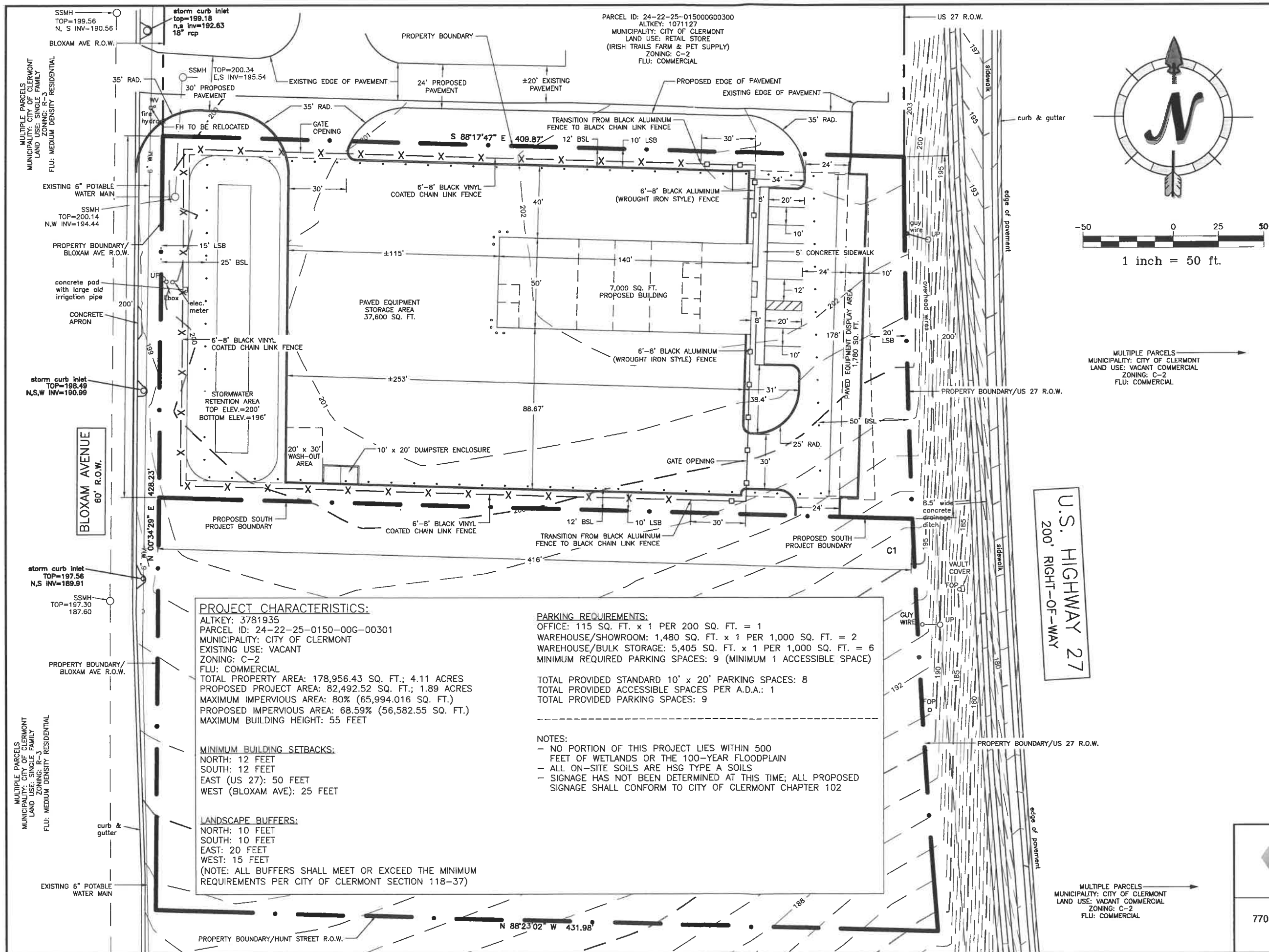
Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney

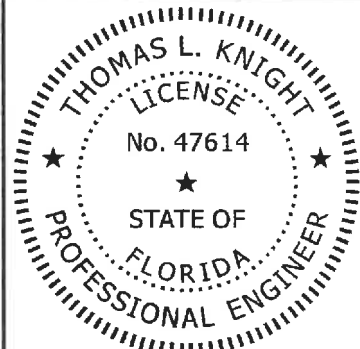
# LOCATION MAP





**RENTAL DEPOT**  
**CUP PRELIMINARY SITE PLAN**  
SECTION 24, TOWNSHIP 22S, RANGE 25E  
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

OWNER/DEVELOPER: TOWER COMMERCIAL LAND TRUST  
1135 EAST AVENUE, CLERMONT, FLORIDA 34711  
(352) 394-8686



THOMAS L. KNIGHT, P.E.  
FLORIDA REGISTRATION #47614

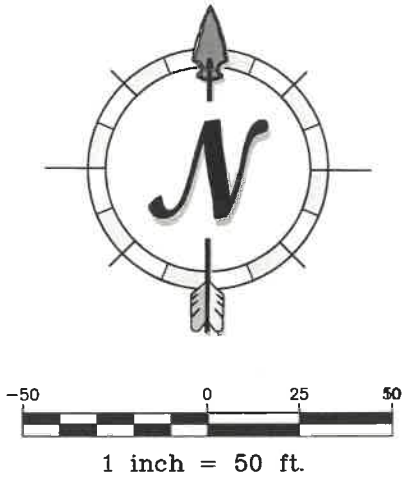
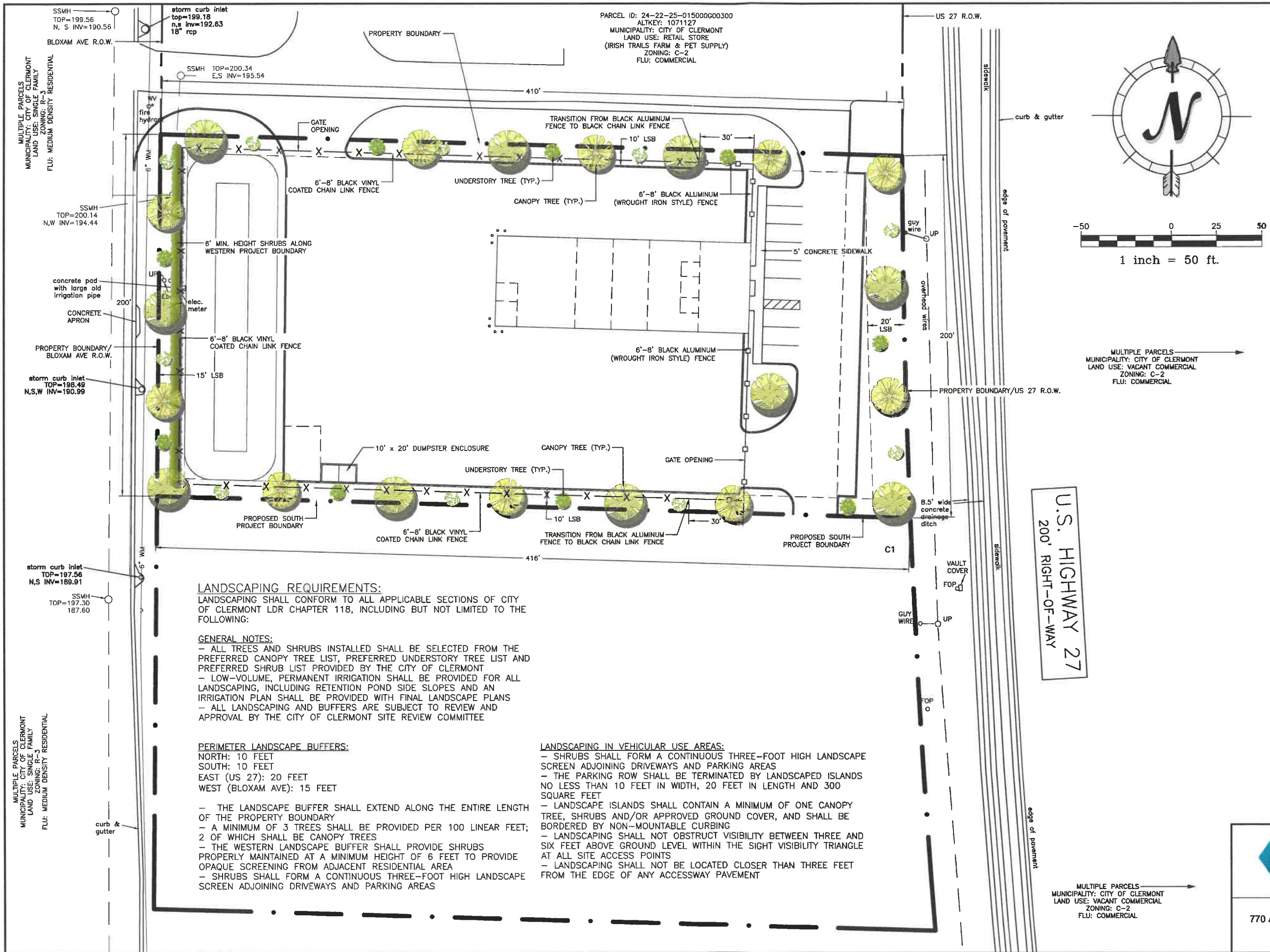
DATE  
March 2021

DRAWN BY  
TLK

SCALE  
1" = 50'

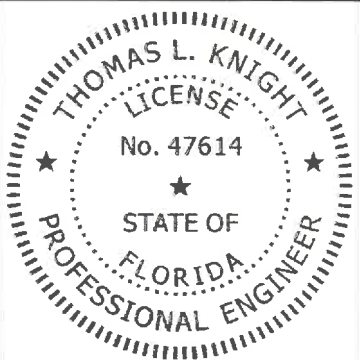


Planning, Design, Permitting, Inspection  
770 Almond Street, Suite B, Clermont, Florida 34711  
Phone: (352) 394-8514  
Certificate of Authorization No. 00029972



**RENTAL DEPOT**  
**CUP PRELIMINARY LANDSCAPE PLAN**  
SECTION 24, TOWNSHIP 22S, RANGE 25E  
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

OWNER/DEVELOPER: TOWER COMMERCIAL LAND TRUST  
1135 EAST AVENUE, CLERMONT, FLORIDA 34711  
(352) 394-8686



THOMAS L. KNIGHT, P.E.  
FLORIDA REGISTRATION #47614

**DATE**  
March 2021

**DRAWN BY**  
TLK

**SCALE**  
1" = 50'



Planning, Design, Permitting, Inspection  
770 Almond Street, Suite B, Clermont, Florida 34711  
Phone: (352) 394-8514  
Certificate of Authorization No. 00029972



# CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

|                                                                                                                 |                         |                                                                                   |                  |
|-----------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|------------------|
| <b>Date</b> 3-22-21                                                                                             |                         | <b>FEE:</b> \$845 + cost of advertisement + cost of traffic review (if necessary) |                  |
| <b>Project Name (if applicable)</b>                                                                             |                         |                                                                                   |                  |
| <b>Applicant</b> Dale J. Ladd                                                                                   |                         |                                                                                   |                  |
| <b>Contact Person</b> Dale J. Ladd                                                                              |                         |                                                                                   |                  |
| <b>Address</b> 1135 East Ave                                                                                    | <b>City</b> Clermont    | <b>State</b> FL                                                                   | <b>Zip</b> 34711 |
| <b>Telephone</b> 352-394-8686                                                                                   | <b>Fax</b> 352-394-5971 |                                                                                   |                  |
| <b>Email</b> dladd@highlandrealestate.biz                                                                       |                         |                                                                                   |                  |
| <b>OWNER INFORMATION</b> <input type="checkbox"/> (Check box if owner information is same as applicant)         |                         |                                                                                   |                  |
| <b>Owner's Name</b> Tower Commercial Land Trust                                                                 |                         |                                                                                   |                  |
| <b>Owner Address</b> 1135 East Ave                                                                              | <b>City</b> Clermont    | <b>State</b> FL                                                                   | <b>Zip</b> 34711 |
| <b>Telephone</b> 352-394-8686                                                                                   | <b>Fax</b> 352-394-5971 |                                                                                   |                  |
| <b>PROPERTY INFORMATION</b>                                                                                     |                         |                                                                                   |                  |
| <b>Address of Subject Property</b>                                                                              | <b>City</b> Clermont    | <b>State</b> FL                                                                   | <b>Zip</b> 34711 |
| <b>General Location</b><br>South of and adjacent to 102 S. Highway 27                                           |                         |                                                                                   |                  |
| <b>Legal Description &amp; Alternate Key (include copy of survey)</b><br>Portion of AK 3781935 - legal attached |                         |                                                                                   |                  |
| <b>Land Use (City verification required)</b><br>Commercial                                                      |                         |                                                                                   |                  |
| <b>Zoning (City verification required)</b><br>C-2                                                               |                         |                                                                                   |                  |



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.**

Construct 7000 SF retail building. To consist of 2000 SF retail and 5000 SF warehouse.

Dale J. Ladd

Applicant Name (print)

x

[Signature]  
Applicant Name (signature)

Dale J. Ladd

Owner Name (print)

x

[Signature]  
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

## Advertising Receipt

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

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

**Account Number:** 7101866  
**Order Number:** 10101775  
**Phone:** (352) 241-7331  
**Date:** 04/23/21  
**Ad Taker:** shannon.agerton

**Ad Classification:** LEGAL NOTICES

| Description                                                                   | Start      | End        | Total           |
|-------------------------------------------------------------------------------|------------|------------|-----------------|
| LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a | 04/27/2021 | 05/18/2021 | <b>\$179.36</b> |

### LEGAL NOTICE

hours prior to the public hearings.

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow outside equipment storage in the C-2 General Commercial zoning district, at the following location:

Tracy Ackroyd Howe, MMC  
City Clerk

**Ad No: 10101775**  
**April 27, 2021 & May 18, 2021**

### LOCATION

Vacant property located  
on the south side of  
US Highway 27 and  
east of Bloxam Avenue  
Portion of AK 3781953

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

The Clermont Planning and Zoning Commission will consider this request at a public hearing on Tuesday, May 4, 2021 at 6:30 P.M.

The Clermont City Council will consider this request at a public hearing on Tuesday, May 25, 2021 at 6:30 P.M.

All meetings will be held at the Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Street.

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

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

| Payment Info   |                 |
|----------------|-----------------|
| Ad Price       | <b>\$179.36</b> |
| Tax            | <b>\$0.00</b>   |
| Sub Total      | <b>\$179.36</b> |
| Prepaid Amount | <b>\$0.00</b>   |
| Balance Due    | <b>\$179.36</b> |



## CITY OF CLERMONT

# AGENDA ITEM

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Tuesday, May 4, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| Resolution No. 2021-028R<br><i>Right at Home Health Agency CUP</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| Recommend approval of Resolution No. 2021-028R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <p>The applicant is requesting a Conditional Use Permit to allow for a professional/administrative office use in the R-3 Residential/Professional zoning district. The Land Development Code, Section 122-183, requires a Conditional Use Permit for a professional or medical office use. The subject property is located at 792 East Montrose Street and the Future Land is Low Density Residential. The Comprehensive Plan for Residential Land Use Categories allows support accessory services and uses with a Conditional Use Permit. The CUP would allow the Right at Home Health Care Agency the ability to operate a professional office use that provides administrative support services for the existing business.</p> <p>The applicant indicates the business will utilize the existing building and since the previous use was comparable, no major changes are required to operate the business. The Health Agency is a small business operation with approximately seven (7) office staff members that will use the office to provide support services for the daily operation of the business. The company's administrative support services may include employee/patients scheduling, payroll processing, human resources services, limited interviews and other various clerical support services at this location.</p> <p>The home health agency business provides in-home and onsite patient care services, which does not require any patients or customers to visit this location. Any proposed changes to the site will be required to comply with Clermont Land Development Regulations, including any building and fire safety codes. The site must provide sufficient onsite parking to accommodate the proposed professional office use.</p> <p><b>STAFF RECOMMENDATION:</b></p> <p>Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed professional office use will not be detrimental to the health, safety and general welfare of the community. The use of the site is not out of character with the existing neighborhoods or adjacent properties. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the current land use.</p> <p><b>Staff recommends approval of Resolution No. 2021-028R.</b></p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |

| Exhibits Attached (copies of original agreements)         |                                                            |
|-----------------------------------------------------------|------------------------------------------------------------|
| 1. Right at Home Staff Analysis Report                    | Right at Home Staff Analysis Report.pdf                    |
| 2. 2021-028R - Right at Home CUP (04.29.2021 V2) - R&F BL | 2021-028R - Right at Home CUP (04.29.2021 V2) - R&F BL.pdf |
| 3. Location Map                                           | Location Map.pdf                                           |
| 4. Application                                            | Application.pdf                                            |
| 5. Right at Home-Legal AD                                 | Right at Home-Legal AD.pdf                                 |



## **CITY OF CLERMONT**

### **Staff Analysis Report**

**OWNER:** New Beginnings of Central Florida, Inc.

**APPLICANT:** Glem Properties, LLC.

**PROJECT NAME:** Right at Home Health Agency Office CUP

**REQUESTED ACTION:** A Conditional Use Permit (CUP) to allow for a professional/administrative office use in the "R-3" Residential/Professional zoning district.

**SIZE OF PARCEL:** 0.28 acres +/-

**LOCATION:** 792 East Montrose Street

**EXISTING ZONING:** R-3 Residential/Professional District

**EXISTING LAND USE:** Church Outreach Office

**FUTURE LAND USE CATEGORY:** Low Density Residential

**SITE UTILITIES:** City of Clermont Water and Sewer

#### **ANALYSIS:**

The applicant is requesting a Conditional Use Permit to allow for a professional/administrative office use in the R-3 Residential/Professional zoning district, the Land Development Code, Section 122-183 requires a Conditional Use Permit for a professional or medical office use. The subject property is located at 792 East Montrose Street and the Future Land Use is Low Density Residential. The Comprehensive Plan for Residential Land Use Categories allows support accessory services and uses with a Conditional Use Permit. The CUP would allow the Right at Home Health Care Agency the ability to operate a professional office use that provides the administrative support services for the existing business.

The applicant indicates the business will utilize the existing building on site and since the previous use was comparable, no major changes are required to operate the business. The Health Agency is a small business operation with approximately seven (7) office staff members that will use the office to provide administrative support services for the daily operation of the existing business. The company's administrative

support services may include employee/patients scheduling, payroll processing, human resources, limited interviews and other various clerical support services at this location.

The existing home health agency provides in home and onsite patient care services, which does not require any patients or customers to visit this location. Any proposed changes to the site will be required to comply with Clermont Land Development Regulations, including any building and fire safety codes. The site must provide sufficient onsite parking to accommodate the proposed professional office use.

**STAFF RECOMMENDATION:**

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed professional office use will not be detrimental to the health, safety and general welfare of the community. The use of the site is not out of character with the existing neighborhoods or adjacent properties. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the current land use.

**Staff recommends approval of Resolution No. 2021-028R.**



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-28R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PROFESSIONAL AND ADMINISTRATIVE OFFICE USE IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 4, 2021 recommended approval of this Conditional Use Permit to allow for a professional and administrative office use in the R-3 Residential/Professional Zoning District; at the following location:

**LOCATION:**

792 East Montrose Street, Clermont, FL  
(Alt. Key 1621011)

**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) 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 based on the findings stated above and incorporated herein:

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

This application for a Conditional Use Permit to allow for a professional and administrative office use in the R-3 Residential/Professional Zoning District; shall be granted subject to the following conditions:



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-28R**

**CONDITIONAL USE PERMIT CONDITIONS:**

**SECTION 1: GENERAL CONDITIONS**

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-28R**

9. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of any Certificate of Occupancy.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.
12. Should the professional/medical office cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.
13. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions, which may include additional parking requirements or revocation of the Conditional Use Permit.

**SECTION 2: LAND USE**

1. This Conditional Use Permit shall grant approval to allow for a professional and administrative office only use for the employees to facilitate and provide administrative support services for the Right at Home Health Agency business and management team located within the R-3 Residential/Professional Zoning District.
2. The site may also be used for any permitted use in the R-3 Residential/Professional Zoning District. All uses must adhere to the requirements of the Land Development Code.
3. The conversion from residential use to professional office use must comply with any required building and fire life safety code requirements for use as a commercial structure.
4. The site must comply with all Land Development Codes for parking and Landscape Buffers to ensure adequate screening for the property.

**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.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-28R**

**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 & EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2021-28R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 25<sup>th</sup> day of May 2021.

CITY OF CLERMONT

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Tim Murry, Mayor

**ATTEST:**

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Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

792 W Montrose St





CITY OF CLERMONT  
**CONDITIONAL USE PERMIT  
 APPLICATION**

CUP2103-0002

|                                                                                                                                                          |  |                                                                            |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--------------------|
| Date 03/20/2021                                                                                                                                          |  | FEE: \$845 + cost of advertisement + cost of traffic review (if necessary) |                    |
| Project Name (if applicable) RIGHT AT HOME                                                                                                               |  |                                                                            |                    |
| Applicant Glem Properties, LLC.                                                                                                                          |  |                                                                            |                    |
| Contact Person Glenn Fechtenburg                                                                                                                         |  |                                                                            |                    |
| Address 21701 Rollingwood Trl.                                                                                                                           |  | City Eustis                                                                | State FL Zip 32736 |
| Telephone 352-409-8011                                                                                                                                   |  | Fax 352-835-0105                                                           |                    |
| Email glenn@RAHFL.com                                                                                                                                    |  |                                                                            |                    |
| OWNER INFORMATION <input checked="" type="checkbox"/> (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 792 EAST MONTROSE STREET                                                                                                     |  | City CLERMONT                                                              | State FL Zip 34711 |
| General Location                                                                                                                                         |  |                                                                            |                    |
| Legal Description & Alternate Key (include copy of survey)<br>CLERMONT, HOMEDALE LOT 2, BLK 3 PB 11 PG 26<br>ORB 4026 PG 1703<br>ALTERNATE KEY - 1621011 |  |                                                                            |                    |
| Land Use (City verification required)<br>CHURCH SECONDARY BUILDING (7102)                                                                                |  |                                                                            |                    |
| Zoning (City verification required)<br>R3 RESIDENTIAL / PROFESSIONAL                                                                                     |  |                                                                            |                    |



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.

Right at Home is a home health agency.  
This location will be used for office space, accounting, book keeping, interviews, and training.  
A new employee may come to this office for an interview or to review skills or training.  
Customers do not come to our office. All customer interactions are in their homes.  
No alterations need to be made to the current building structure.  
No alterations need to be made to the interior structures as it is already set up as offices.  
Current available parking is adequate for our needs (7 spaces).

Glenn Fechtenburg

Applicant Name (print)

x   
Applicant Name (signature)

Glem Properties, LLC.

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

## Advertising Receipt

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

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

**Account Number:** 7101866  
**Order Number:** 10101773  
**Phone:** (352) 241-7331  
**Date:** 04/23/21  
**Ad Taker:** shannon.agerton

**Ad Classification:** LEGAL NOTICES

| Description                                                                     | Start      | End        | Total           |
|---------------------------------------------------------------------------------|------------|------------|-----------------|
| LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a r | 04/27/2021 | 05/18/2021 | <b>\$167.68</b> |

### LEGAL NOTICE

Ad No: 10101773  
April 27, 2021 & May 18, 2021

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a professional/medical office use in the R-3 Residential/Professional Zoning District, at the following location:

**LOCATION**  
792 East Montrose Street  
AK 1621011

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

The Clermont Planning and Zoning Commission will consider this request at a public hearing on Tuesday, May 4, 2021 at 6:30 P.M.

The Clermont City Council will consider this request at a public hearing on Tuesday, May 25, 2021 at 6:30 P.M.

All meetings will be held at the Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC  
City Clerk

| Payment Info   |                 |
|----------------|-----------------|
| Ad Price       | <b>\$167.68</b> |
| Tax            | <b>\$0.00</b>   |
| Sub Total      | <b>\$167.68</b> |
| Prepaid Amount | <b>\$0.00</b>   |
| Balance Due    | <b>\$167.68</b> |