



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, December 7, 2021**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the November 2, 2021 Planning and Zoning Commission minutes.

REPORTS

NEW BUSINESS

Item 1 - Resolution No. 2021-056R
Enterprise Car Rental and Sales

Consider Conditional Use Permit to allow for vehicle sales and rental services for vacant property located at 1700 South Grand Highway and Hooks Street.

Item 2 - Resolution No. 2021-057R - *Tabled to January 4, 2022*
Pinecrest Charter School

Consider a request for an amendment to an existing Conditional Use Permit (CUP), Resolution No. 1010, to permit the construction and operation of a 6th through 12th grade Charter School on the College Campus (Lake Sumter State College).

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) 241-7335.

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
MINUTES
PLANNING AND ZONING COMMISSION
November 2, 2021

The meeting of the Planning & Zoning Commission was called to order on Tuesday, November 2, 2021 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Lavonte Rogers, Vincent Niemiec, David Colby, Joe Gustafson, Jane McAllister and Chuck Seaver. Also present for City staff was City Attorney Dan Mantzaris, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the October 5, 2021 minutes of the Planning & Zoning Commission made by Commissioner McAllister. Motion was seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

There were no report.

Curt Henschel thanked the Planning and Zoning Commission for their dedication. He stated that Jane McAllister, Joe Gustafson and David Colby's terms will be up at the end of this year and if they have interest in reapplying they will need to submit a letter of interest to the City Clerk's office no later than November 30, 2021.

UNFINISHED BUSINESS:

Item #1: Ordinance No. 2021-021 – Karma Housing Small-Scale Comp Plan Amendment

Request: Applicant has requested to withdraw Ordinance 2021-021

Item #2: Ordinance No. 2021-022 – Karma Housing Rezoning

Request: Applicant has requested to withdraw Ordinance 2021-022

NEW BUSINESS

Item #3: Resolution No. 2021-052R – Travelcamp RV Conditional Use Permit

Request: Consider the request for a Conditional Use Permit to allow for the storage, display and sales and service of Recreational Vehicles at 2480 South US Highway 27.

Senior Planner Regina McGruder presented the staff report for both items as follows:

The applicant is requesting a Conditional Use Permit to allow for the storage, display, service and sale of Recreational Vehicles (RV), on a commercial site located at 2480 US Highway 27. The current zoning is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and the Future Land Use is Commercial. The 5.39 +/- acre parcel's previous use was motorcycle sales and services, aka the (Harley Davidson) dealership.

The "C-2" General Commercial zoning district, Land Development Code Section 122-224 requires a Conditional Use Permit for vehicle sales and services, including any expansion to the site. The property currently has a vacant commercial building with onsite parking. The

applicant is proposing minor changes to the existing building and to redesign the parking area to accommodate the proposed use of RV sales and services. Any requested changes and redevelopment efforts to the property must comply with the Land Development Regulations and the provisions of the codes. The parking, storage and display of any recreational vehicles shall only be located behind the front building line; this will minimize the impact and visibility of the display along Highway 27.

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-052R.

Salem Hassan, 7965 James Island Trail, Jacksonville, stated that the Travelcamp RV is based in Jacksonville and have other locations in Ocala and Brooksville. He stated that the business started in the 1980's. He stated that they sold the company in 2011 and he has recently gotten back into the business in 2015. He stated that this will be the eighth store, most of them in Florida.

Commissioner Niemiec asked if there will be any RV's parked along Highway 27.

Senior Planner McGruder stated that there will be no RV's along Highway 27.

Commissioner Colby stated that it looks like a good project for that location. He asked if the signage there will stay or will they change the signage.

Senior Planner McGruder stated that they will have to comply with the code.

Trey Gravenstein, 1542 Pier Street, stated that he is the owner that is selling to Travelcamp. He stated that the pylon sign will stay. He stated that the other signage will pretty much stay the same as well.

Commissioner Gustafson asked if the RV's will be on display along Highway 27.

Senior Planner McGruder stated that some RV's will be visible from Highway 27 but none will be parked past the front building line.

Commissioner McAllister stated that the property is much higher than Highway 27, so people shouldn't be looking up from the road to view the RVs. She stated that this is a good use for the property.

Commissioner Seaver stated that he is always happy to see empty buildings being utilized.

Chairman Krzyminski stated that he thinks it is a good project for this area. He asked if they will pave the grass area.

Senior Planner McGruder stated that they will pave that area but they will need to meet the impervious requirement by code.

Chairman Krzyminski asked if there will be service bays for the RVs.

Mr. Hassan stated that there will be bays for service and will be open from 8 to 5.

Chairman Krzyminski asked what style RVs and size that they will sell.

Mr. Hassan stated that 80% of what they sell will be new towable pull behind travel trailers and fifth wheels. He stated that they sell a very small percentage of motorhomes.

Commissioner Niemiec asked how many service bays will be on the property.

Mr. Hassan stated that there will be 5 or 6 at the rear of the property that are already existing at the rear of the building.

Action:

MOTION TO APPROVE Resolution No. 2021-052R was made by Commissioner McAllister. Motion seconded by Commissioner Gustafson. Passed unanimously.

Item #4: Resolution No. 2021-053R – Clermont National Golf Conditional Use Permit

Request: Consider the request for a Conditional Use Permit to allow for the operation and restoration of an existing golf course located at 2601 Diamond Club Drive.

Senior Planner Regina McGruder presented the staff report for both items as follows:

The applicant is requesting a Conditional Use Permit to allow for the renovation and restoration of an existing golf course and driving range as a permitted use in a Planned Unit Development (PUD) zoning district. The Future Land Use is Low Density Residential. The City Council approved on January 27, 1998, the Summit Greens Planned Unit Development Master Plan (Resolution No. 988) to allow for 799 single-family residences, in conjunction with an 18-hole championship golf course.

The Planned Unit Development (PUD) approved the golf course recreational facility and clubhouse, which operates as a private and separate entity from the residential community. The approved PUD allowed the existing golf course and driving range to be accessible for public use and the ability to provide food sales and alcoholic beverages for on-site consumption. The Sanctuary Golf Course later ceased operation. The existing PUD prohibited the use of any onsite lightening for utilization after normal daylight operation.

The applicant has purchased the existing golf course and driving range to restore and renovate for an enhanced recreational experience. The applicant is also requesting the use of onsite lightening as a part of the renovations and improvements. The applicant would like to install state of the art ground illumination that will be designed and located to prevent any offsite impacts to the surrounding residential properties. The renovation of the existing golf course and driving range will enhance the character of the existing neighborhood and provide an opportunity

to enhance the community with additional recreational facilities.

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed request to restore and renovate the existing golf course and driving range will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for residential land use and the ability to utilize the existing golf course as open space, recreation, park amenities, and other benefits to enhance and improve the property values of the surrounding neighborhoods. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-053R.

Jimmy Crawford, 702 W. Montrose St., stated that he represents the applicant. He provided a history of the golf course. He stated that Jimmy Stewart purchased the golf course in August. He stated that they plan to reopen the golf course next year after the renovations. He stated that the existing CUP prohibits lighting on the range. He stated that they spoke with the residents and have developed the language that the residents agree with. He stated that they had a few changes from the wording that staff incorporated into the new CUP and he provided a copy of the requested changes.

Commissioner Colby stated that it would be nice to hear from the residents to state if they are for or against the amendment since they are in the audience.

Frank Costanzo, 2428 Prairie Dunes, Chairman of the golf committee stated they expected to see a video and that's why they were all there.

Mr. Crawford stated that the video being presented was created for the Summit Greens residents to view on their website.

Michael Lillis, 1079 Mesa Verde Ct., stated that he is the President of the Board of Directors. He stated that this video was presented to the Board and they voted to support the golf course.

Commissioner Niemiec asked if there was any controversy at the board meeting.

Mr. Lillis stated there was no controversy.

Commissioner Gustafson stated that he is in favor of the project. He cautioned the applicant for the lack of success due to under estimating the cost of running a golf course.

Rick Stewart, 3244 Jackson Bluff Way, stated that he moved to Clermont about 5 years ago. He stated that they are excited for this project. He stated that his father has been doing this business for 25 years so he feels they have the right team in place.

Commissioner Seaver asked if staff was in agreement with the Errata Sheet that was handed out.

Planning Director Curt Henschel stated they have issues with the wording of number 3 in section 2, the wording of daylight.

City Attorney Dan Mantzaris stated that it needs to be specific hours.

Mr. Crawford stated that applicant is good with changing it to 7:00 am.

Mr. Mantzaris stated that his concern is the whereas clauses. He stated that whereas clauses are not enforceable. He stated that the terms need to be included in the body of the document.

Chairman Krzyminski stated that his concern was the lighting but sounds like the correct measures.

Commissioner McAllister stated that the only issue she had was with the 11:00 pm closing time, but if the residents are in support of it, then she is too.

Action:

MOTION TO APPROVE Resolution No. 2021-053R along with amendments presented by Mr. Crawford was made by Commissioner Colby. Motion seconded by Commissioner Niemiec. Passed 6-1 with Commissioner Seaver opposing.

Item #5: Ordinance No. 2021-032 – Stillwell of Clermont Rezoning

Request: Applicant has requested to table Ordinance 2021-032 to the January 4, 2022 Planning and Zoning Commission meeting.

Action:

MOTION TO TABLE Ordinance No. 2021-032 to January 4, 2022 was made by Commissioner Rogers. Motion seconded by Commissioner Niemiec. Passed unanimously.

Item #6: Ordinance No. 2022-001 – Property Rights Element

Request: Under adopted House Bill No. 59, a Property Rights Element shall be added to the City's Comprehensive Plan.

Planning Manager John Kruse presented the staff report for both items as follows:

This Comprehensive Plan Amendment is a staff initiated amendment to adopt Chapter XIV - Property Rights Element to the City's Comprehensive Plan. On June 29, 2021, Governor DeSantis approved House Bill No. 59, which amended Section 163.3177, Florida Statutes, to require local governments to include a property rights element in their comprehensive plans. Each local government is now required to adopt a property rights element in its comprehensive plan prior to the next proposed plan amendment. Staff has modeled the element after the language contained in House Bill No. 59. Staff recommends approval and transmittal of the proposed Property Rights Element to the State Reviewing Agencies.

There were no public comments and no questions from Commission.

Action:

MOTION TO APPROVE of Ordinance No. 2022-001 was made by Commissioner Rogers. Motion seconded by Commissioner McAllister. Passed unanimously.

Item #7: Ordinance No. 2022-002 – Wellness Way Future Land Use Element

Request: This is a staff initiated amendment to add a new goal along with objectives and policies to support the Wellness Way area.

Planning Manager John Kruse presented the staff report for both items as follows:

This Comprehensive Plan Text Amendment is a staff initiated amendment to add an additional Goal with Policies and Objectives within the Future Land Use Element that specifically addresses the Wellness Way Area Plan (WWAP). The WWAP was developed in 2016 by Lake County to address growth demands for an area that has significant potential for economic development in southeast Lake County.

The Wellness Way Implementation Plan is a joint effort of the City of Clermont and Lake County to collaboratively activate a 15,000-acre area lying between US 27 and State Road 429 (the Orlando Beltway).

The two local governments, Lake County and the City of Clermont, view this area as an emerging center for new employment and supporting residential development. In an effort to revisit the original assumptions and to ensure their ongoing validity, Lake County and the City of Clermont commissioned an Implementation Plan in 2019 to establish detailed policies and standards to govern new development as well as a set of Design Guidelines to be used to review new development proposals. The Comprehensive Plan Amendment sets the framework for the forthcoming Design Guidelines, which will be incorporated into the Land Development Code. The proposed Amendment would establish a new goal in the Future Land Use Element.

The proposed changes start with Goal # 2, on page I-15 within the proposed FLU element, and progress to the end, page I-39. Staff recommends approval and transmittal of the proposed Future Land Use Element to the State Reviewing Agencies.

There were no public comments and no questions from Commission.

Action:

MOTION TO APPROVE of Ordinance No. 2022-002 was made by Commissioner McAllister. Motion seconded by Commissioner Gustafson. Passed unanimously.

Item #8: Ordinance No. 2022-003 – Capital Improvement Element

Request: This is a staff initiated amendment to update the Level of Service (LOS) and B-5 & B-6 of the element.

Planning Manager John Kruse presented the staff report for both items as follows:

This Comprehensive Plan Text Amendment is a staff initiated amendment to update the Capital Improvement Element of the City's Comprehensive Plan. Mr. James Kinzler, with Kinz Consulting, LLC, has prepared the following element with City staff's assistance.

The Capital Improvements Element is being updated to reflect the changes from the Potable Water Element and to update Appendix B - the Five year schedule of Capital Improvements.

Two items that will have the reflected changes:

1. Policy 1.2.4: Update the Level of Service for Potable Water from 185 to 220 gallons per day per capita.
2. Update Appendix B (B-5 & B-6) – the Five year schedule of Capital Improvements to FY 2023-2027 as approved in the 2022 City Budget.

Staff recommends approval and transmittal of the proposed Capital Improvements Element to the State Reviewing Agencies. Mr. Kinzler is available to answer any questions.

There were no public comments.

Commissioner Colby asked for more information.

James Kinzler with Kinz Consulting stated that this item is required by legislation. He stated that local governments must address in their comprehensive plans that water supply sources and resources are met and are able to achieve the existing projected water usage over a 10 year plan.

Action:

MOTION TO APPROVE of Ordinance No. 2022-003 was made by Commissioner McAllister. Motion seconded by Commissioner Colby. Passed unanimously.

Item #9: Ordinance No. 2022-004 – Potable Water Element Amendment

Request: This is a staff initiated amendment to reflect changes in the planning horizon (2031) and the current water supply plan - Appendix A.

Planning Manager John Kruse presented the staff report for both items as follows:

This Comprehensive Plan Text Amendment is a staff initiated amendment to update the Potable Water Element of the City's Comprehensive Plan. Mr. James Kinzler, with Kinz Consulting, LLC, has prepared the following element with City staff's assistance.

In order to ensure adequate water supplies, the Florida Legislature has established a coordinated planning process between regional water supply plans and comprehensive plans prepared by local governments. Local governments must address in their comprehensive plans the water supply sources necessary to meet and achieve existing and projected water use demand for the established planning period. The revised City of Clermont Water Supply Facilities Work Plan addresses the planning period of 2022-2031 and demonstrates sufficient supply to meet projected demand over that timeframe. Several areas in the element have been updated to reflect the revised work plan. The work plan has been included as well in the updated Potable Water Element.

Staff recommends approval and transmittal of the proposed Potable Water Element to the State Reviewing Agencies. Mr. Kinzler is available to answer any questions.

Action:

MOTION TO APPROVE of Ordinance No. 2022-004 was made by Commissioner Rogers. Motion seconded by Commissioner McAllister. Passed unanimously.

Item #10: Ordinance No. 2022-005 – Intergovernmental Coordination Element

Request: This is a staff initiated amendment to update language regarding water supply planning.

Planning Manager John Kruse presented the staff report for both items as follows:

This Comprehensive Plan Text Amendment is a staff initiated amendment to update the Intergovernmental Coordination Element of the City's Comprehensive Plan. Mr. James Kinzler, with Kinz Consulting, LLC, has prepared the following element with City staff's assistance.

The Intergovernmental Coordination Element is being updated to reflect the changes from the Potable Water Element that revises language from St. Johns River Water Management District (SJRWMD) district water supply plan to regional water supply plan. The specific change is reflected under Policy 1.3.9. on page XII-2 of the redlined Element.

Staff recommends approval and transmittal of the proposed Intergovernmental Coordination Element to the State Reviewing Agencies. Mr. Kinzler is available to answer any questions.

Action:

MOTION TO APPROVE of Ordinance No. 2022-005 was made by Commissioner Rogers. Motion seconded by Commissioner McAllister. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:49 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, December 7, 2021	
Agenda Item Name	
Resolution No. 2021-056R <i>Enterprise Car Rental and Sales</i>	
Requested Action	
Recommend approval of Resolution No. 2021-056R.	
Staff Report	
The applicant is requesting a Conditional Use Permit (CUP) to allow for vehicle storage, display, rental services and sales; for vacant parcels located at 1700 South Grand Highway and a vacant parcel located on Hooks Street. The current zoning is "M-1" Industrial; and the Future Land Use designation is Commercial. The Land Development Code, Section 122-264, requires a Conditional Use Permit for the proposed use of vehicle sales and rental services at this location. The applicant is proposing the development of an 8,315 square foot building with multi-office space to allow for vehicle rental, sales and other support services required for the operation of the business. No major auto and truck repair maintenance services shall be permitted at this location. The Land Development Code, for "M-1" Industrial zoning allows office use, but requires a Conditional Use Permit (CUP) for any type of automotive sales and services. The subject property consists of two parcels that are approximately 7.87 acres with "M-1": Industrial zoning designation. The applicant has submitted a conceptual site plan of the layout for the access points, parking, storage and buildings of the proposed project. The project design is proposing access points on South Grand Highway; a driveway permit will be required for the proposed access points. The project has also submitted a Traffic Impact Analysis (TIA) Report conducted by Traffic Planning and Design, Inc. and dated 9/24/2021. The TIA submitted per Lake-County MPO guidelines, has determined the project as designed is considered as de minimus development and the existing roadway network has sufficient capacity to service the project. The proposed development shall be required to comply with the Land Development Regulations and all provisions of the codes. All buildings must comply with Clermont Architectural Design Standards. The proposed project will also be required to provide additional landscaping and plant materials to enhance and provide an opaque buffer to help minimize the impact and visibility of the vehicles displayed along Hooks Street and South Grand Highway. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent with the existing development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations to allow for development of the site. Staff recommends approval of Resolution No. 2021-056R.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Enterprise Car Sales-Rental Staff Report-New	Enterprise Car Sales-Rental Staff Report-New.pdf
2.	2021-056R - Enterprise Rental Cars CUP (12.02.2021 V1) - R&FBL	2021-056R - Enterprise Rental Cars CUP (12.02.2021 V1) - R&FBL.pdf
3.	LOCATION MAP	LOCATION MAP.pdf
4.	New Conceptual Plan 12-1-2021	New Conceptual Plan 12-1-2021.pdf
5.	Enterprise - Color Rendering Landscape Plan	Enterprise - Color Rendering Landscape Plan.pdf
6.	Enterprise - Elevations	Enterprise - Elevations.pdf
7.	Conditional Use Application w Narrative-10-29-21	Conditional Use Application w Narrative-10-29-21.pdf
8.	Legal AD	Legal AD.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: Clermont Land Development LLC.

APPLICANT: FCH Properties, LLC.

PROJECT NAME: Enterprise Car Rental and Sales

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for the storage, display, rental services and sales of vehicles in the “M-1” Industrial zoning district.

SIZE OF PARCEL: 7.87 acres +/-

LOCATION: 1700 South Grand Highway

EXISTING ZONING: M-1 Industrial District

EXISTING LAND USE: Vacant Commercial Site

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow for vehicle storage; display, rental services and sales; for vacant parcels located at 1700 South Grand Highway and Hooks Street. The current zoning is “M-1” Industrial and the Future Land Use is Commercial. The Land Development Code, Section 122-264; requires a Conditional Use Permit for the proposed uses of vehicle sales and rental services at this location. The applicant is proposing the development of an 8,315 square foot building with multi-office space to allow for vehicle rental, sales and other required support services for the operation of the business. No major auto and truck repair maintenance services will be permitted at this location. The Land Development Code, for “M-1” Industrial zoning allows office use, but requires a Conditional Use Permit (CUP) for any type of automotive sales and services.

The subject property consist of two parcels that are approximately 7.87 acres with "M-1": Industrial zoning designation. The applicant has submitted a conceptual site plan of the layout for the access points, parking, storage and buildings of the proposed development. The project design is proposing an access point on South Grand Highway; a driveway permit will be required for the access point. The project has also submitted a Traffic Impact Analysis (TIA) Report conducted by Traffic Planning and Design, Inc. and dated 9/24/2021. The (TIA) submitted per Lake-County MPO guidelines, has determined the project as designed is considered deminimus development and the existing roadway network has sufficient capacity to service the development. The proposed project will utilize City water and sewer services, which has capacity to service the project.

The proposed development shall be required to comply with the Land Development Regulations and all provisions of the codes. All buildings must comply with Clermont Architectural Design Standards. The proposed project will also be required to provide additional landscaping and plant materials to enhance and provide an opaque buffer to help minimize the impact and visibility of the vehicles displayed along Hooks Street and South Grand Highway.

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 is consistent to the existing development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations to allow for development of the site.

Staff recommends approval of Resolution No. 2021-056R.



CITY OF CLERMONT
RESOLUTION NO. 2021-056R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OUTSIDE STORAGE, DISPLAY, RENTAL SERVICES AND SALES OF VEHICLES IN THE M-1 INDUSTRIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held December 7, 2021 recommended approval of this Conditional Use Permit to allow for the outside storage, display, rental services, and the sales of vehicles, at the following location:

LOCATION:

Vacant parcel located at 1700 South Grand Highway and Hooks Street
(Alternate Key 3885083 & 3885085)
7.87+/- Acres

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:

1. This application for a Conditional Use Permit (CUP) to allow for the outside storage, display, rental services and the sale of vehicles in the “M-1” Industrial District shall be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No 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



CITY OF CLERMONT
RESOLUTION NO. 2021-056R

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.

3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of the approval date by the City Council or the permit shall become null and voided.
4. 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.
5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and any code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. 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 show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. 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.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.



CITY OF CLERMONT
RESOLUTION NO. 2021-056R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit (CUP) will allow for the outside storage, display, rental, sales, and limited maintenance services of vehicles as a permitted use. No engine, chassis, or heavy mechanical work shall be conducted on site.
2. The parking, display or storage of any vehicles shall be arranged and kept in the required designated parking areas to prevent clutter and maintain an orderly appearance of the property. At no time shall the parking and display of any vehicles impede or block any public/private access points, streets, public/private easements, or any adjacent properties.
3. The hours of operation will be Monday through Friday, 8:00 AM to 6:00 PM, and Saturday, 9:00 AM to 5:00 PM and on Sunday, 12:00 PM to 5:00 PM.
4. The site may also be used for any other permitted uses in the “M-1” Industrial zoning district.
1. Any new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or permitted uses and is only used for conceptual purposes.
4. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the “M-1” Industrial zoning district in the Land Development Codes. All buildings and structures must comply with Clermont Architectural Design Standards.
5. The parking, storage and display of the vehicles shall be arranged and kept in an orderly manner and state of maintenance so the appearance of the property, shall not be considered a nuisance.
6. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
7. No outside speaker systems will be allowed at this location.
8. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
9. All fencing shall be ornamental metal or decorative PVC/Vinyl. The construction of any walls shall provide aesthetically pleasing design features and elements for any streets and public viewpoints.



CITY OF CLERMONT
RESOLUTION NO. 2021-056R

10. Any signage must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any signs.
11. The project shall be required to provide an enhanced landscape buffers that shall provide an additional 30 percent of plant materials to create an opaque screen at time of planting. The landscape buffers shall be designed to create an aesthetically pleasing and enhanced buffer screening for the project.
12. A driveway permit will be required for access to any public streets. The permit process will require the coordination with the appropriate City, County or State Agency prior to construction.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
RESOLUTION NO. 2021-056R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 14th day of December, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

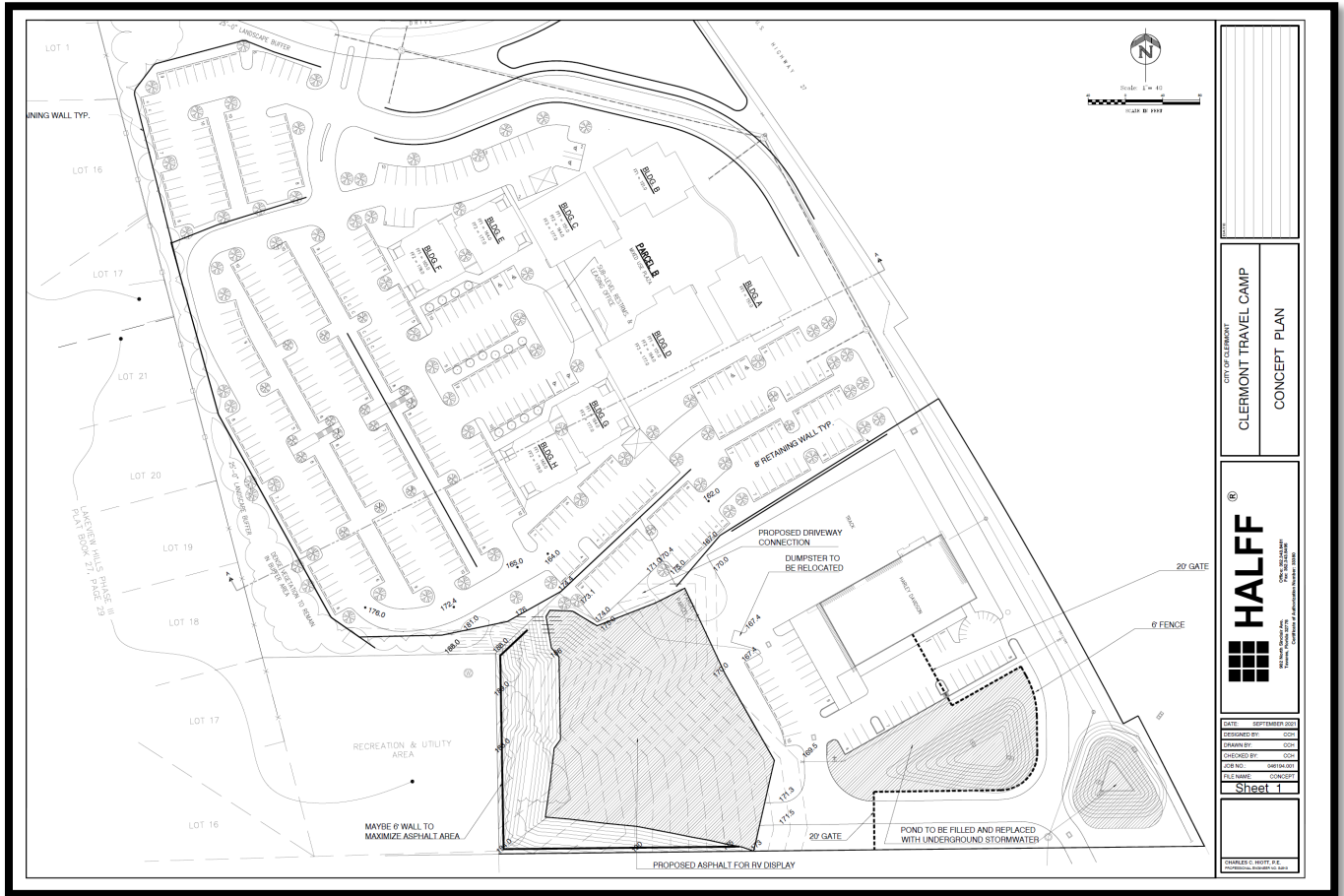
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

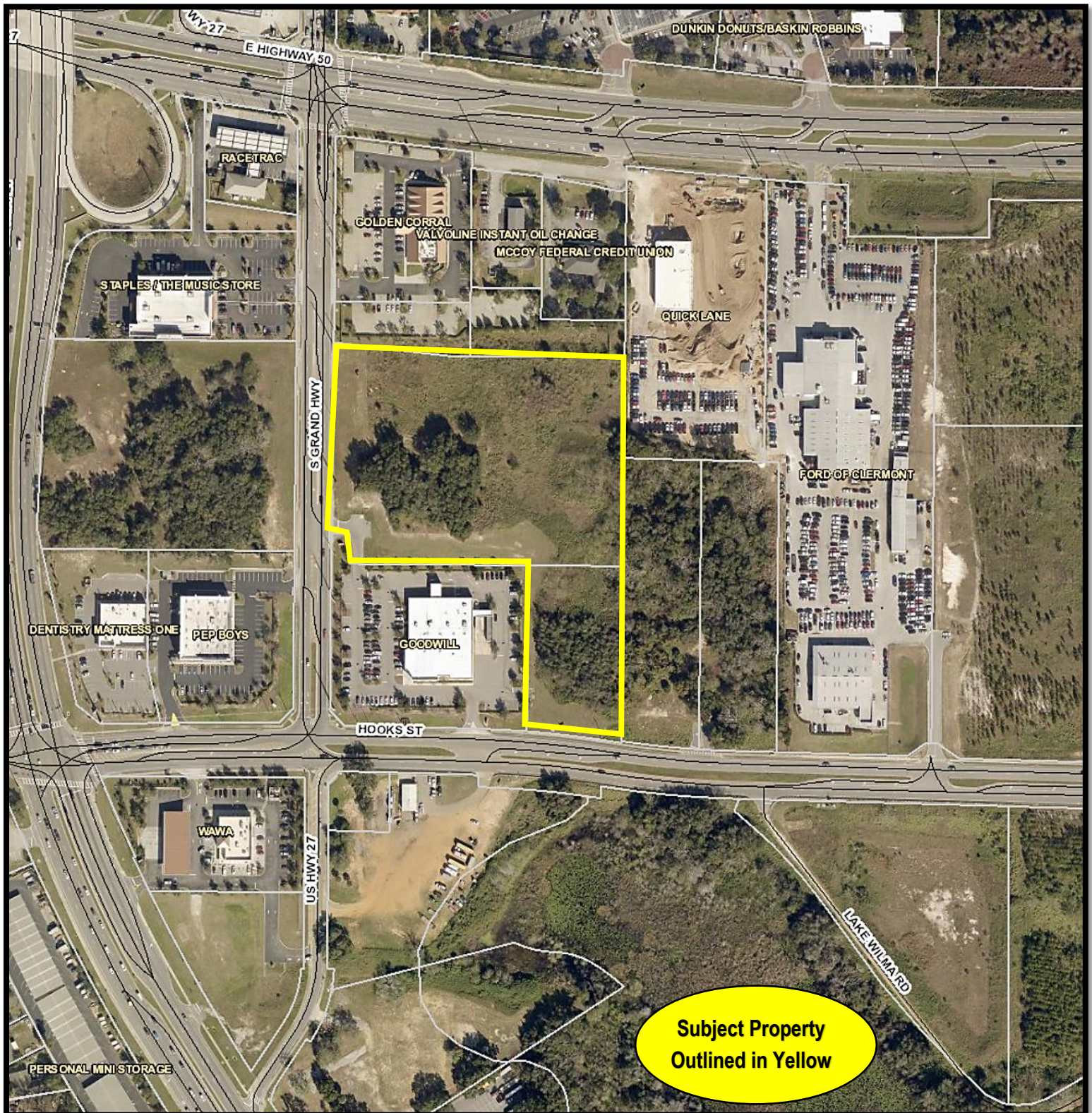
Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney

Exhibit A:



LOCATION MAP

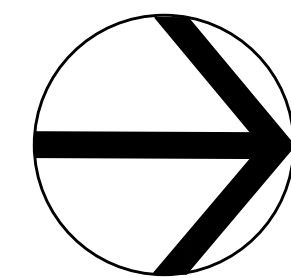
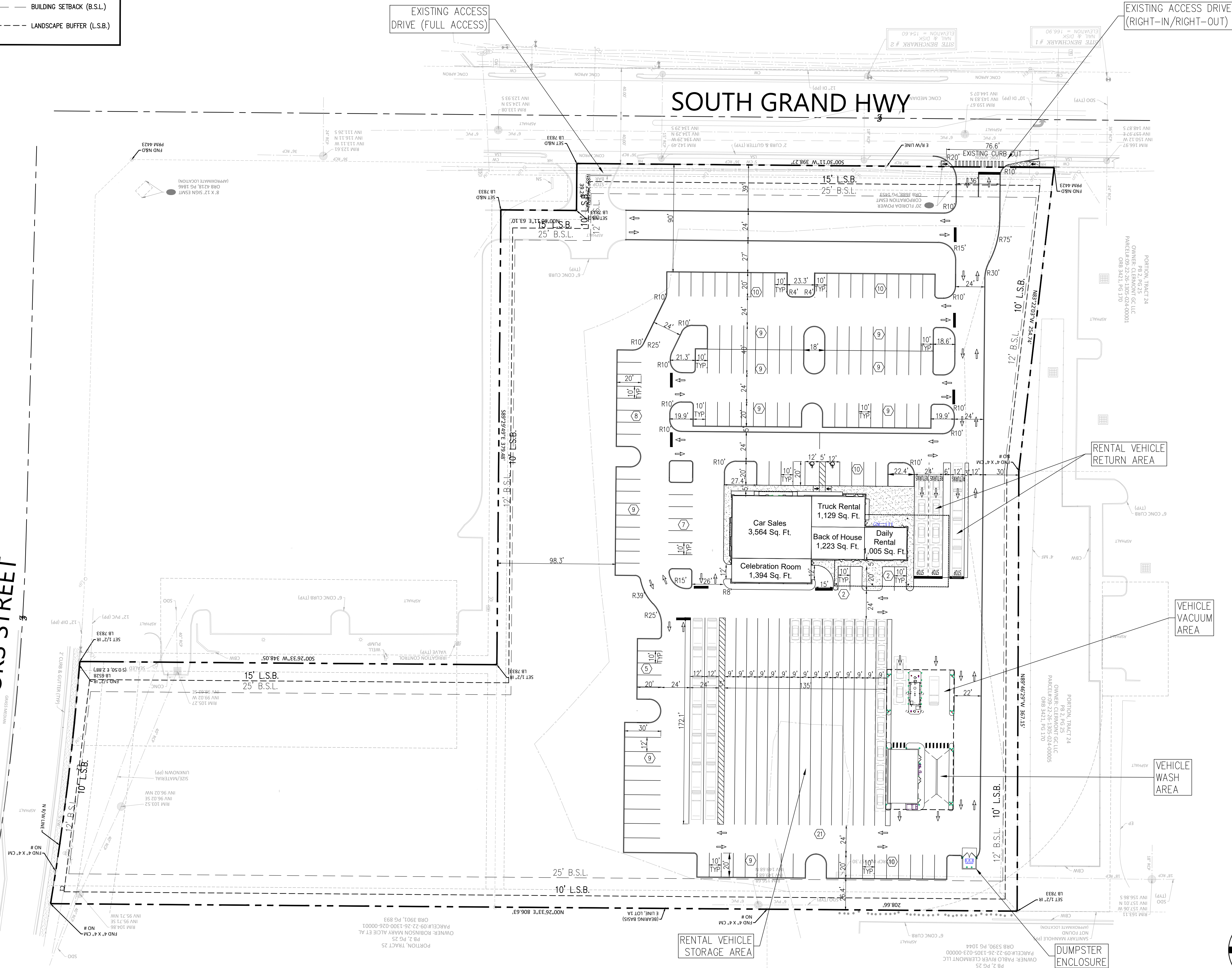


MASTER SITE PLAN

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)

HOOKS STREET

SOUTH GRAND HWY



ENTERPRISE CAR AND TRUCK
RENTAL (W/ SALES)
1700 SOUTH GRAND HWY
CLERMONT, FL

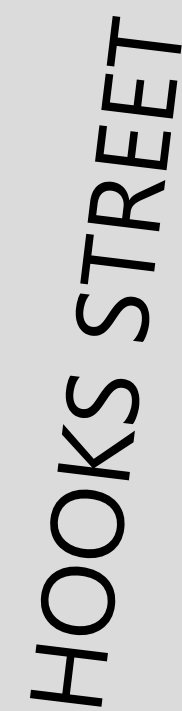
DATE: 12/01/21
DRAWN: BA
CHECKED: RZ

SP2-ALT

PROJECT NO.: 2021.214

REVISION	DATE	REVISION	DATE

Z DEVELOPMENT
s e r v i c e s
CA 29354
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604



SOUTH GRAND HWY

CADDSCAPES, INC.

Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com
© CardScapes, Inc. 2021

ENTERPRISE CAR AND TRUCK
SALES AND RENTAL
1700 SOUTH GRAND HWY
CLERMONT, FL

DATE: 10/28/2021
DRAWN: JB
CHECKED: JB

PROJECT NO.: 2021.214

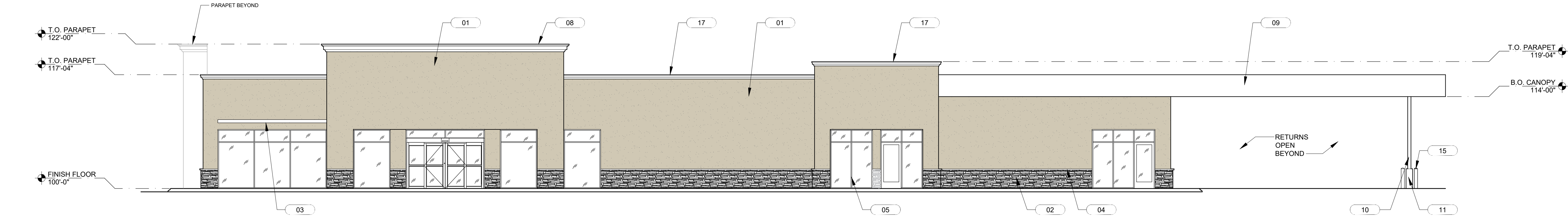
Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

[illegible]

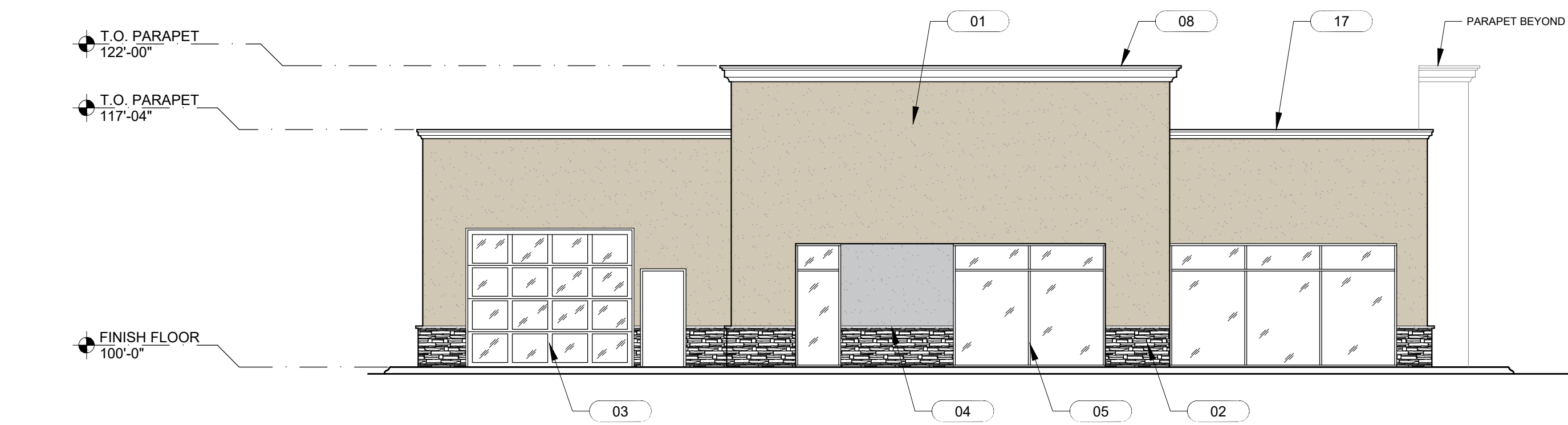
Z DEVELOPMENT
services

CA 29354

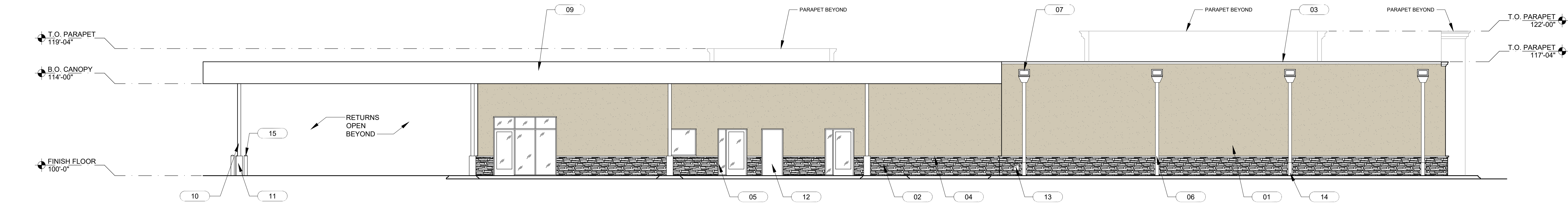
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803



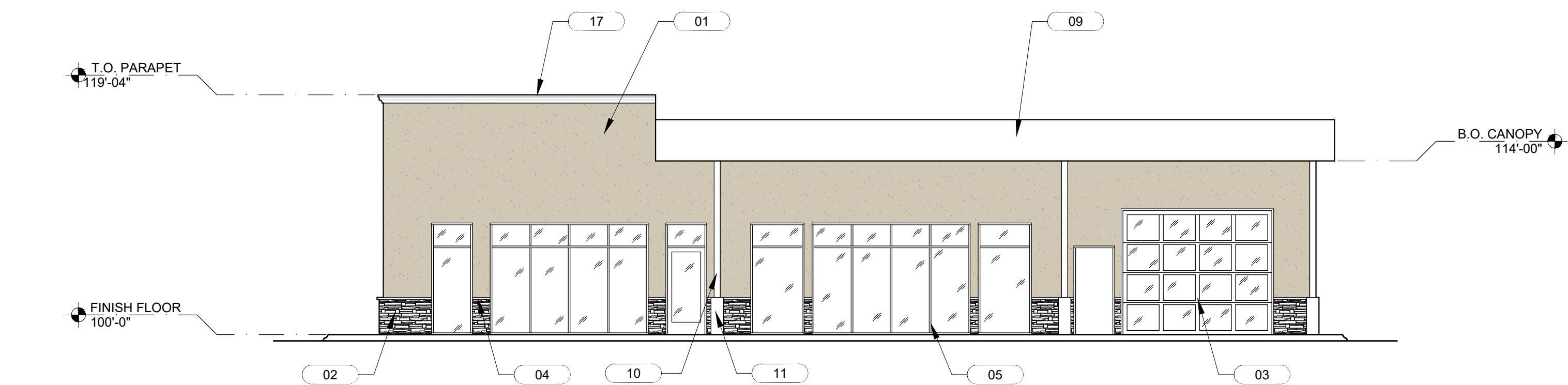
01 SOUTH EXTERIOR ELEVATION (SALES STOREFRONT)
A-400 SCALE: 1/8" = 1'-0"



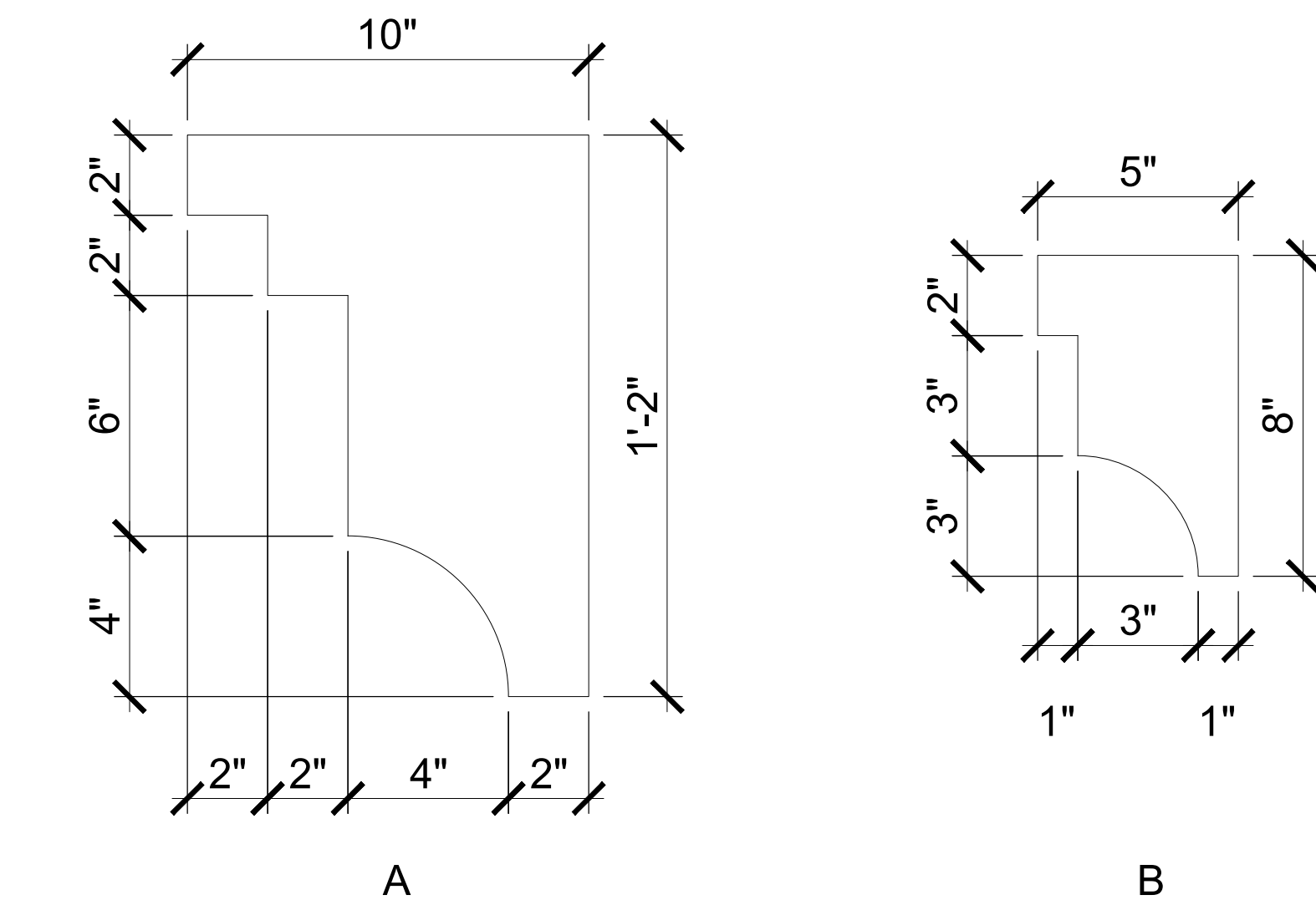
02 NORTH EXTERIOR ELEVATION
A-400 SCALE: 1/8" = 1'-0"



03 WEST EXTERIOR ELEVATION
A-400 SCALE: 1/8" = 1'-0"



04 EAST EXTERIOR ELEVATION
A-400 SCALE: 1/8" = 1'-0"



05 EXTERIOR PARAPET PROFILE
A-400 SCALE: 3" = 1'-0"

SYMBOL LEGEND / SHEET REFERENCES:	
XX	SEE KEYNOTES ON THIS PAGE
XXX	SEE PAGE A-700 FOR ROOM FINISH LEGENDS
XXX	SEE PAGE A-700 FOR ROOM FIXTURE LEGENDS & EQUIPMENT
XXX	SEE PAGE A-730 FOR DOOR SCHEDULES AND DETAILS
XXX	SEE PAGE A-730 FOR WINDOW TYPES AND DETAILS
XXX	SEE FINISH SCHEDULE A-700 FOR ROOMS TO RECEIVE SOUND INSULATION
XXX	ALL INTERIOR FURNITURE OFOI, UNLESS OTHERWISE NOTED
XXX	SEE A-200 SERIES SHEETS FOR REFLECTED CEILING PLANS
XXX	SEE A-400 SERIES SHEETS FOR EXTERIOR ELEVATIONS & DETAILS
XXX	SEE A-700 SHEET FOR FF&E LEGEND, FINISH SCHEDULE, FINISH LEGEND, INTERIOR ELEVATIONS, & VENDOR LISTS

EXTERIOR ELEVATIONS GENERAL NOTES:
1 - ALL ALTERNATE MATERIALS NOT USED WILL BE STUCCO (P-1) VERIFY USE AND FINISH OF MATERIALS WITH OWNER
2 - EXTERIOR SIGNAGE TO BE DETERMINED
3 - ANY WALL VENTS / GRILLES TO MATCH ADJACENT WALL COLOR

EXTERIOR ELEVATIONS KEYNOTE LEGEND:	
XX	
01	STUCCO (COLOR: P-1)
02	EXTERIOR STONE BUILDING WATER TABLE (WS-1)
03	PARAPET CAP (COP-1)
04	PRECAST CONCRETE SILL
05	ANODIZED ALUM STOREFRONT (BRUSHED ALUM FINISH)
06	PREFINISHED MTL GUTTER & DOWNSPOUT MATCH (P-3)
07	PREFINISHED MTL SCUPPER & DOWNSPOUT WHEN ON BUILDING MATCH (P-1) WHEN ON COLUMN MATCH (P-3)
08	DECORATIVE CORNICE (P-9). SEE DETAIL 5A/A400 FOR PROFILE
09	ACM FASCIA PANELS (BLACK) WITH VINYL GRAPHICS BY SIGN VENDOR
10	CANOPY COLUMNS FINISH (P-3)
11	CONCRETE PIER @ 36" A.F.G. FINISH (P-3)
12	STEEL DOOR (MATCH P-1) STEEL FRAME (MATCH P-10)
13	GAS METER
14	24" HIGH STAINLESS STEEL DOWNSPOUT GUARD. ANCHOR WITH STAINLESS STEEL LAG SCREWS AND WASHERS
15	6" Ø CONC. FILLED MTL. PIPE BOLLARD. COLOR: YELLOW
16	MTL. OVERHEAD DOOR
17	DECORATIVE CORNICE (P-9). SEE DETAIL 5B/A400 FOR PROFILE

PROJECT NUMBER: XXX
DRAWN BY: XXX
CHECKED BY: XXX

NOT FOR CONSTRUCTION

P.O.R. NAME
LICENSE# XXX
PROFESSIONAL OF RECORD
###-###-####

ENTERPRISE HOLDINGS, INC.
CLERMONT, FL
MULTI-BUSINESS LINE
NEW CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF
ENTERPRISE HOLDINGS, INC.

REV.	ISSUE:	DATE:
	OWNER REVIEW	MM/DD/YYYY
	BID ISSUE	MM/DD/YYYY
	PERMIT ISSUE	MM/DD/YYYY
△	ARCHITECT ISSUED	MM/DD/YYYY

1700 SOUTH GRAND
HIGHWAY
CLERMONT, FL 34711

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A-400



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 10/26/21		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Enterprise Rent A Car and Car Sales			
Applicant Enterprise Leasing Company of Orlando LLC			
Contact Person Robert Ziegenfuss			
Address 708 E. Colonial Dr, Ste. 100	City Orlando	State FL	Zip 32803
Telephone 407-271-8910 x501	Fax 407-442-0604		
Email bob@zdevelopmentservices.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name C/O MPG Property Group			
Owner Address 1851 W. Indiantown Rd, #101	City Juniper	State FL	Zip 33458
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 1700 S. Grand HWY & Hooks Street	City Clermont	State FL	Zip 34711
General Location Located at 1700 S Grand HWY, Clermont - behind the Golden Coral Restaurant and the site also has frontage on Hooks Street.			
Legal Description & Alternate Key (include copy of survey) 3885083 (1700 S. Grand HWY) & 3885085 (Hooks St) Oak Hills Commons - Unit II Replat PB 64 PG 101 Lot 1A & Oak Hills Commons - Unit II Replat PB 64 PG 101 Lot 1C			
Land Use (City verification required) Vacant Commercial			
Zoning (City verification required) M1-Industrial District			



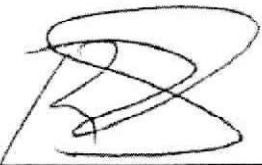
CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

See attached Narrative

Robert Ziegenfuss

Applicant Name (print)

x 
Applicant Name (signature)

JOHN MCGILL

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

CONDITIONAL USE PERMIT APPLICATION
DETAILED DESCRIPTION OF REQUEST
CITY OF CLERMONT

I. LAND USE AND ZONING

The Subject Property, totaling approximately 7.87 acres, is located with frontages on both Hooks Street and South Grand Hwy. The site is adjacent to existing commercial uses, including a Goodwill of Central Florida secondhand goods store, a Ford car dealership, Valvoline and a Golden Corral restaurant. The Subject Property is comprised of two parcels with M-1 zoning and a future land use designation of Commercial, as shown on the maps below:



Under Section 122-261 of the Code, “[t]he M-1 district is intended for industrial uses of such a nature that they do not create problems of compatibility with adjacent land uses.” As set forth below, the proposed use of the Subject Property does not include any industrial uses and will be compatible with adjacent land uses. Under the City’s existing Code, M-1 zoning allows a variety of uses, including but not limited to:

1. *All uses permitted in C-2 general commercial district, provided they meet the regulations of the C-2 district.*
2. *Offices or technical training enterprises*

C-2 zoning further allows by right:

1. *Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.*

Though offices and retail businesses are generally allowed in the M-1 zoning district by right, the City requires a conditional use permit (“CUP”) approval for automotive uses.

Under Objective 1.9 of the City's Comprehensive Plan, the "commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population." Policy 1.9.1 furthers, "[t]he commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use." Policy 1.9.2 continues that "[t]he maximum intensity of commercial development shall be limited to 0.25 FAR."

II. PROPOSED USE

Enterprise Leasing Company of Orlando, LLC ("Enterprise") is the end user for the proposed development. Enterprise's corporate focus is on environmental impact and sustainability, philanthropy and community relations, including \$120 dedicated to fighting hunger and advancing social and racial equity. Importantly, Enterprise is committed to providing the highest quality services to any community in which it has the privilege to operate.

The proposed use is principally for passenger vehicle and small box truck leasing, but there will be ancillary sales of passenger vehicles (vehicles under 2 years with manufacturer's warranty) on site. To ensure quality vehicles with the highest standard of care of cleanliness are provided to our customers, additional ancillary uses of onsite car wash and limited vehicle maintenance will be integrated into the business operations. However, the car wash and maintenance services are limited to vehicles being leased or sold and is not open to the general public.

III. CUP CRITERIA

Under Section 86-144, the following criteria apply to any CUP request, which are satisfied as noted below:

(1) The granting of the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city;

As noted above, the proposed use is consistent with the existing pattern of adjacent commercial development and meets the policies and goals of the City's Commercial future land use designation.

(2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;

The project is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, it will provide a needed service to the City's residents in an upscale new building that will bring approximately 30 new jobs to the community.

(3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and

The proposed use meets or greatly exceeds all requirements set forth under the City's Code, as shown here:

BUILDING SETBACKS:	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT (WEST, S. GRAND HWY.)	25 FT	275.0 FT
SIDE (NORTH)	12 FT	82.3 FT
SIDE (SOUTH)	12 FT	194.3 FT
REAR (EAST)	25 FT	291.4 FT
LANDSCAPE BUFFERS:		
FRONT (WEST, S. GRAND HWY.)	15 FT	38.5 FT
SIDE (NORTH)	10 FT	29.5 FT
SIDE (SOUTH)	10 FT	97.8 FT
REAR (EAST)	10 FT	25.9 FT

(4) The proposed use may be considered desirable at the particular location.

Though it has a Commercial future land use designation, the Subject Property has a zoning of M-1, which is not similar to any of the surrounding commercial zoning designations. There are a multitude of more intense uses that could be permitted on this site by right, including light manufacturing or warehousing (for industries such as lumber and building material yards and electrical/plumbing supplies), up to 100,000 SF of retail buildings and gas stations/convenience stores. Enterprise would be compatible with the adjacent existing uses and would not create any traffic hazards or negative off-site impacts.

IV. CONCLUSION

The project will provide a more desirable use than the existing manufacturing zoning would permit, will meet and in most cases greatly exceed minimum development standards under Code, and will satisfy the applicable CUP criteria. We respectfully request approval of the CUP requested herein and appreciate the City's consideration of the same.



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	11/16/2021
Order Number:	6543307
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	62.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	11/30/2021 - 12/07/2021	Govt Public Notices
LEE dailycommercial.com	2	11/30/2021 - 12/07/2021	Govt Public Notices

Total Order Confirmation

\$191.04

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit (CUP) to allow for vehicle sales and rental services in the M-1 Industrial zoning district, as required by the code for Section, 122-264, at the following location:

LOCATION:

Vacant parcels located at 1700 South
Grand Highway
and Hooks Street
(Alternate Key 3885083 & 3885085)

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

The Clermont Planning & Zoning Commission will consider this request at a public meeting on Tuesday, December 7, 2021 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting on Tuesday, December 14, 2021 at 6:30 PM.

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

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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

6543307
November 30, 2021 &
December 07, 2021



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	11/22/2021
Order Number:	6569181
Prepayment Amount:	\$ 0.00

Column Count:	1
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Print

Product	#Insertions	Start - End	Category
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LEE dailycommercial.com	2	11/30/2021 - 12/07/2021	Govt Public Notices

Total Order Confirmation	\$193.96
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for an amendment to an existing Conditional Use Permit (CUP), Resolution No. 1010, to permit the construction and operation of a 6th through 12th grade Charter School on the College Campus (Lake Sumter State College), at the following location:

LOCATION:

Lake Sumter State College
1250 North Hancock Road
(Alternate Key: 3777502, 3777498,
3777505, 3777506, 3784773, 3784776,
3777499, 3777500, 3808649)

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

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Tracy Ackroyd Howe, MMC
City Clerk

6569181
November 30, 2021 &
December 07, 2021