



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, January 7, 2025**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

WELCOME NEW COMMISSIONERS CRAMER, HOISINGTON & MAY

ELECTIONS OF CHAIR AND VICE-CHAIR

REPORTS

MINUTES

Approval of the November 5, 2024 Minutes

NEW BUSINESS

Item 1 - Resolution No. 2025-001R
*Lakes of Clermont Health and Rehabilitation
Center CUP*

Consider a Conditional Use Permit for
an expansion of the Clermont Health
and Rehabilitation Center.

Item 2 - Ordinance No. 2025-003
Magnolia Center PUD Amendment
**TABLE TO FEBRUARY 4, 2025 P&Z
MEETING**

Consider an Amendment to the
Magnolia Center Planned Unit
Development for an Increase in the
Number of Fast Food Restaurants.

Item 3 - Ordinance No. 2025-001
*Land Development Code Amendment - Permitted
Uses*

Consider an amendment to Section 125-
369 Permitted Uses, Section 125-370
Conditional Uses, and Section 125-373
Off-Street Parking.

Item 4 - Ordinance No. 2025-002
Land Development Code Amendment - Parking

Consider an Amendment to Section
115-14 of the City's Land Development
Code with Regard to Parking Space
Requirements.

Item 5 - Ordinance No. 2025-004
*Land Development Code Amendment - C-2
Storage*

Consider an Amendment to Section
125-337 of the City's Land
Development Code with Regard to
Storage Facilities.

Item 6 - Ordinance No. 2025-005
*Land Development Code Amendment - M-1
Storage*

Consider an Amendment to Section
125-397 of the City's Land
Development Code with Regard to
Storage Facilities.

Item 7 - Ordinance No. 2025-006
*Land Development Code Amendment - Time Limit
for Commencing Construction*

Consider an Amendment to Section
101-216 of the City's Land
Development Code with Regard to
Construction Projects.

DISCUSSION OF NON-AGENDA ITEMS

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, January 7, 2025**

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 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 Clerk for the City's records.

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
NOVEMBER 5, 2024

CALL TO ORDER

Chair Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, November 5, 2024 at 6:30 p.m.

MEMBERS PRESENT: Chair Krzyminski, Vice-Chair Niemiec, Member Bain, Member Colby, Member Grube

MEMBER ABSENT: Members Guerrero and Norton

ALSO PRESENT: Development Services Director Henschel, Planning Manager Kruse, Senior Planner McGruder, City Attorney Mantzaris, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the October 1, 2024 Minutes of the Planning and Zoning Commission meeting made by Commissioner Bain, seconded by Vice-Chair Niemiec. Motion passed 5-0 with Members Guerrero and Norton absent.

REPORTS FROM THE COMMISSION

Commissioner Bain stated it is Election Day, and you can vote even if you are in line at 7:00 pm.

Commissioner Grube – No Report

Commissioner Colby – No Report

Vice-Chair Niemiec also stated it is very important to get out and vote. He announced he attended the first Taste of Italy at Waterfront Park, and said it was outstanding. He gave a shout-out and thanked the Italian American Club of Central Florida and Corelli's.

Chair Krzyminski stated this is his last meeting. He thanked Ray Goodgame and Cuqui Whitehead for their mentorship. He further thanked staff, Jay and the Board.

NEW BUSINESS

Item 1 – Ordinance No. 2024-039 The Shops at Waterbrooke PUD Amendment

Senior Planner McGruder presented as follows:

The applicant is requesting to amend the Planned Unit Development (Ordinance No. 2017-49), which was approved by the City Council on November 28, 2017. The proposed request is to increase the residential development and decrease the commercial component of the master development plan. The PUD Ordinance No. 2017-49, permits Lots 6 and 7 to construct up to 85 dwelling units consisting of residential townhomes, not to exceed two levels. The PUD also allows the developer to decrease the commercial acreage and increase the residential acreage, not to exceed the maximum of 12 units per acre as permitted by the Commercial Land Use. The current approved PUD allows one (1) single commercial building up to the maximum building size of

45,000 square feet. The PUD amendment is requesting to allow for a three-story climate-controlled self-storage building not to exceed 100,000 square feet, plus three (3) additional smaller storage buildings. The applicant has updated the Conceptual Plan layout to reflect the proposed changes to the Master Development Plan. The property consists of 45 +/- acres and is located south of SR 50 at the intersection of Emil Jahna Road. The proposed commercial development shall be limited to permitted uses under the C-2 General Commercial zoning with no automotive uses permitted. The current PUD also allows for a gas station/convenience store.

The only request to the PUD amendment is to decrease the commercial acreage and to increase the residential acreage, along with the request to allow a three-story self-storage building not to exceed 100,000 square feet, which requires an updated conceptual site plan with the proposed changes.

The applicant will also be required to comply with all Land Development Regulations and Comprehensive Plan. The project will be required to add a minimum 15-foot landscape buffer with an additional 30 percent plant materials between the residential and commercial development to ensure an opaque buffer screen. All buildings must comply with the Architectural Design Standards. The multifamily development will be required to provide a recreational facility to comply with the Comprehensive Plan Policy 1.6.4 Performance Standards.

Staff has reviewed the applicant's request for an amendment to the Planned Unit Development (PUD) master development plan. Staff finds the proposal meets the provisions with regard to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2024-36 to amend the PUD with the conditions contained in the ordinance.

Jimmy Crawford, Esq., *Applicant, 702 W. Montrose Street*, stated he agrees with the staff report; and further, shared a market study which showed the need for self-storage in this vicinity. He discussed how this project is a low traffic generator, and asked the Board for their approval.

The floor was opened for public comments.

Adam Sacharoff, *2928 Wild Mulberry Dr. (Waterbrooke)*, spoke in opposition to the self-storage facility stating there are already nine self-storage facilities within a ten-minute radius. He further shared concerns surrounding light pollution, disruption of animal habitats, lack of business diversity opportunities and economic growth with concerns relating to this possibly lowering surrounding property values.

Ronnie Perez, *3420 Florigold Grove St. (Waterbrooke)*, spoke in opposition to the self-storage facility stating concerns of the height of the self-storage building creating an eyesore along with traffic driving through their community to get to the self-storage. He would prefer to have shops instead of a self-storage.

Roger Klantschi, *3489 Banana Shrub Blvd. (Waterbrooke)*, spoke in opposition to the self-storage facility and would like to have shops and/or restaurants creating a family-friendly environment. He is concerned about the number of townhomes utilizing the amenities at Waterbrooke.

Kimberly McMahan, 2387 Garden Belle Dr. (Waterbrooke), spoke in opposition to the self-storage facility stating currently there are already 15 in the vicinity. She stated “The Shops at Waterbrooke” should be just that; shops, restaurants, entertainment, but not self-storage.

Bianca Matheson, 2363 Garden Belle Dr. (Waterbrooke), spoke in opposition to the self-storage facility with concerns of traffic and safety in regard to large vehicles accessing the facility. She further stated there are already eight storage facilities within a one-mile radius.

Amanda Pereira, 3137 Hurston Watch Lane (Waterbrooke), spoke in opposition to the self-storage facility and would like dining and retail shops located there instead. She stated this could decrease the values of their homes.

With no further speakers present, the floor was closed.

Jimmy Crawford clarified that there are not eight storage units within a one-mile radius. He explained the self-storage market study that states this area is currently undersupplied with a square-foot capita of 3.94 in a three-mile radius, and the US national average is 8.52 square-foot capita. He further stated this property is completely environmentally disturbed and is already approved for 162,000 square feet of C-2 uses.

Vice-Chair Niemiec asked what the maximum height is allowed for C-2, which was answered 55 feet. Discussion ensued regarding how many self-storage units are currently in Clermont.

Commissioner Colby stated he is sympathetic to the surrounding community; however, this use does meet the provisions of the PUD and it needs to move forward.

Commissioner Grube stated this use meets the provisions of the PUD, and their hands are tied.

Commissioner Bain clarified the proposed amendment, asked whether the townhomes will be part of the Waterbrooke HOA, and how much higher the self-storage building will be compared to the two-story townhomes. **Jimmy Crawford** answered the townhomes will be marketed for sale and will not be part of the Waterbrooke HOA; and further, the self-storage will be secured and gated, will not be a 24-hour facility, and most likely will be 10 to 12 feet higher than the two-story townhomes. **Commissioner Bain** concluded by stating he understands the concerns about the storage facility; however, he does not see a justifiable reason to not approve this project.

Chair Krzyminski commented if there is a Bald Eagle’s nest, a new development cannot be developed within a 660 foot radius. He stated he cannot find a reason why this would affect home values or taxes. **Jimmy Crawford** concluded by stating this parcel will be heavily landscaped, because the PUD requires 30 percent extra landscaping within the buffers than what the code requires.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-039 The Shops at Waterbrooke PUD Amendment; Moved by Commissioner Colby, Seconded by Commissioner Grube. Motion passed 5-0 with Members Guerrero and Norton absent.

(Recess from 7:30 p.m. to 7:32 p.m.)

Item 2 – Resolution No. 2024-036R Midpoint Rec Container Shop CUP

Senior Planner McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow for a 160 square foot container building in the Central Business District. The building will be located on an existing lot located at 782 West Montrose Street. The request to use the northwest corner of the parcel as a commercial business that rents and stores recreational bicycles, canoes and other sporting items at this location. The Conditional Use Permit would also allow for the waiver of one (1) parking space as required by the code, Section 15-14.

The requested Conditional Use Permit (CUP) is required for the 160 square foot container building and not the bicycle rental business, which is permitted in the Central Business District. The Land Development Regulations require all buildings must conform to the Clermont Architectural Design Standards. The 160 square foot building will be required to add architectural elements and features as depicted in the conceptual building elevations. The proposed building location is located at the rear of an existing commercial site. In addition, because the code does not identify the container building as permitted, Section 125-370 requires a Conditional Use Permit for any use or structure in the case of uncertainty about the classification. A final determination shall be made by this resolution.

Staff has reviewed the application as submitted and finds the proposed building could be designed to comply with the codes, and because of the de-minimus size of the building and location, the building may have a minimal impact on the surrounding areas. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2024-036R.

Jimmy Crawford commented the applicants are visionaries with this concept, and further stated Valerie will give a presentation and together they can answer any questions.

Valerie Schuett, *Applicant, 931 Montrose St.*, explained their vision for the downtown corridor with enhancing the downtown experience by renting bikes, folding kayaks and blow-up paddleboards. Their shop would be out of a custom shipping container in order to revitalize unused and unsightly parcels within Clermont's Central Business District (CBD).

The floor was opened for public comments.

Joy Ray, *1569 Nautica Mile Drive*, owns the downtown properties where The Bell & Corelli's are located. She spoke in opposition to a container building being allowed stating if they allow one, they are going to have to allow more.

Tamara Hitzemann, *967 W. Montrose St.*, spoke in support of this stating containers are popping up everywhere, and bike rentals are needed downtown. She further stated the applicants will take very good care of the container and will make it look very attractive.

With no further speakers present, the floor was closed.

Commissioner Bain asked whether the container will look as they are presenting it today, the days and hours of operation, and how much foot traffic do they believe this could bring to the vicinity. **Valerie Schuett** explained they plan for the container to look very similar to their proposed rendition; to start, they will be closed Mondays and Tuesdays with hours of operations 8am to 8pm; and further, she believes this could potentially bring a lot of foot traffic to the downtown vicinity. She conveyed the equipment will not be stored on site; and further, at start-up they will be taking reservations with the hopes of being on-demand during busy events. **Commissioner Bain** concluded stating he understands the concerns regarding containers; however, with the proper planning it could flow well with the surrounding vicinity and add an eclectic vibe. He appreciates and supports what this could bring to the downtown area.

Commissioner Grube asked if this would take up a current parking space. **Senior Planner McGruder** stated it is vacant land on private property.

Commissioner Colby stated he loves this project which would replace the current eyesore and applauded them for their efforts and vision.

Vice-Chair Niemiec asked staff if there are design standards for container buildings. **Senior Planner McGruder** stated the City has architecture design standards which applies to all buildings.

Chair Krzyminski stated he likes this concept a lot, but is concerned with the container not being maintained and asked if that can be placed in the resolution. **City Attorney Mantzaris** stated language is already in the resolution pertaining to maintaining the structure.

Discussion ensued regarding maintenance of the container unit and building codes.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-036R Midpoint Rec Shop CUP; Moved by Commissioner Colby, Seconded by Commissioner Niemiec. Motion passed 5-0 with Members Guerrero and Norton absent.

Item 3 – Resolution No. 2024-038R US 27 Car Wash & Self-Storage

Planning Manager Kruse presented as follows:

The applicant is interested in developing a 4+/- acre parcel located adjacent to the FDOT Park-n-Ride lot on US 27, southeast of Wawa. The site has limited access, with a right in-right out connection on a one-way access road connecting US 27 to Hooks Street. All the traffic will flow north to Hooks Street.

The proposal is for a car wash facility along the front of the property and a three-story residential storage warehouse in the rear portion of the site. The car wash is a typical self-serve operation with vacuum stations and a single, automated car wash tunnel within a building. The building is approximately 1,670 square feet. The storage warehouse will be climate controlled and for residential storage use only. The total square footage of this building is up to 100,000 square feet. The building will be designed to comply with the Clermont Architectural Design Standards. No outside storage will be allowed, and the applicant is not requesting any variances to the Land Development Code.

The property has a C-2 General Commercial zoning designation and a Commercial Future Land Use. The property is surrounded with a majority of C-2 General Commercial zoning with the northern parcel zoned M-1 Industrial. Section 125-337 requires a Conditional Use Permit for any building that occupies more than 20,000 square feet and car wash operations. The entire project is dependent on the approval of the CUP.

The applicant has performed a traffic evaluation based upon the proposed project. Traffic Planning and Design (TDS) indicated that the proposed project will generate 59 A.M. peak hour trips and 93 P.M. peak hour trips. Based upon the project's trip generation, the proposed project is considered de minimis and meets the requirement for a Tier 1 Exemption Letter. The City's traffic consultant agrees with the exemption.

Staff has reviewed the CUP application and has no evidence that the proposed use will 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 CUP and the City's Land Development Regulations. With the limited access point, the site would be best suited for lower traffic generation end users. The self-storage facility is a very low traffic generator with the majority of the peak hour trips occurring for the car wash. The property is located between the Park-n-Ride lot and Industrial zoning to the north, and fronts on an arterial roadway. The uses are compatible with the existing area. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet and a car wash facility in the C-2 zoning district with the conditions contained in Resolution No. 2024-038R.

Bret Jones, Esquire, *Applicant, Bret Jones, P.A., 700 Almond Street*, stated he appreciates staff's support, and he is available for questions.

The floor was opened for public comments. With no speakers present, the floor was closed.

Vice-Chair Niemiec asked staff how many storage facilities are currently in this vicinity, whether any variances are being requested and asked for confirmation that this request is a low traffic generator. **Planning Manager Kruse** stated there are currently 10 self-storage facilities in Clermont (eight in Clermont and two in the County), no variances have been applied for; and further, he confirmed that this project is a low traffic generator.

Commissioner Colby stated he thinks this project is a good use for the parcel and fits in; and further, stated he recommends approval.

Commissioner Grube stated he believes this is a great project for this parcel, but is concerned about traffic taking a left on Hooks Street, which is not allowed, but he has seen it happen.

Commissioner Bain expressed concerns about traffic from Wawa taking an illegal right on Grand Highway to get to the car wash. **Planning Manager Kruse** stated if the adjacent parcel to the north is developed, a cross-access from Wawa to this site may be warranted. **Commissioner Bain** concluded by stating this project is most likely the best suited for this type of parcel and appreciates the infill of the car wash.

Chair Krzyminski stated this project makes sense, and he had no questions.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-038R US 27 Car Wash & Self-Storage; Moved by Commissioner Bain, Seconded by Commissioner Colby. Motion passed 5-0 with Members Guerrero and Norton absent.

DISCUSSION OF NON-AGENDA ITEMS – *None*

ADJOURNMENT – 6:54 pm

Chair

ATTEST:

Kathy Heard, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 7, 2025		
Agenda Item Name		
Resolution No. 2025-001R <i>Lakes of Clermont Health and Rehabilitation Center CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2025-001R		
Staff Report		
The applicant is requesting to amend a Conditional Use Permit (2017-50), to allow for a 14,350 square foot building addition that will provide a 40- Bed expansion for the existing health and rehabilitation center located at 1775 Hooks Street. The subject parcel is located at the southwest corner of Citrus Tower Boulevard and Hooks Street. The property zoning is C-2 General Commercial with a Commercial Future Land Use designation. City Code Section, 125-337, allows nursing homes and rehabilitation medical facilities with an approved Conditional Use Permit. The existing facility is 61,058 square foot and the 14,350 square foot addition will make the new total building area 75,408 square feet. The proposed addition will allow for a 40-bed expansion for the site. The facility is designed to operate 24 hours a day while patients recover from their operations or injuries. The medical staff is trained to facilitate medical services and therapy programs such as specialized orthopedic, cardiac, and stroke rehabilitation services. A patient's typical stay may last from 20 to 30 days at the facility, and this will not be considered a permanent housing facility. Other programs offered by the facility will include wound care programs, pain management, fall reduction programs, and dietitian services. The applicant has also submitted a request to allow for an Exemption from a Tier 1 Traffic Impact Analysis Study; the trip generation report dated September 5, 2024, which is based on the proposed 40-bed expansion that is anticipated to generate 122 new daily trips, 6 new trips during the AM peak hour (4 in and 2 out) and 6 new trips during the PM peak hours (2 in and 4 out). Staff has reviewed the application and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions as specified. Therefore, staff recommends <u>approval</u> of the request to allow for the Conditional Use Permit amendment for a 14,350 square foot addition to provide for a 40-bed expansion at the existing skilled nursing facility with up to 78,000 maximum square feet of building space in the C-2 zoning district with the conditions contained in Resolution 2025-001R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2025-001R	2025-001R CUP Lakes of Clermont (12.02.2025).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	PROPOSED SITE PLAN	04 CONDITIONAL USE SITE PLAN.pdf
4.	TIA Exemption	14 Lakes of Clermont_TIA Exemption.pdf
5.	Exterior Elevations	Exterior Elevations.pdf
6.	Application	01 CUP Application - Executed.pdf
7.	Legal Ad	2025-001R Lakes of Clermont Legal Ad PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2025-001R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW FOR A BUILDING ADDITION FOR THE EXISTING HEALTH AND REHABILITATION FACILITY IN THE C-2 GENERAL COMMERCIAL 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 on January 7, 2024 recommended approval to amend the Conditional Use Permit (Resolution 2017-50), to allow for a 14,350 square feet building addition at the existing health and rehabilitation facility that will increase the total building area up to 78,000 maximum combined total building square footage to allow for a 40-bed addition at the existing facility, at the following location:

LOCATION:

**Lakes of Clermont Health and Rehabilitation Facility
1775 Hooks Street, Clermont, FL
Located at the southwest corner of Citrus Tower Boulevard
and Hooks Street
(Alternate Key 1017637)**

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit amendment to Resolution 2017-50 is to allow for the construction of up to 14,350 square feet building addition at the existing health and rehabilitation facility which will increase the total building area up to the maximum 78,000 building square footage to allow a 40-bed increase at the existing facility in the C-2 General Commercial zoning district, be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2025-001R

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the conceptual site plan dated August 2024 prepared by Kimley Horn Engineering. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. 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.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.



CITY OF CLERMONT
RESOLUTION NO. 2025-001R

10. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning & Zoning Department.
11. 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.

SECTION 2: LAND USE AND SITE DEVELOPMENT

1. This Conditional Use Permit (CUP) amendment to Resolution 2017-50 is to allow for a 14,350 square foot building addition to the existing health and rehabilitation nursing facility. The total combined building area shall not exceed the 78,000 maximum total building square footage for the facility.
2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.
4. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
5. The Landscape design for all parking areas, buffers, and rights-of-way, pedestrian ways and focal points shall be unified and complimentary to the ambiance of the center. All landscape plans shall meet or exceed the City of Clermont Codes.
6. All building structures and additions shall be designed to provide the same or similar design features and elements as the existing facility to create a uniform building ambiance that complies with the Architectural Design Standards of the City of Clermont.
7. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
RESOLUTION NO. 2025-001R

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 take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-001R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of January, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

Conceptual Site Plan

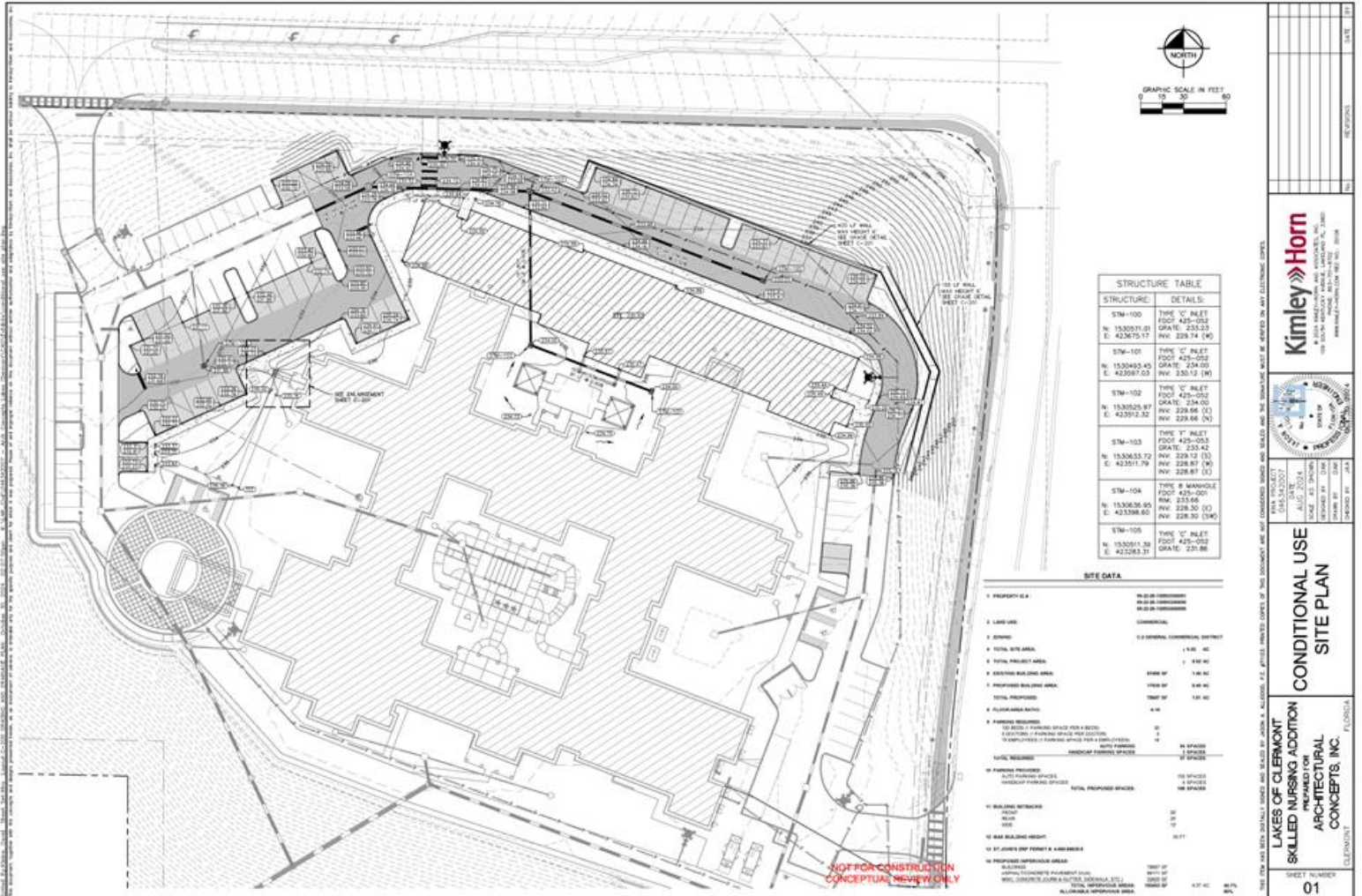


Exhibit B – Existing Building Elevations

OVERALL SOUTH ELEVATION

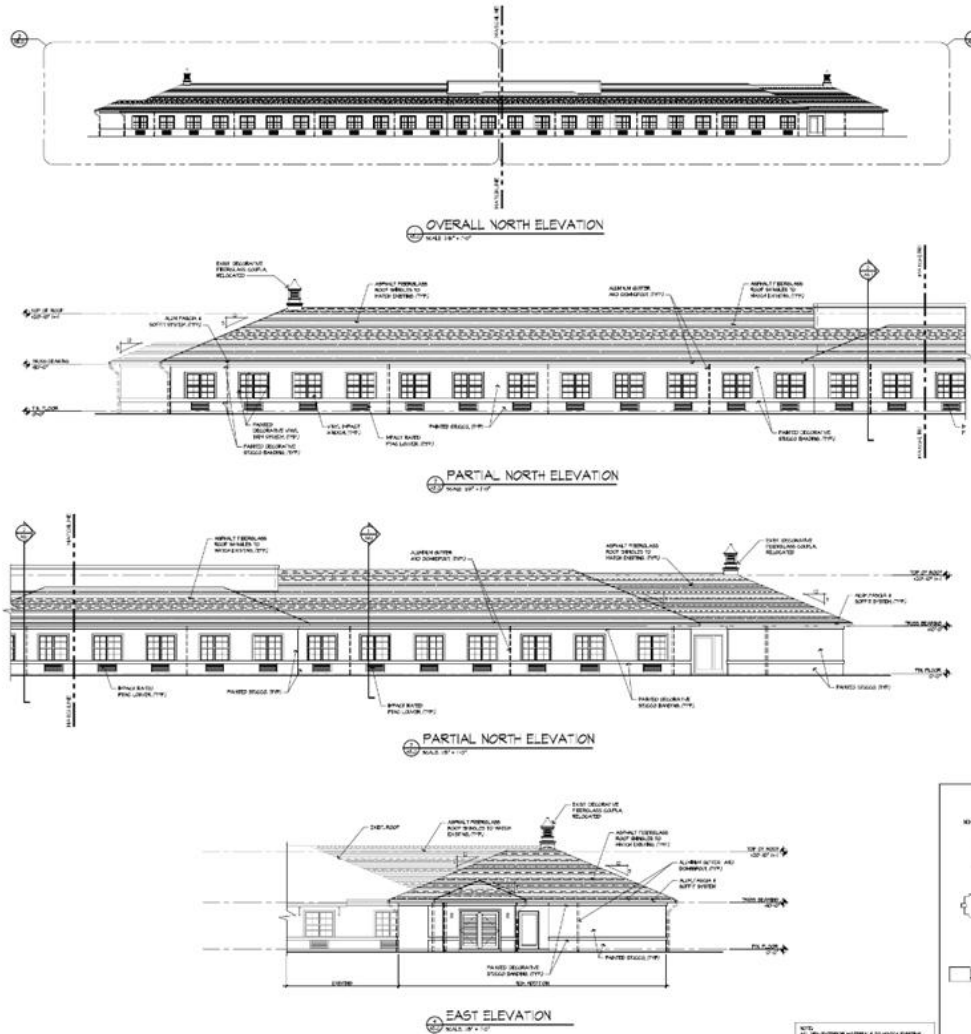


SOUTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION

Proposed Building Elevations



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN AND PREPARED DRAWINGS, SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS TO BE PERFORMED BY THE LOCAL AUTHORITY TO BE CONSTRUCTED ARE IN ACCORDANCE WITH THE CITY OF CLERMONT.



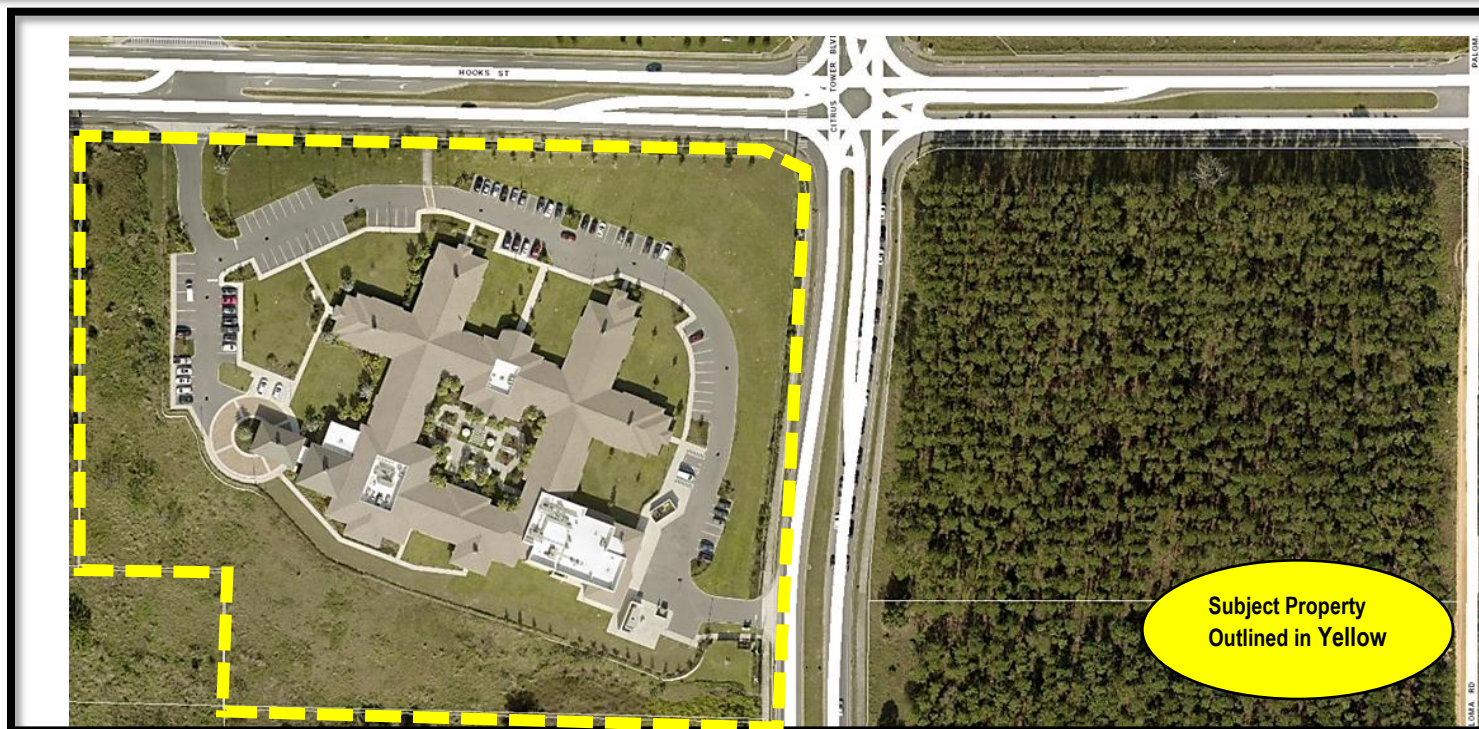
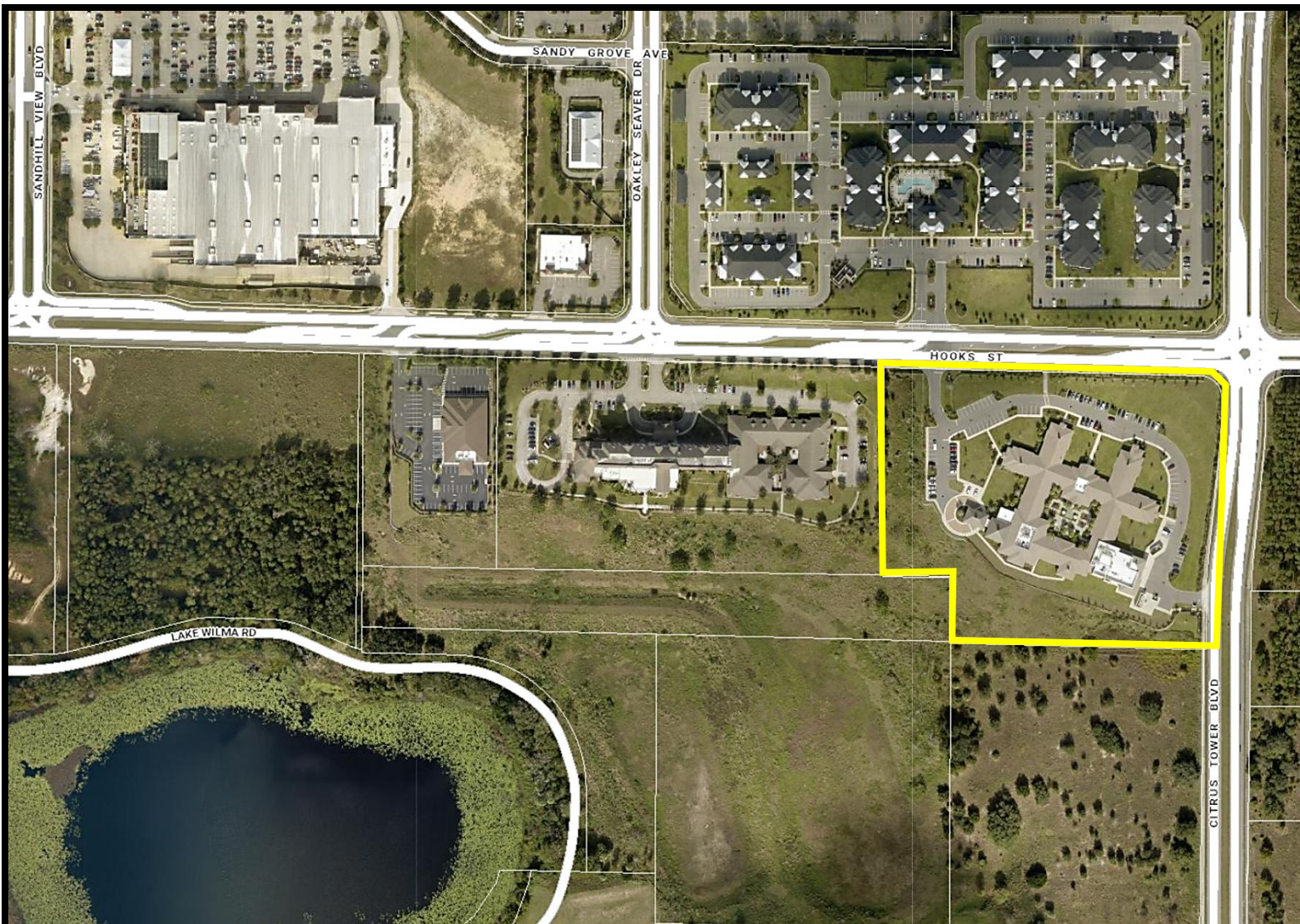
PROPOSED:
LAKE OF CLERMONT
HEALTH AND REHABILITATION CENTER - 40 BED ADDITION
1775 Hooks Street
Clermont, FL

DO NOT SCALE PRINTS	
THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.	
TITLE	DATE
EXTERIOR ELEVATIONS	06/18/2024
REVISIONS	06/18/2024
NO SET FOR CONSTRUCTION	06/18/2024

PROJECT NO.	100
SCALE	AS SHOWN
DATE	06/18/2024

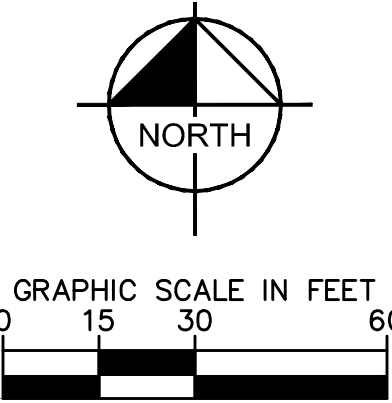
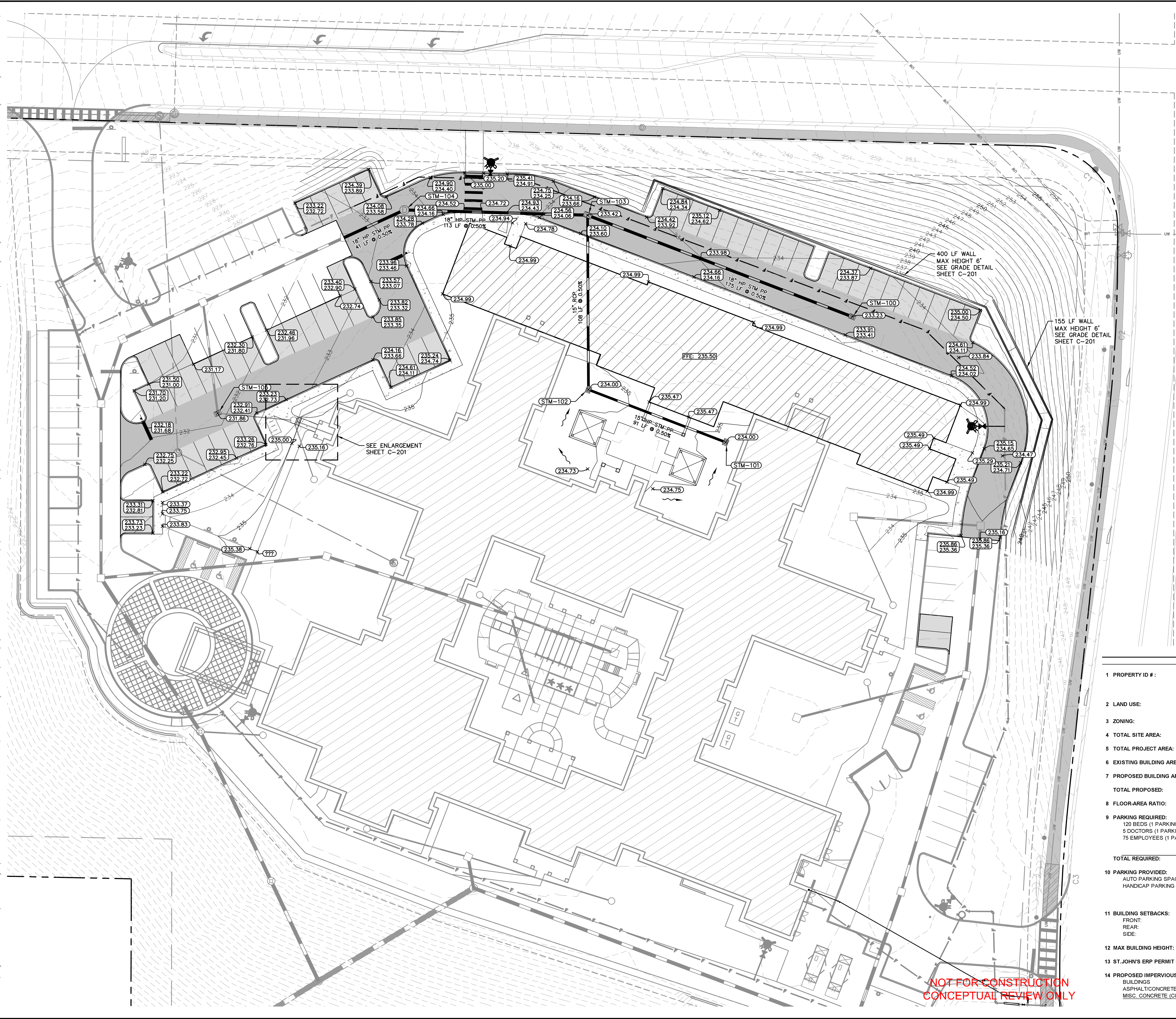
A5.0

LOCATION MAP



Subject Property
Outlined in Yellow

Plotted: Buckle, David - Sheet Set: kha - Layout: C-200, GRADING AND DRAINAGE PLAN - October 30, 2024 - 02:07:00pm - K:\LAK Lakes of Clermont\046342007 - Arch Concepts Lakes Clermont\CAD\Exhibits\conditional use site plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STRUCTURE TABLE	
STRUCTURE:	DETAILS:
STM-100 N: 1530571.01 E: 423675.17	TYPE 'C' INLET FDOT 425-052 GRATE: 233.23 INV: 229.74 (W)
STM-101 N: 1530493.45 E: 423597.03	TYPE 'C' INLET FDOT 425-052 GRATE: 234.00 INV: 230.12 (W)
STM-102 N: 1530525.97 E: 423512.32	TYPE 'C' INLET FDOT 425-052 GRATE: 234.00 INV: 229.66 (E) INV: 229.66 (N)
STM-103 N: 1530633.72 E: 423511.79	TYPE 'F' INLET FDOT 425-053 GRATE: 233.42 INV: 229.12 (S) INV: 228.87 (W) INV: 228.87 (E)
STM-104 N: 1530636.95 E: 423398.60	TYPE 8 MANHOLE FDOT 425-001 RIM: 233.66 INV: 228.30 (E) INV: 228.30 (SW)
STM-105 N: 1530511.39 E: 423283.31	TYPE 'C' INLET FDOT 425-052 GRATE: 231.86

SITE DATA

1 PROPERTY ID #:	09-22-26-130503300001 09-22-26-130503300000 09-22-26-130503400000
2 LAND USE:	COMMERCIAL
3 ZONING:	C-2 GENERAL COMMERCIAL DISTRICT
4 TOTAL SITE AREA:	± 9.92 AC
5 TOTAL PROJECT AREA:	± 9.92 AC
6 EXISTING BUILDING AREA:	61058 SF 1.40 AC
7 PROPOSED BUILDING AREA:	17639 SF 0.40 AC
TOTAL PROPOSED:	78697 SF 1.81 AC
8 FLOOR-AREA RATIO:	0.18
9 PARKING REQUIRED:	120 BEDS (1 PARKING SPACE PER 4 BEDS) 30 6 DOCTORS (1 PARKING SPACE PER DOCTOR) 5 75 EMPLOYEES (1 PARKING SPACE PER 4 EMPLOYEES) 19
AUTO PARKING	54 SPACES
HANDICAP PARKING SPACES	3 SPACES
TOTAL REQUIRED:	57 SPACES
10 PARKING PROVIDED:	AUTO PARKING SPACES 102 SPACES HANDICAP PARKING SPACES 4 SPACES
TOTAL PROPOSED SPACES:	106 SPACES
11 BUILDING SETBACKS:	FRONT: 25' REAR: 25' SIDE: 12'
12 MAX BUILDING HEIGHT:	55 FT
13 ST. JOHN'S ERP PERMIT #:	4-069-89835-5
14 PROPOSED IMPERVIOUS AREAS:	BUILDINGS 78697 SF ASPHALT/CONCRETE PAVEMENT (VUA) 89171 SF MISC. CONCRETE (CURB & GUTTER, SIDEWALK, ETC.) 22825 SF
TOTAL IMPERVIOUS AREAS:	190493 SF 4.37 AC 44.1%
ALLOWABLE IMPERVIOUS AREA:	80%

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CONCEPTUAL REVIEW ONLY

Kimley»Horn

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109 SOUTH KENTUCKY AVENUE, LAKELAND FL, 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REG. NO.: 35106

Professional Engineer
No. 7
State of Florida
Professional Seal
JASON A. ALLGOOD
046342007

KHA PROJECT
046342007

DATE
AUG 2024

SCALE
AS SHOWN

DESIGNED BY
DAK

DRAWN BY
DAK

CHECKED BY
JAA

LAKES OF CLERMONT
SKILLED NURSING ADDITION
PREPARED FOR
ARCHITECTURAL
CONCEPTS, INC.

CLERMONT FLORIDA

SHEET NUMBER
01

DATE
BY

REVISIONS
No.

Page 20

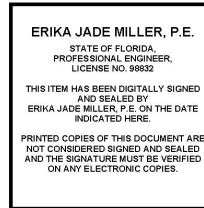
MEMORANDUM

To: John E. Kruse, AICP
City of Clermont

From: Erika Miller, PE
Kimley-Horn and Associates, Inc.

Date: September 5, 2024

Subject: Request for Exemption from Tier 1 Traffic Impact Analysis
Lakes of Clermont Health and Rehabilitation Center – 40 Bed Addition



cn=Erika J Miller, c=US,
o=KIMLEY-HORN AND
ASSOCIATES INC,
email=erika.miller@kimley-
horn.com
2024.09.05 14:27:05 -
04'00'

Purpose

The following memorandum is a Request for Exemption Letter from a Tier 1 TIA, in accordance with the Lake-Sumter MPO *Traffic Impact Study Methodology and Guidelines* (2017). The trip generation potential of the proposed development and the impact on the surrounding roadway network will be determined in this analysis.

Project Description

The existing Lakes of Clermont Health and Rehabilitation Center is located in the southwest quadrant of the intersection of Citrus Tower Boulevard & Hooks Street. The existing facility currently operates with 80 beds. A 40-bed expansion is proposed.

Access to the existing nursing home facility is provided via the following:

- One (1) full median opening on Hooks Street
- One (1) right-in/right-out on Citrus Tower Boulevard

With the proposed 40-bed expansion, access to the facility will not be modified. The conceptual site plan is provided in **Attachment A**.

Trip Generation

Trip Generation for the proposed project was calculated per procedures published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. Land Use Code (LUC) 620 – Nursing Home was used for the proposed development. Relevant excerpts from the ITE *Trip Generation Manual* are included in **Attachment B**.

Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summaries for the proposed expansion. As shown in the table, the proposed 40-bed expansion is anticipated to generate 122 new daily trips, 6 new trips during the AM peak hour (4 in, 2 out), and 6 new trips during the PM peak hour (2 in, 4 out).

Table 1: Trip Generation

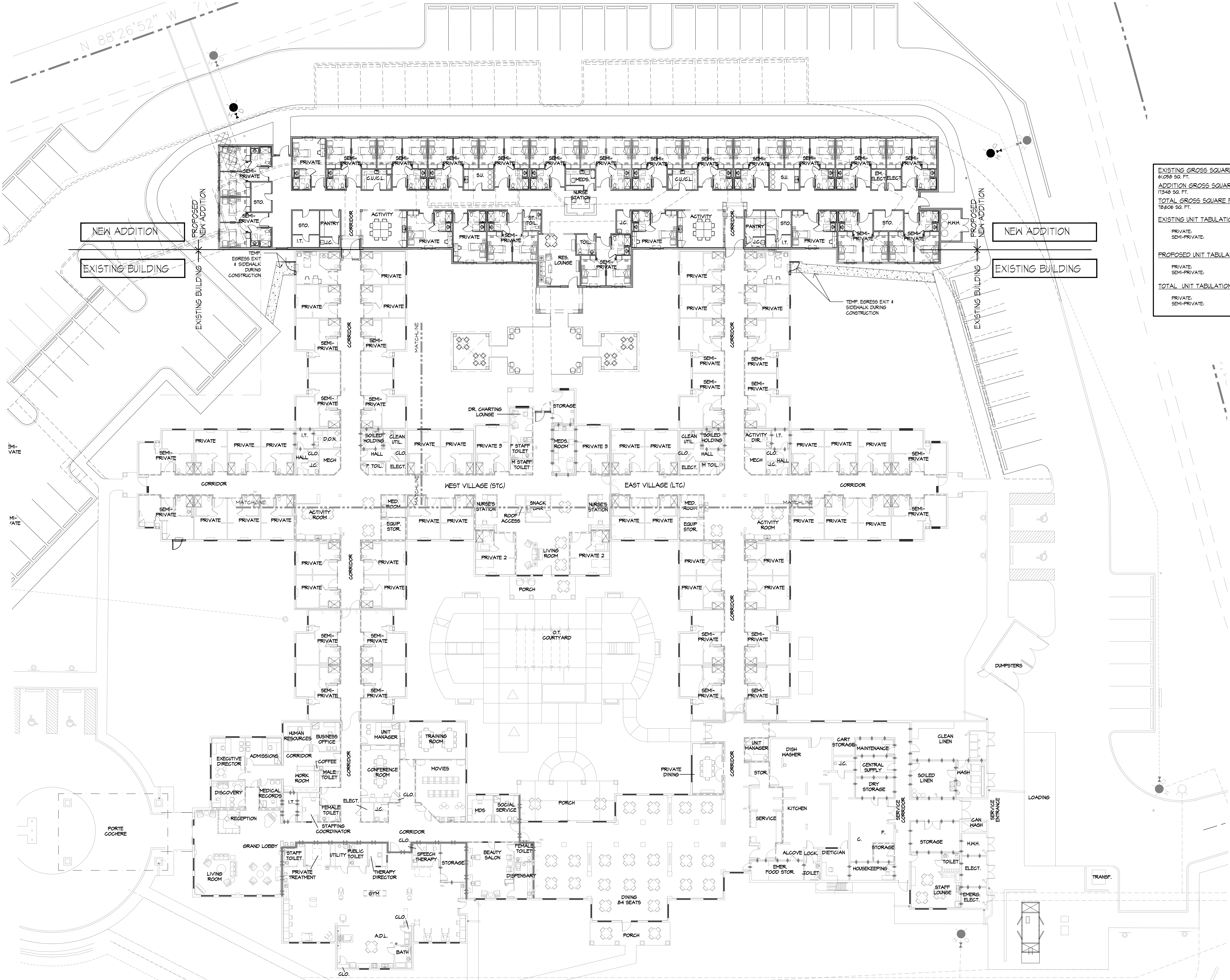
	Land Use	ITE LUC ¹	Size	Units	ITE Trip Generation Equation ¹	Daily			
						Total	In ¹	Out ¹	
Daily	Nursing Home	620	40	Beds	$T = 3.06 * X$	122	50%	61	50% 61
	Total Generated Trips					122	61		61
AM Peak Hour	Land Use	ITE LUC ¹	Size	Units	ITE Trip Generation Equation ¹	AM Peak Hour			
						Total	In ¹	Out ¹	
	Nursing Home	620	40	Beds	$T = 0.14 * X$	6	72%	4	28% 2
	Total Generated Trips					6	4		2
PM Peak Hour	Land Use	ITE LUC ¹	Size	Units	ITE Trip Generation Equation ¹	PM Peak Hour			
						Total	In ¹	Out ¹	
	Nursing Home	620	40	Beds	$T = 0.14 * X$	6	33%	2	67% 4
	Total Generated Trips					6	2		4

Notes: ¹Vehicle trip rate and directional splits per ITE Trip Generation, 11th Edition

Conclusion

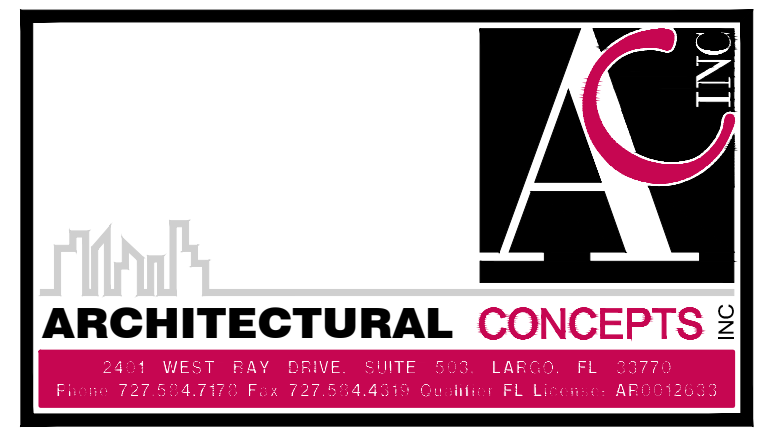
The proposed 40-bed expansion of the Lakes of Clermont Health and Rehabilitation Center is anticipated to generate fewer than 100 peak hour two-trips. Non-substantial impacts are anticipated on the surrounding roadway network due to the proposed expansion. Therefore, it is recommended to define the proposed development as “de minimis” and not require a Tier 1 Traffic Impact Analysis.

ATTACHMENT A
Conceptual Site Plan



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"
A2.0

EXISTING GROSS SQUARE FOOTAGE: 61,058 SQ. FT.			
ADDITION GROSS SQUARE FOOTAGE: 17,548 SQ. FT.			
TOTAL GROSS SQUARE FOOTAGE: 78,606 SQ. FT.			
EXISTING UNIT TABULATION:			
PRIVATE:	UNITS	BEDS	
SEMI-PRIVATE:	40	40	
	22	40	
	60	80	
PROPOSED UNIT TABULATION:			
PRIVATE:	UNITS	BEDS	
SEMI-PRIVATE:	4	4	
	16	36	
	22	40	
TOTAL UNIT TABULATION:			
PRIVATE:	UNITS	BEDS	
SEMI-PRIVATE:	44	44	
	38	76	
	82	120	



DAVID GLENN JR.
ARCHITECT REG. NO. 33688
2401 NW 10TH AVE., SUITE 200
LARGO, FL 33770

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KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE APPLICABLE MINIMUM
BUILDING CODES AND THE APPLICABLE
FIRE-SAFETY STANDARDS AS DETERMINED
BY THE LOCAL AUTHORITY IN ACCORDANCE
WITH THIS SECTION.



PROPOSED:
**LAKEs OF CLERMONT
HEALTH AND
REHABILITATION
CENTER - 40
BED ADDITION**

1775 Hooks Street
Clermont, FL

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6/24/2024 2:24:45 PM

FILE LOCATION:
P:\1950-1999\1965 Clermont 40 Bed Addition\Arch\Drawings\A2.0
Overall Floor Plan.dwg

SHEET DESCRIPTION:
OVERALL FLOOR PLAN

PROJECT NO. 1965	SCALE: AS NOTED
DRAWING NO.	

A2.0

ATTACHMENT B
Excerpts from ITE Trip Generation Manual

Land Use: 620 Nursing Home

Description

A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Examples include rest homes, chronic care, and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. A nursing home resident is not capable of operating a vehicle. Traffic is entirely generated by employees, visitors, and deliveries. Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the three general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.0 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.1 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, New Jersey, New York, Ontario, Canada, and Texas.

Source Numbers

436, 502, 598, 734, 878, 971, 972

Nursing Home (620)

Vehicle Trip Ends vs: Beds

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 3

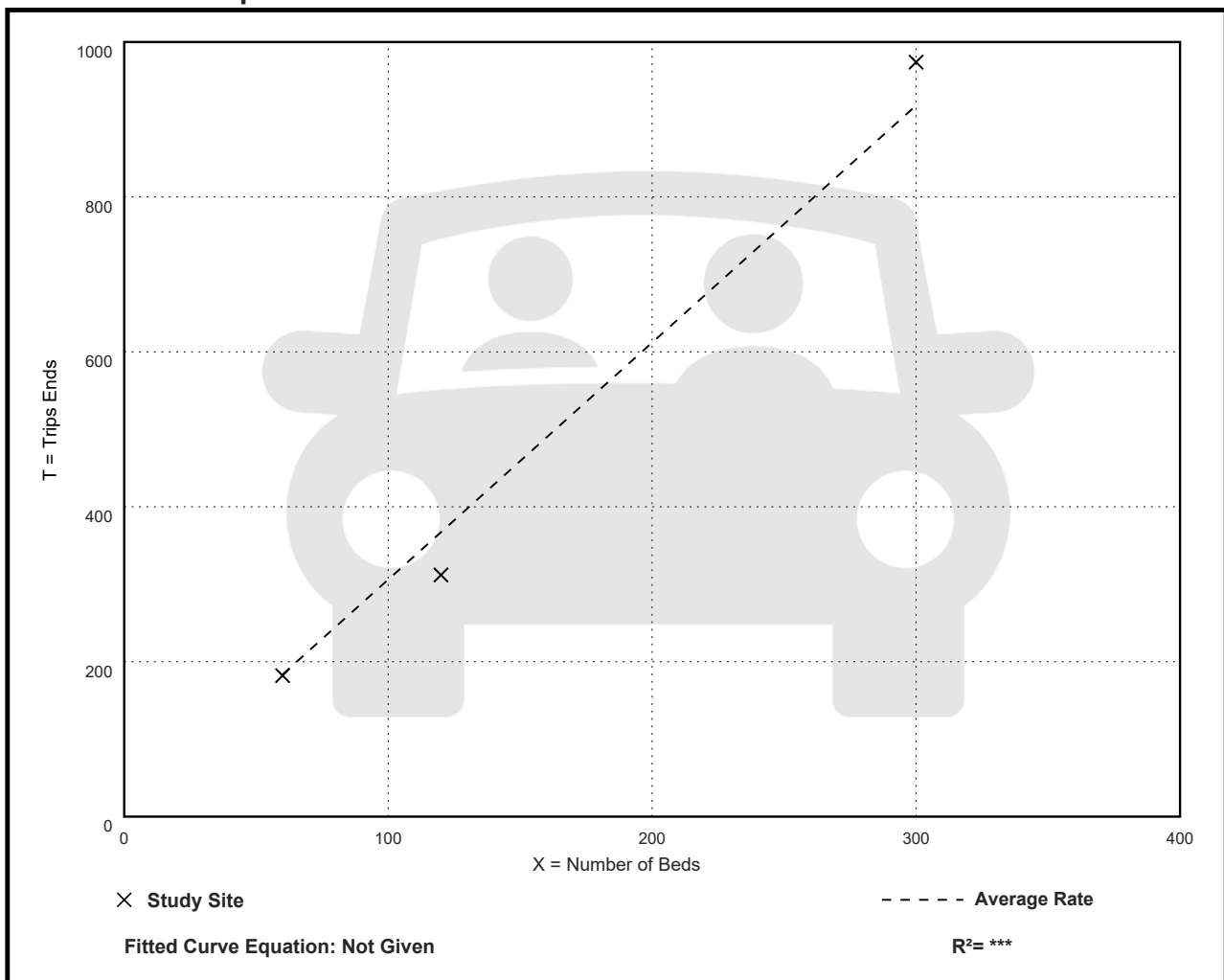
Avg. Num. of Beds: 160

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
3.06	2.60 - 3.25	0.33

Data Plot and Equation



Nursing Home (620)

Vehicle Trip Ends vs: Beds

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

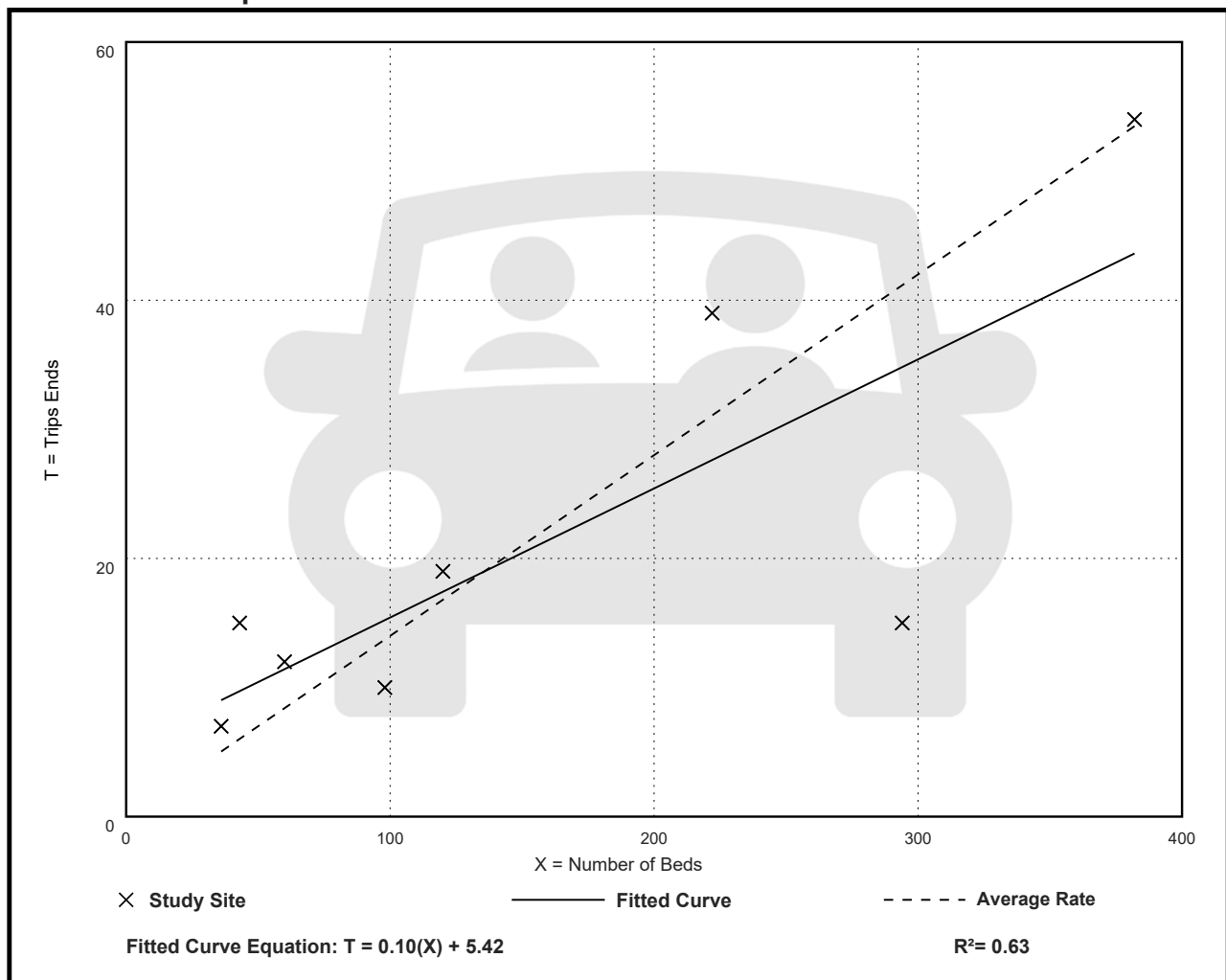
Avg. Num. of Beds: 157

Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.05 - 0.35	0.07

Data Plot and Equation



Nursing Home (620)

Vehicle Trip Ends vs: Beds

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

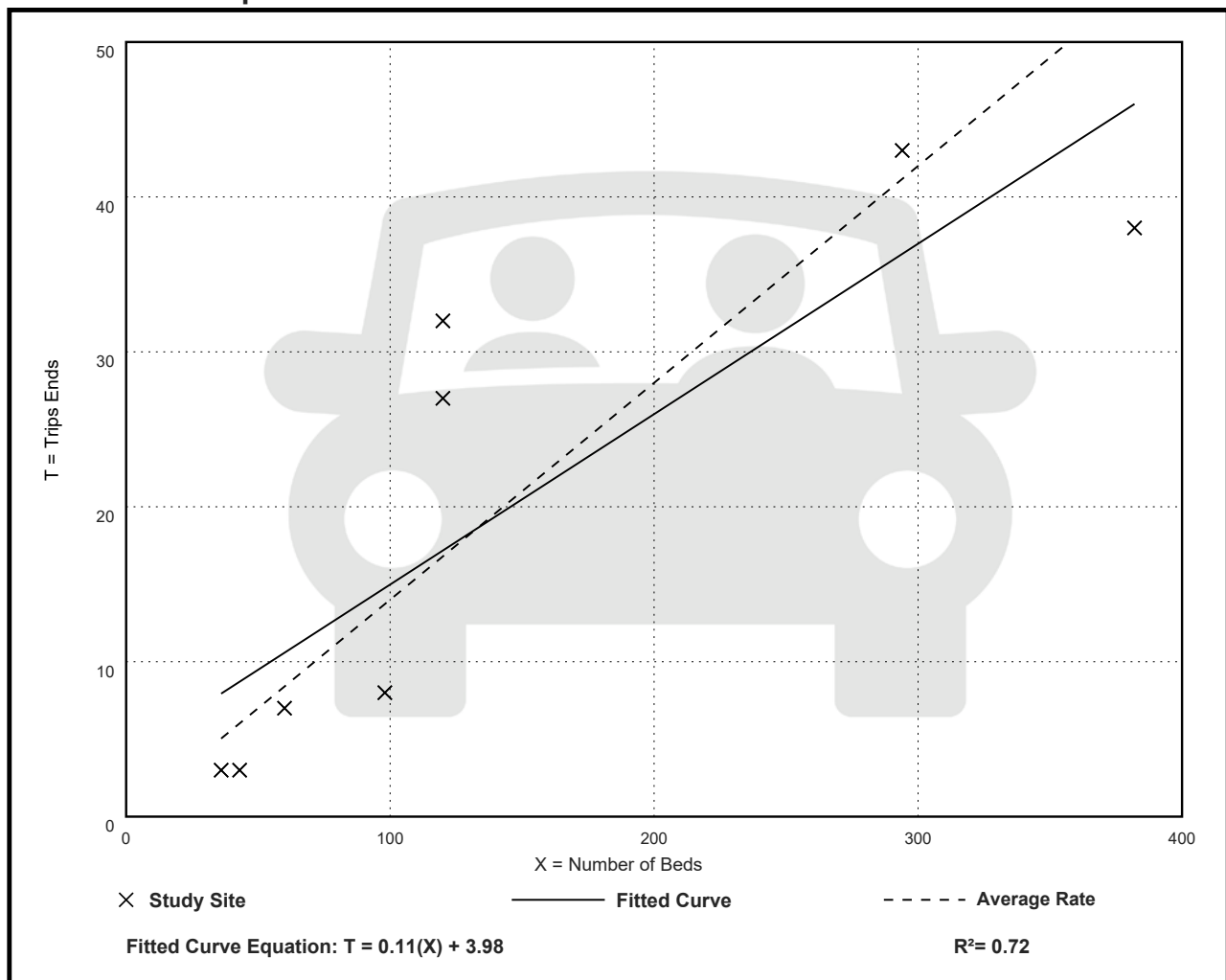
Avg. Num. of Beds: 144

Directional Distribution: 33% entering, 67% exiting

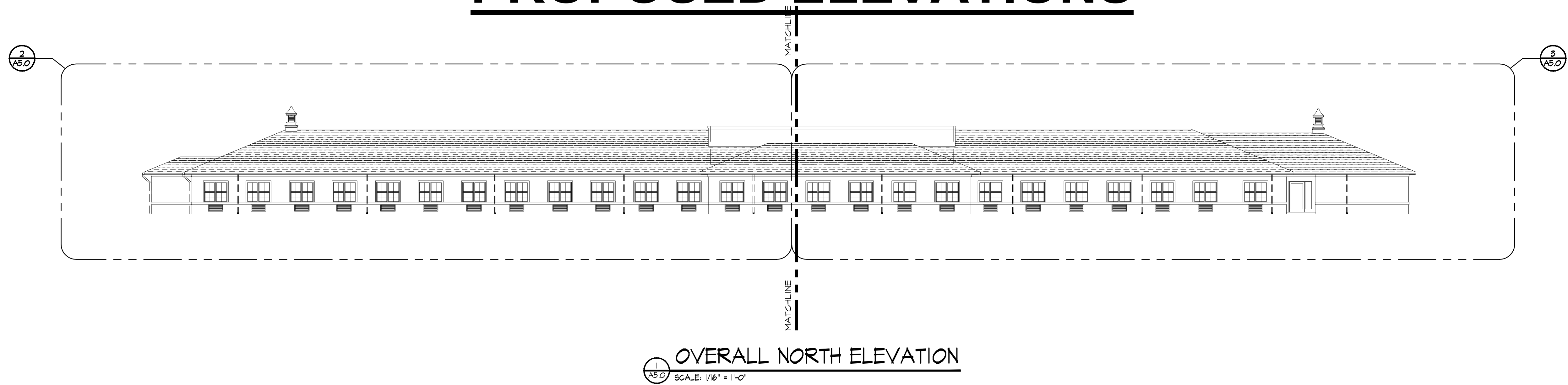
Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.07 - 0.27	0.06

Data Plot and Equation

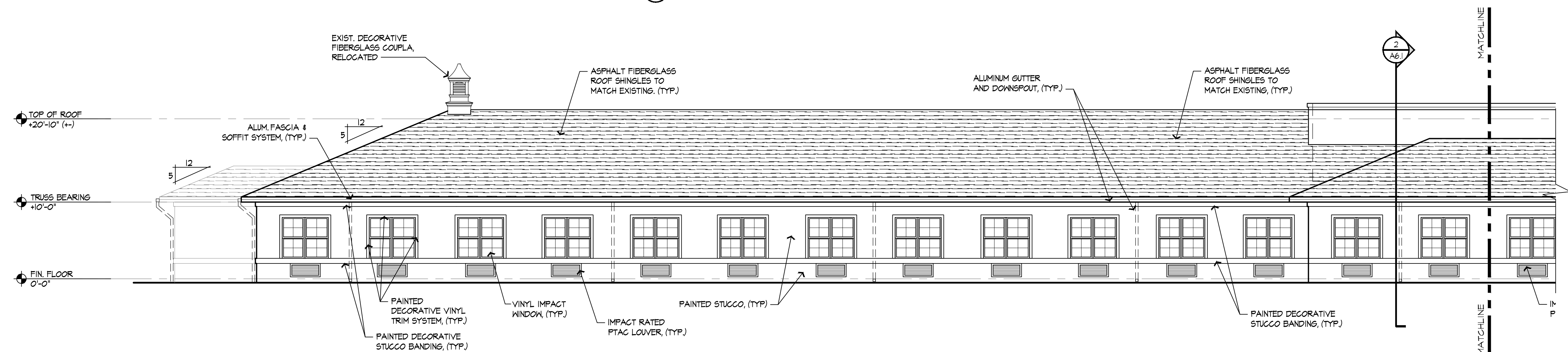


PROPOSED ELEVATIONS



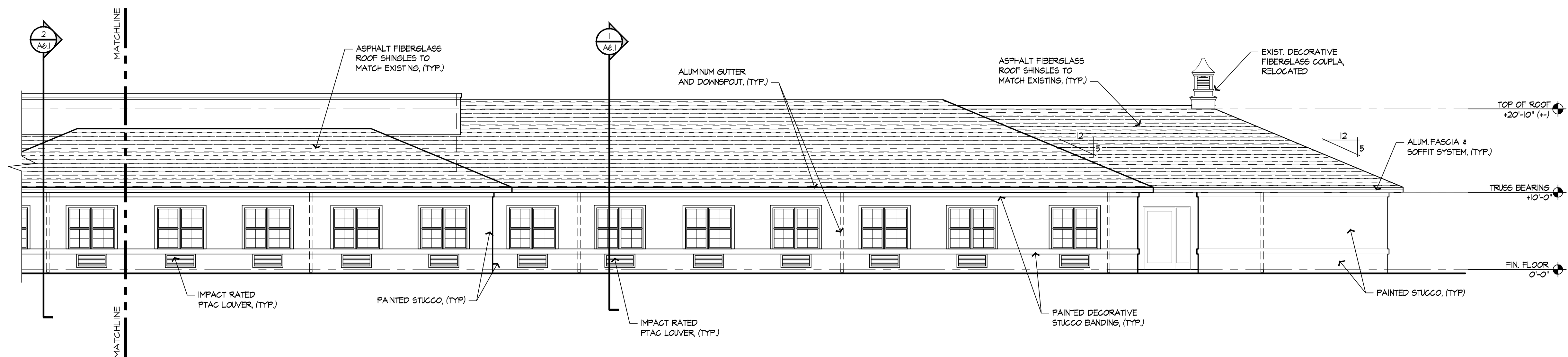
OVERALL NORTH ELEVATION

SCALE: 1/8" = 1'-0"



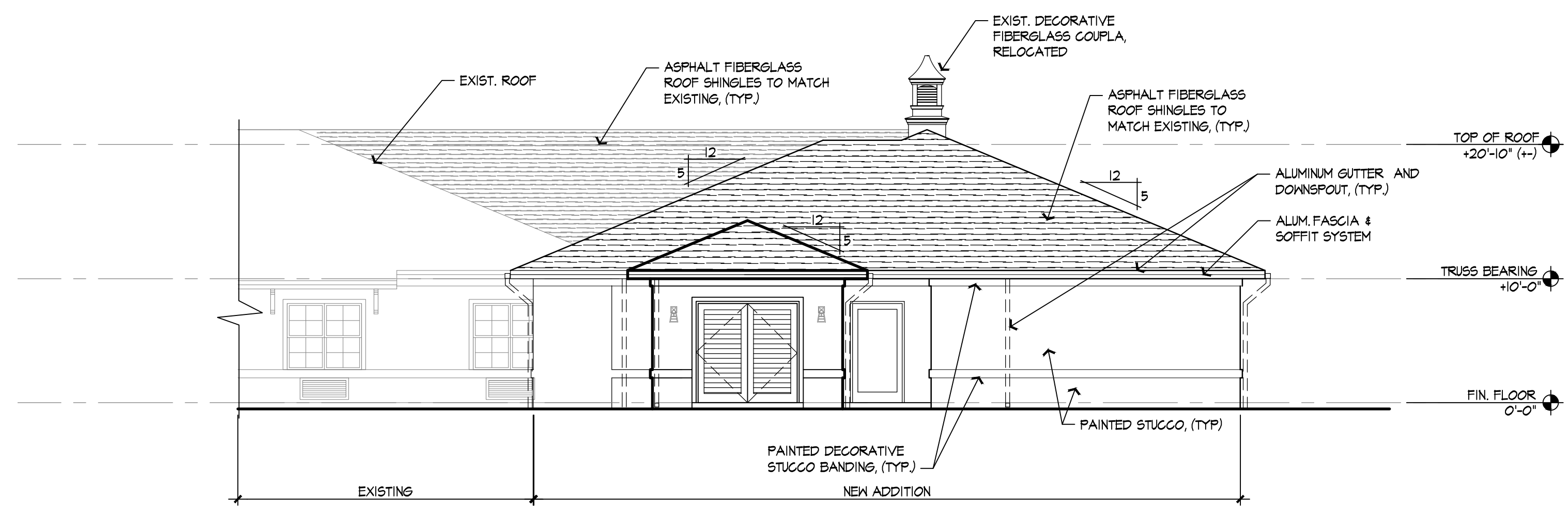
PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PARTIAL NORTH ELEVATION

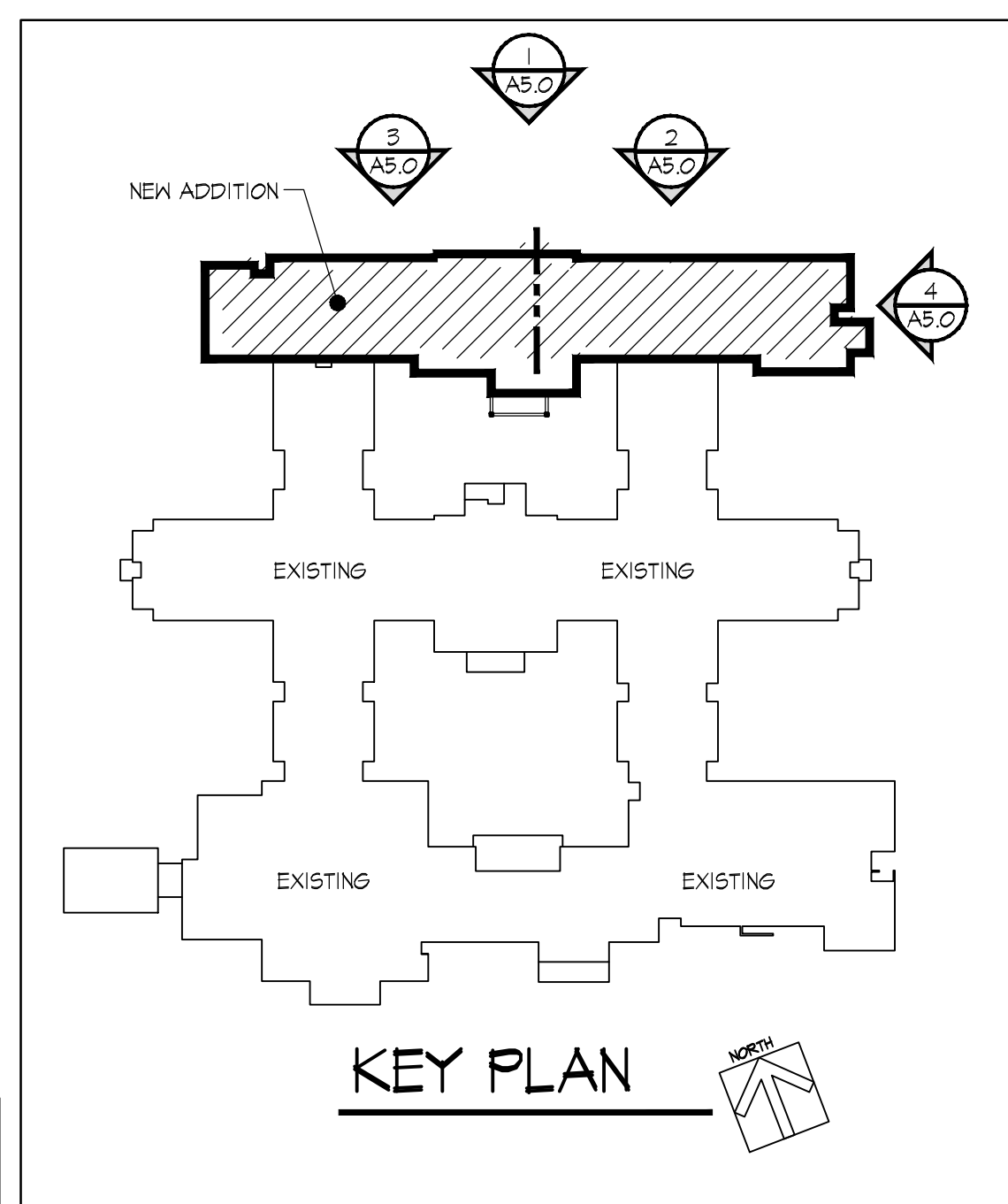
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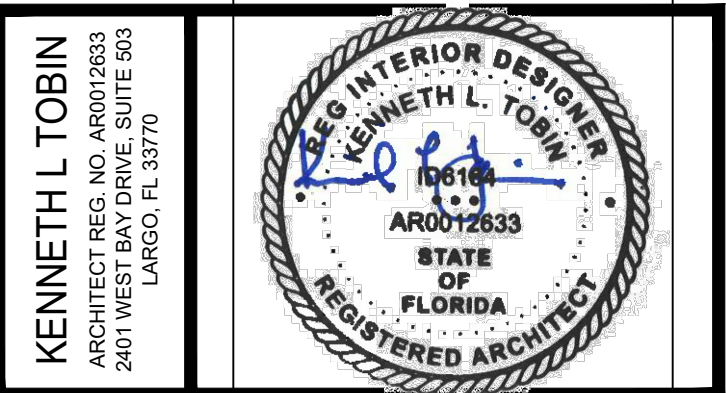
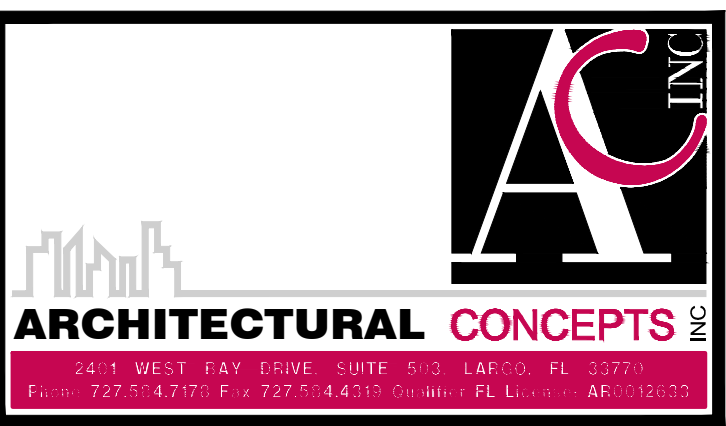
EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
ALL NEW EXTERIOR MATERIALS TO MATCH EXISTING
BUILDING EXTERIOR MATERIALS.



KEY PLAN



TO THE BEST OF THE ARCHITECT'S
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FIRE-SAFETY STANDARDS AS DETERMINED
BY THE LOCAL AUTHORITY IN ACCORDANCE
WITH THIS SECTION.



PROPOSED:
LAKES OF
CLERMONT
HEALTH AND
REHABILITATION
CENTER - 40
BED ADDITION

1775 Hooks Street
Clermont, FL

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REVISIONS:	

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Exterior Elevations.dwg

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

PROJECT NO.
1965

SCALE:
AS NOTED

DRAWING NO.

A5.0

PROPOSED:
 LAKES OF CLERMONT HEALTH AND REHABILITATION CENTER - 40 BED ADDITION

1775 Hooks Street
 Clermont, FL

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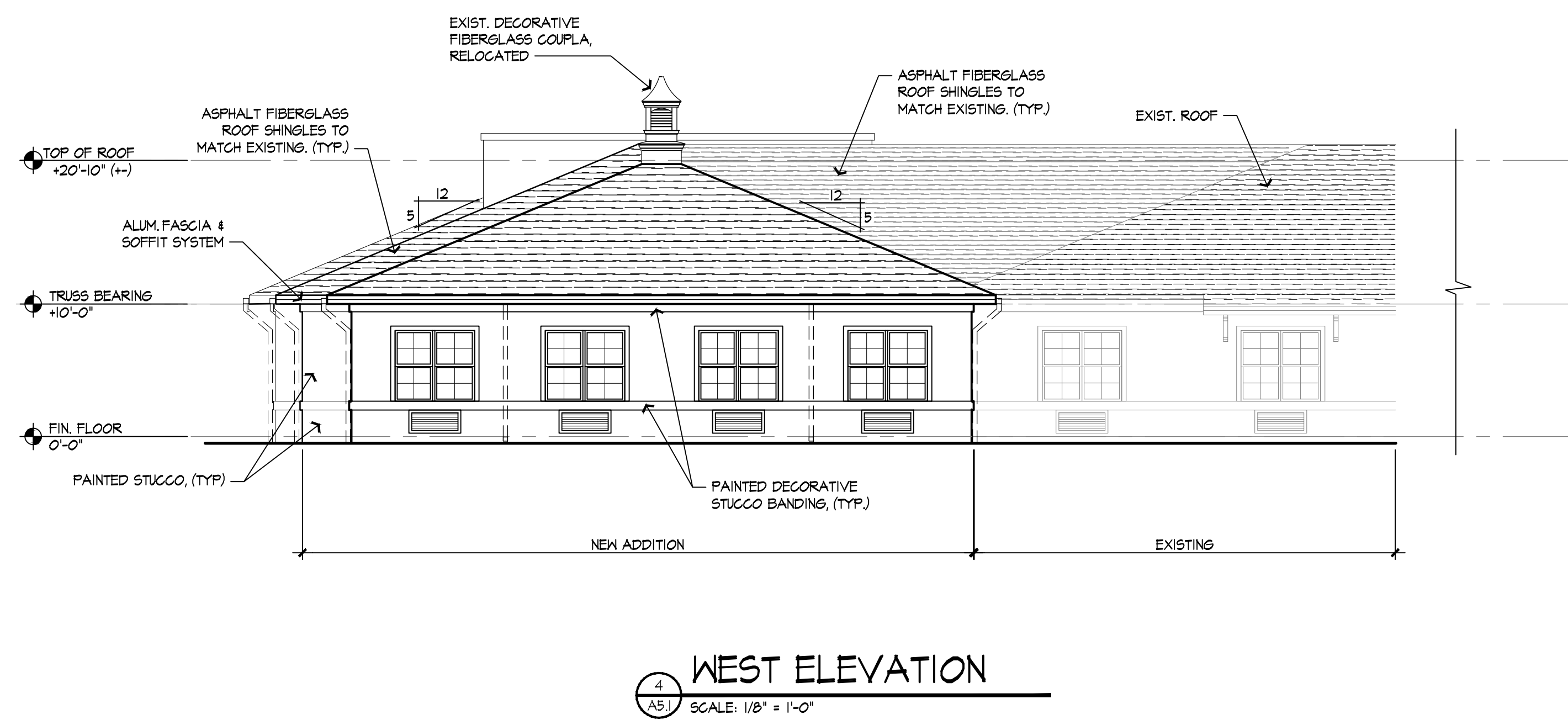
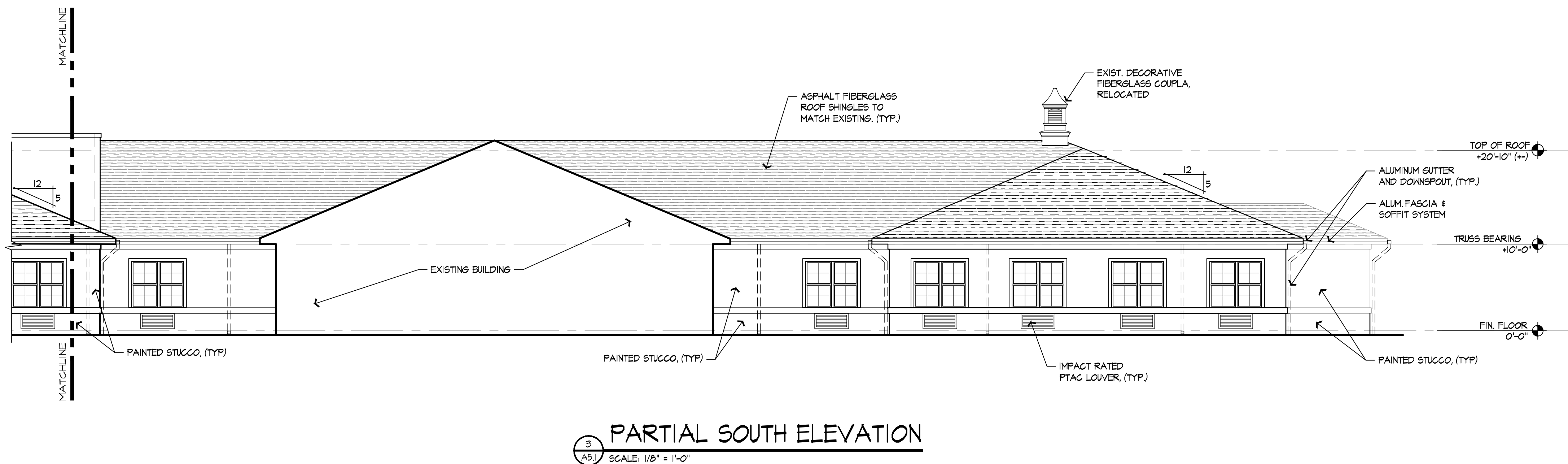
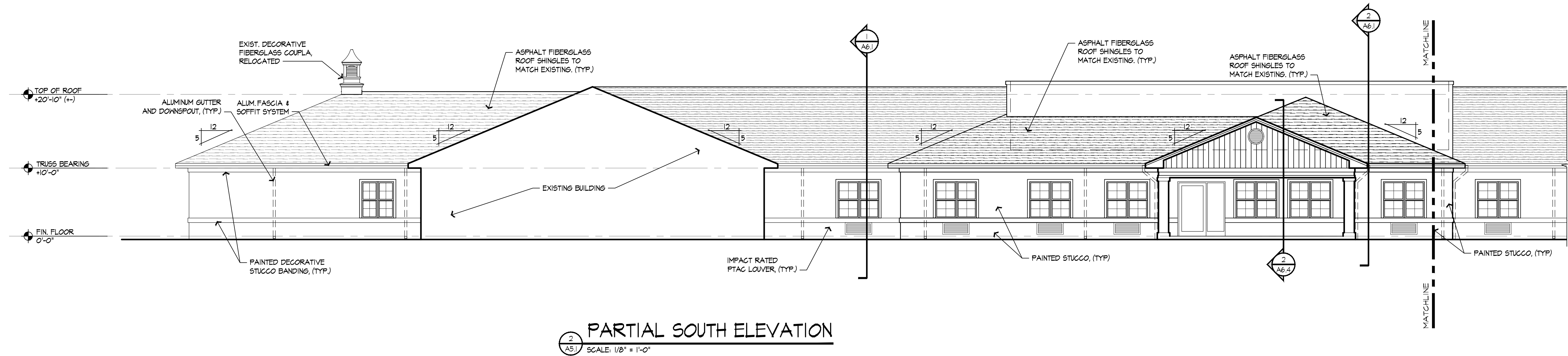
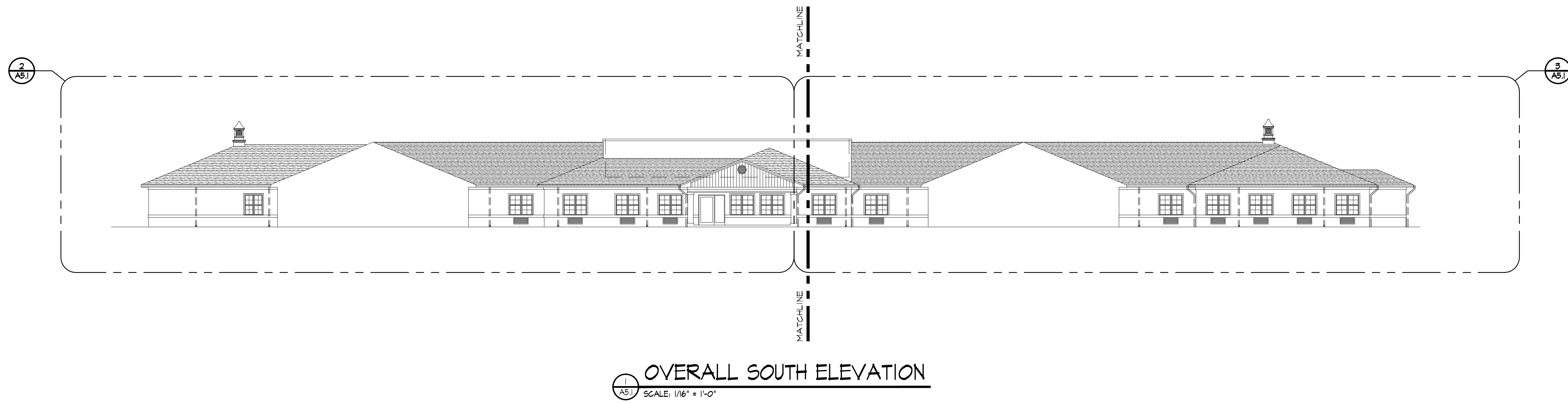
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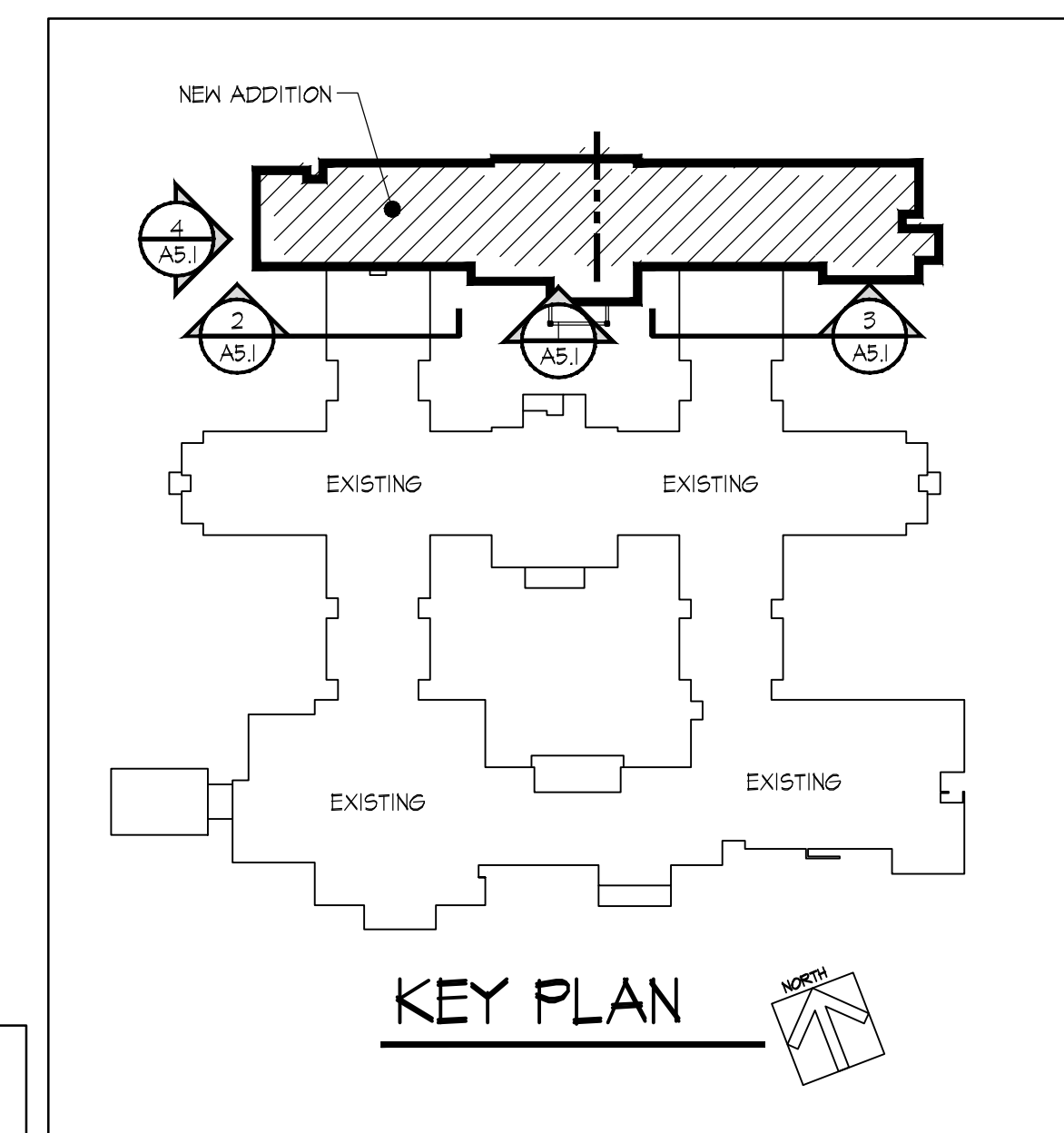
PROJECT NO.
 1965

SCALE:
 AS NOTED

DRAWING NO.
 A5.1



NOTE:
 ALL NEW EXTERIOR MATERIALS TO MATCH EXISTING BUILDING EXTERIOR MATERIALS.



Architectural drawing of the South Elevation of a building. The drawing shows a two-story structure with a central gabled section and a smaller gabled section to the left. The roof is covered in asphalt fiberglass roof shingles. The exterior walls are finished with painted stucco and manufactured stone veneer. The drawing includes various annotations such as 'STANDING SEAM METAL ROOFING SYSTEM', 'CRICKET', 'ALUM. FASCIA & SOFFIT SYSTEM', 'MANUFACTURED STONE VENEER', 'VINYL IMPACT WINDOWS', and 'DECORATIVE PAINTED STUCCO TRIM'. Dimensions are provided for the roof pitch (12/5), window heights (14'-0", 11'-6", 19'-0"), and overall height (18'-0"). The drawing is labeled 'SOUTH ELEVATION' and includes a scale of 1/8" = 1'-0".

ASPHALT FIBERGLASS ROOF SHINGLES, 5/12 SLOPE TYP.

ALUM. FASCIA & SOFFIT SYSTEM

22'-0"

12'-0"

MANUFACTURED STONE VENEER

DECORATIVE PAINTED STUCCO TRIM

VINYL IMPACT WINDOWS.

ALUM. FASCIA & SOFFIT SYSTEM

ASPHALT FIBERGLASS ROOF SHINGLES, 5/12 SLOPE TYP.

12'-0"

VINYL IMPACT WINDOWS.

DECORATIVE PAINTED STUCCO TRIM

SOUTH ELEVATION

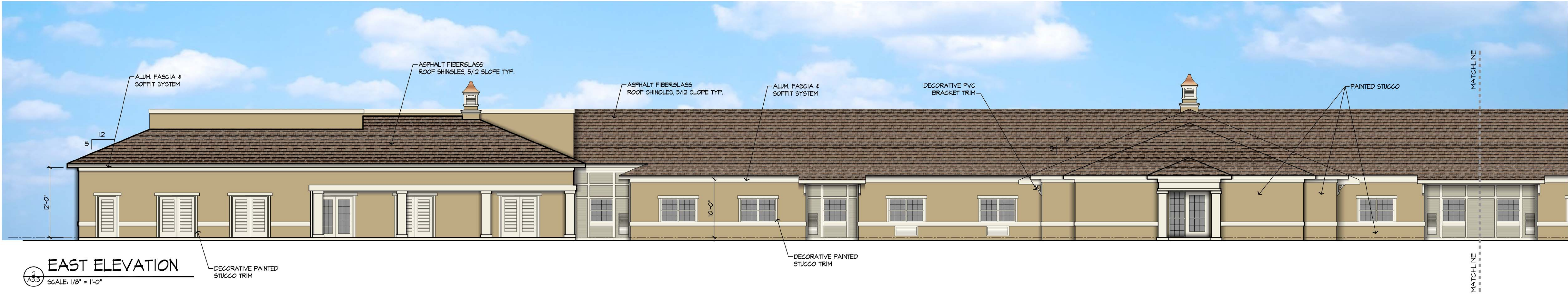
SCALE: 1/8" = 1'-0"

	
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EMMETT WALSH ARCHITECT REG. NO. 13350 2401 WEST BAY DRIVE, SUITE 503 LARGO, FL 33770	
PROPOSED: GREYSTONE 60 BED SKILLED NURSING FACILITY Hooks St. and Citrus Tower CLERMONT, FLORIDA	
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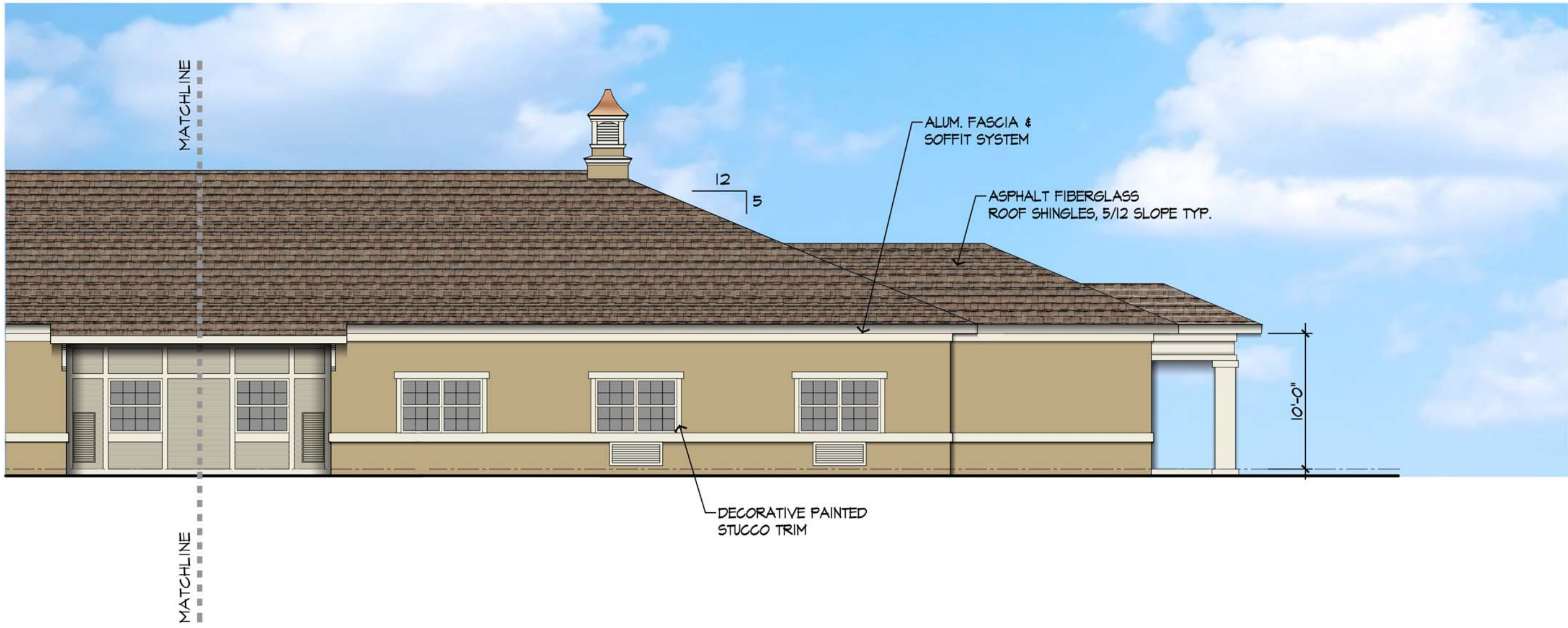




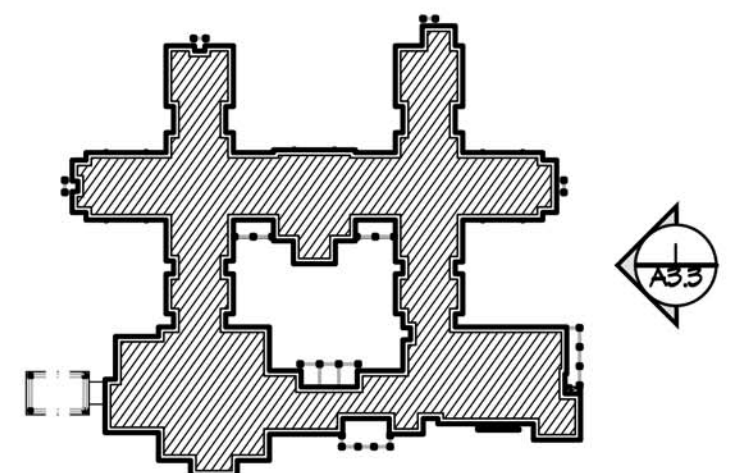
OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

ARCHITECTURAL CONCEPTS INC.

1600 WEST BAY DRIVE, SUITE 500, CLERMONT, FL 34504

Phone: 727.684.7788 Fax: 727.684.4319 License: AA0001861 / EB0005081

EMMETT WALSH

ARCHITECT REG. NO. 13930

2401 WEST BAY DRIVE, SUITE 503

CLERMONT, FL 34504

PROPOSED:

GREYSTONE

60 BED

SKILLED

NURSING

FACILITY

Hooks St. and Citrus Tower

CLERMONT, FLORIDA

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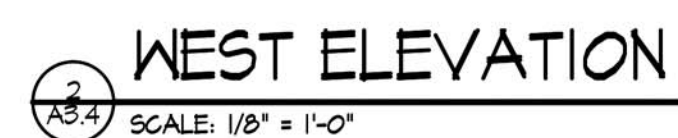
EXTERIOR ELEVATIONS

PROJECT NO.	SCALE:
1699	1/8" = 1'-0"

DRAWING NO.

A3.3

Page 34



GREYSTONE
60 BED
SKILLED
NURSING
FACILITY

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A3.8 Exterior Elevations.dwg

EXTERIOR ELEVATIONS

PROJECT NO. 1699	SCALE: 1/8" = 1'-0"
DRAWING NO.	

A3.4



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Lakes of Clermont Skilled Nursing Facility Addition			
Applicant: Kimley-Horn and Associates. Inc.			
Contact Person: Jason Alligood, P.E.			
Address : 109 South Kentucky Avenue		City: Lakeland	State: FL Zip: 33801
Telephone: 863-274-2261			
Email: jason.alligood@kimley-horn.com			
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Property Owner Name: Innovative Medical Management Solutions LLC d/b/a The Lakes of Clermont Health and Rehabilitation Center			
Owner Address: 2071 Flatbush Ave., Suite #22,		City: Brooklyn	State : NY Zip 11234
Telephone: 718-705-6878		Email: robert.meisner@prchcs.com	
PROPERTY INFORMATION			
Address of Subject Property: 1775 Hooks Street, Clermont, FL		Alternate Key: 1017637	Zip: 34711
General Location : Hooks Street and Citrus Tower Blvd			
Legal Description & Alternate Key (include copy of survey)- SEE SURVEY			
Land Use (City verification required) Retire Home Full Care			
Zoning (City verification required) C-2 GENERAL COMMERCIAL 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.

The existing Lakes of Clermont Health and Rehabilitation Center is 61,058 SF. The proposed additions are 14, 350 Ft $\pm$ making the new total building area 75,408 SF. This exceeds the Conditional Use for the Site by 2,408 SF. We are proposing to amend the Conditional Use to allow for the additional square footage.
(Resolution No. 2017-50)

Jason A. Alligood, P.E.

Applicant Name (print)

A handwritten signature in blue ink that reads 'Jason A. Alligood'.

Applicant Name (signature)

A handwritten signature in blue ink that reads 'Robert Manela'.

Owner Name (print)

A handwritten signature in blue ink that reads 'Robert Manela'.

Owner Name (signature)

*****NOTICE*****

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

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

02/08/2024

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

Date:	12/16/2024
Order Number:	10861473
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	41.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	12/23/2024 - 12/23/2024	Govt Public Notices
LEE dailycommercial.com	1	12/23/2024 - 12/23/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$66.78
Tax Amount	\$0.00
Service Fee 3.99%	\$2.66
Cash/Check/ACH Discount	-\$2.66
Payment Amount by Cash/Check/ACH	\$66.78
Payment Amount by Credit Card	\$69.44

Order Confirmation Amount	\$66.78
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Ad Preview

LEGAL NOTICE

On Tuesday, January 7, 2025 at 6:30 PM, the Clermont Planning and Zoning Commission will consider a request for amending a Conditional Use Permit (Resolution 2017-50) to allow for an expansion of the Lakes of Clermont Health and Rehabilitation Center.

LOCATION

1775 Hooks Street
Southwest corner of
Citrus Tower Blvd.
and Hooks Street
Alternate Key 1017637

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

#10861473 12/23/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 7, 2025		
Agenda Item Name		
Ordinance No. 2025-003 <i>Magnolia Center PUD Amendment</i> TABLE TO FEBRUARY 4, 2025 P&Z MEETING		
Requested Action		
Staff Report		
<i>The Applicant has requested this item be tabled to the February 4, 2025, Planning and Zoning Commission meeting in order to hold a public meeting with the adjacent Magnolia Pointe neighborhood.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal Ad	2025-003 PUD Magnolia Pt Lot 3 - Legal Ad PZ.pdf	

LEGAL NOTICE

On Tuesday, January 7, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

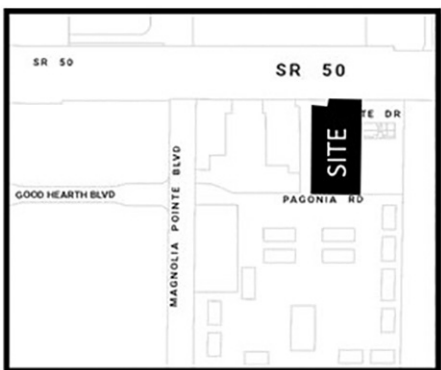
ORDINANCE NO. 2025-003

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

LOCATION

Magnolia Pointe Commercial Center; 1.375 +/- acres located at the Southeast corner of Highway 50 and Magnolia Pointe Boulevard
Alternate Key 3871969

LOCATION MAP



REQUESTED ACTION:

Amendment to the existing Planned Unit Development (PUD) Ordinance No. 2018-08 to allow for an increase in the number of fast food restaurants.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 89° 29' 21" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1227.25 FEET TO THE EAST LINE OF THE WEST 100.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 00° 48' 14" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1253.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 BASED ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NUMBER 11070; THENCE NORTH 89° 59' 09" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 59' 09" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 113.00 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00° 00' 51" EAST A DISTANCE OF 355.00 FEET; THENCE SOUTH 89° 59' 09" WEST A DISTANCE OF 173.00 FEET; THENCE NORTH 00° 00' 51" WEST A DISTANCE OF 330.00 FEET; THENCE NORTH 89° 59' 09" EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 00° 00' 51" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.375 ACRES, MORE OR LESS.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 7, 2025		
Agenda Item Name		
Ordinance No. 2025-001 <i>Land Development Code Amendment - Permitted Uses</i>		
Requested Action		
Recommend approval of Ordinance 2025-001		
Staff Report		
City staff has received direction to proceed with processing amendments within the Land Development Code (LDC). Within the Central Business District (CBD) zoning, restaurants 3,000 square feet and greater and any other business establishment or structure 3,000 square feet and greater are required to obtain a Conditional Use Permit (CUP). The requested change is to increase the square footage requirement from 3,000 square feet to 6,000 square feet. Any restaurant, business establishment or structure over 6,000 square feet will be required to obtain a CUP. This change would occur under Section 125-369 and 125-370. See snippet of the changes below. The requested amendment would add this specific language under this section of the LDC. (7) Restaurants less than 3,000 square feet. (8) Medical marijuana dispensaries. (b) <i>Floor space</i>. Any business establishment or structure proposing to occupy more than 36,000 square feet of total floor space or more shall require application for a conditional use permit. Another change within the Central Business District is the removal of the duplication of off-street parking requirements. Parking requirements are captured in another reference within the LDC. It is contained in Section 115-14 "Table of Minimum Parking Space Requirements." Therefore, due to duplication, Item (c) under Section 125-373 is being removed. Staff supports this requested change.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-001	Ord 2025-001 CBD SF Change (12.19.2024).pdf
2.	Legal Ad	2025-001 Legal Ad LDC - CBD Permitted Uses Change - PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, “ZONING”, ARTICLE III “DISTRICTS”, DIVISION 12 “CBD CENTRAL BUSINESS DISTRICT” SECTION 125-369 “PERMITTED USES”, SECTION 125-370 “CONDITIONAL USES” AND 125-373 “OFF-STREET PARKING”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on January 7, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 125, “Zoning”, Article III “Districts”, Division 12 “CBD Central Business District”, Section 125-369 “Permitted Uses”, Section 125-370 “Conditional Uses” and Section 125-373 “Off-Street Parking” and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 125, “Zoning”, Article III “Districts”, Division 12 “CBD Central Business District”, Section 125-369 “Permitted Uses”, Section 125-370 “Conditional Uses” and Section 125-373 “Off-Street Parking” of the Clermont Code of Ordinances shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2:

Chapter 125, “Zoning”, Article III “Districts”, Division 12 “CBD Central Business District”, Section 125-369 “Permitted Uses”, Section 125-370 “Conditional Uses” and Section 125-373 “Off-Street Parking” of the Land Development Code of the City of Clermont is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 125-369. Permitted uses.

(a) *Generally.* Permitted uses in the CBD district are as follows:

- (1) Retail businesses which supply commodities on the premises, such as, but not limited to, groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.

- (2) Personal service establishments, such as, but not limited to, beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use (with a business tax receipt, and with medical supervision) within an existing salon, beauty shop, barbershop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
 - (3) Professional offices, doctors' offices, banks and loan companies (excluding drive-through facilities except with a conditional use permit), insurance and real estate offices and similar businesses.
 - (4) Dwelling units, single-family and two-family, permitted in the R-2 district, and other residential uses as permitted in the R-3 district, provided that lot size and coverage regulations of the respective district can be accommodated and the lot width of this district is met.
 - (5) Buildings, structures and uses maintained or operated by the city.
 - (6) Lodges and clubs.
 - (7) Restaurants ~~less than 3,000 square feet~~.
 - (8) Medical marijuana dispensaries.
- (b) *Floor space.* Any business establishment or structure proposing to occupy more than 36,000 square feet of total floor space or more shall require application for a conditional use permit.
- (c) *Uses to be enclosed, outdoor storage.* All uses must be within a completely enclosed building, except for outdoor storage, which must receive site plan approval and be screened from public streets and adjacent property.
- (d) *Sidewalk use.* Business establishments may utilize outside private or public sidewalk area for patron use to include non-fastened small tables and chairs, or benches during business hours only. Compact outside display areas may also be utilized provided the display has a maximum width of 25 percent of a retail store width or ten feet in width, whichever is less, four feet in depth, and six feet in height. Businesses which utilize this type of sidewalk use shall maintain at least a four-foot-wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table and chairs or displays shall not be allowed. All such uses shall be approved by the city manager or designee.

Sec. 125-370. Conditional uses.

- (a) Conditional uses in the CBD district are as follows:
- (1) Retail businesses, personal service establishments and professional offices occupying more than 36,000 square feet of total floor area or more, provided, however, that no retail establishment may occupy more than 100,000 square feet.
 - (2) Public or semipublic facilities or structures not maintained or operated by the city and not listed under permitted uses (i.e., operated by any other governmental unit).

- (3) Utility facilities (i.e., electrical transformers, gas regulator stations, etc.).
- (4) Hospitals, clinics, adult congregate living facilities and nursing homes that provide treatment of human ailments or personal care operations.
- (5) Nursery schools, kindergartens or childcare centers, provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.
- (6) Private schools.
- (7) Funeral homes.
- (8) Convenience stores and gas stations, provided on-site parking requirements are met.
- (9) Laundries.
- (10) Automotive service stations, provided on-site parking requirements are met.

~~(11) Restaurants over 3,000 square feet.~~

- (121) Lounges.
- (132) Bed and breakfast inns as provided in article V of this chapter.
- (143) Theaters, cinemas and auditoriums.
- (154) Churches.
- (165) Planned unit developments.

- (b) In case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council, are not more obnoxious to the district than uses provided in this section. All conditional uses must be provided per chapter 101, article III, division 3.

Sec. 125-373. Off-street parking.

- (a) *Principal use location; number of parking spaces.* Except as otherwise provided in this section, each principal use located within the designated central business district shall provide or be provided with the indicated number of off-street parking spaces according to the following schedule. Those uses which base required parking allocation on seating capacity, numbers of beds, numbers of employees and numbers of staff members shall submit specific data and calculations at the time of application for conditional use permit approval.
- (b) *Parking space credits.* In an effort to foster revitalization and enhancement of the central business district, parking space credits shall be granted to existing structures and vacant land in the following manner:
 - (1) Existing structures located in the central business district shall be given a parking space credit equal to the parking space requirements for the current use of the structure. For structures with more than one use, calculation of the credit is based on the amount of square footage devoted to each particular use.
 - (2) For existing nonresidential structures, no additional parking spaces shall be required for a change in use to another nonresidential use, provided the square footage remains the same.

CITY OF CLERMONT
ORDINANCE NO. 2025-001

- (3) Residential uses changing to nonresidential must provide parking equivalent to those nonresidential uses as required by this section.
- (4) All vacant parcels changing to either residential or nonresidential must provide parking equivalent to those residential or nonresidential uses as required by this section.
- (5) Parking spaces and/or parking space credits shall remain the sole possession of the property for which they were initially provided. Parking space credits shall not be transferable from one business location to another business location.
- (6) Single-family residential structures and vacant parcels shall be given credit for two spaces and multifamily structures shall be given credit for 1.5 spaces per unit.

~~(c) Parking spaces developed for residential and nonresidential uses. Vacant property being developed for new residential or nonresidential uses shall be required to provide off-street parking spaces located on the same parcel as the use they are intended to serve. A parking plan shall be provided with all applications for individual development approval which shall clearly and accurately designate the required parking spaces, required landscaped areas and planter islands, access aisles and driveways and the relationship of the parking to the uses and structures the spaces are intended to serve. All off-street parking facilities shall be designed and constructed in accordance with the city's adopted engineering standards. Required parking spaces are as follows:~~

- ~~(1) Retail business, personal service and office establishments. One parking space for each 400 square feet of floor space.~~
- ~~(2) Hospitals, clinics, adult congregate living facilities and nursing homes. One parking space for each four beds, plus one space for each four employees, including staff members and nurses.~~
- ~~(3) Nursery schools, kindergartens or childcare centers, public, vocational and professional schools. One parking space for each 300 square feet of classroom space, plus one space for each staff member, plus one space for each four employees.~~
- ~~(4) Churches and funeral homes. One parking space for each four seats in the sanctuary or assembly room.~~
- ~~(5) Restaurants and lounges. One parking space for each 200 square feet of floor area devoted to patron use, plus one space for each four employees.~~
- ~~(6) Lodges and clubs. One parking space for each 50 square feet of floor area.~~
- ~~(7) Theaters, cinemas and auditoriums. One parking space for each eight seats in the assembly room.~~
- ~~(8) Bed and breakfast. One parking space for each accommodation.~~
- ~~(9) Automotive services. Four parking spaces for each bay, grease rack or similar facility, plus one space for each employee.~~
- ~~(10) All dwelling units. Two parking spaces per dwelling unit.~~
- ~~(11) Planned unit developments. Parking space requirements for planned unit developments shall be based upon the aggregate sum of all proposed uses.~~

~~(12) Hotels and motels. One parking space for each accommodation, plus one space for every three employees.~~

(d) *Determination for unlisted uses or alternative parking.* If the proposed use is not listed or compatible with a use listed in the table of minimum parking space requirements, the planning director, who after consultation with the site review committee, shall make a determination of the appropriate parking for the proposed use. In reaching the determination, the director shall consider and be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use, parking requirements of such uses in other jurisdictions, special conditions or situations of the proposed use, or a combination of sources.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-001

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of January, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

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

Date:	12/12/2024
Order Number:	10856649
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	56.0000
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Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	12/23/2024 - 12/23/2024	Govt Public Notices
LEE dailycommercial.com	1	12/23/2024 - 12/23/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$90.48
Tax Amount	\$0.00
Service Fee 3.99%	\$3.61
Cash/Check/ACH Discount	-\$3.61
Payment Amount by Cash/Check/ACH	\$90.48
Payment Amount by Credit Card	\$94.09

Order Confirmation Amount	\$90.48
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Ad Preview

LEGAL NOTICE

On Tuesday, January 7, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 125, Section 125-369-Permitted Uses, Section 125-370-Conditional Uses and 125-373-Off-Street Parking.

ORDINANCE NO. 2025-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, "ZONING", ARTICLE III "DISTRICTS", DIVISION 12 "CBD CENTRAL BUSINESS DISTRICT" SECTION 125-369 "PERMITTED USES", SECTION 125-370 "CONDITIONAL USES" AND 125-373 "OFF-STREET PARKING"; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
#10856649 12/23/2024



AGENDA ITEM

Meeting Date	
Tuesday, January 7, 2025	
Agenda Item Name	
Ordinance No. 2025-002 <i>Land Development Code Amendment - Parking</i>	
Requested Action	
Recommend approval of Ordinance 2025-002	
Staff Report	

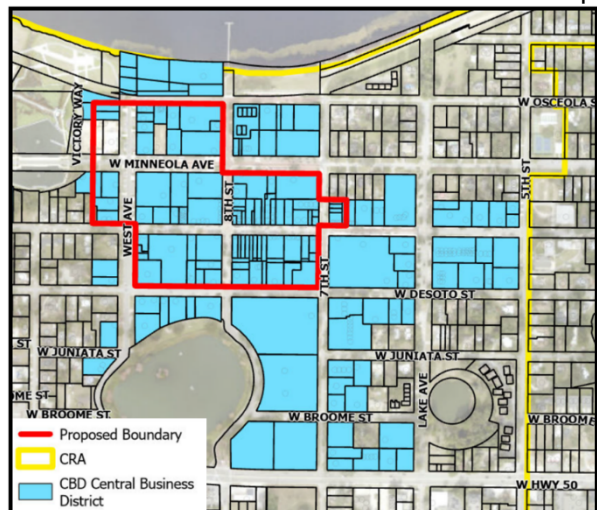
City staff has received direction to proceed with processing amendments within the Land Development Code (LDC). Section 115-14 Table of minimum parking space requirements has two (2) distinctive columns requiring parking spaces for land uses within the City. One column is for areas within the City, and the other column is for areas specifically within the Central Business District (CBD). Below is a snippet of the table with the columns highlighted.

(b) Minimum off-street parking space requirements. Minimum off-street parking space requirements are as follows:

Land Use	Minimum Number of Spaces per Indicated Unit	Minimum Number of Spaces per Indicated Unit in the Central Business District	Per Unit of Measure
Single-family	2	1	Per dwelling unit
Multifamily	1-5 2	1.25	Per one-bedroom unit
Multifamily	2-5 2.5	1.5	Per two-bedroom unit
Multifamily	2-5 3	2.0	Per three-bedroom unit

The current parking requirements for the CBD is approximately half the requirement for some land uses versus other areas outside the CBD. Since the Central Business District is primarily the historical downtown area of Clermont, the parking requirements were reduced to encourage redevelopment and development in this area.

The first change that is being proposed is to eliminate parking requirements for a subset area of the Central Business District for retail and/or office use. This would only be applicable to a single story building or the first floor of any structure within the subset area with retail and/or office use. The subset area is shown in red below. Any retail or office use in this area would not be required to provide parking.



The second change is if any new development within the CBD is unable to provide the required onsite parking, they would have the option to pay a downtown parking fee of \$3,000 per required space and move forward with their development. This payment would go into a dedicated fund designated for parking in the downtown area. The parking fee may be increased through a resolution passed by the City Council at any time. This would eliminate the need to seek a parking variance before City Council and allow the development to proceed with payment of the parking fee.

The third change is an increase in required parking for specific land uses outside the Central Business District. A moderate increase in multifamily parking is being proposed. The percentage of increase is anywhere from 20% up to 34% for multifamily use. In the hospital, clinics, ACLFs and nursing home land use, the ACLFs land use is being separated out with its own row indicating two (2) parking spaces for each four (4) beds, one (1) for each doctor and two (2) for each four (4) employees. One final parking increase is for rooming houses and boarding houses, which would go up from one (1) parking space for each bedroom to three (3) parking space for each bedroom. Staff supports the requested changes.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--------------|---|
| 1. | Ord 2025-002 | Ord 2025-002 Ord CBD Parking (01.02.2025).pdf |
| 2. | Legal Ad | 2025-002 Legal Ad LDC - CBD Parking - PZ.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2025-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 115, “PARKING AND VEHICULAR USE AREAS”, SECTION 115-14 “TABLE OF MINIMUM PARKING SPACE REQUIREMENTS”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on January 7, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 115, “Parking and Vehicular Use Areas”, Section 115-14 “Table of Minimum Parking Space Requirements”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 115, “Parking and Vehicular Use Areas”, Section 115-14 “Table of Minimum Parking Space Requirements” of the Clermont Code of Ordinances shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2:

Chapter 115, “Parking and Vehicular Use Areas”, Section 115-14 “Table of Minimum Parking Space Requirements” of the Land Development Code of the City of Clermont is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 115-14. Table of minimum parking space requirements.

- (a) *Determination for unlisted uses or alternative parking.* If the proposed use is not listed or compatible with a use listed in the table of minimum parking space requirements, the administrative official shall make a determination of the appropriate parking for the proposed use based on the standards and guidelines of the Institute of Transportation Engineers (ITE) or the latest Smart Code published by the Form Based Codes Institute. In reaching the determination, the director may consider and be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use, parking requirements of such uses in other jurisdictions, special conditions or situations of the proposed use, or a combination of sources.

CITY OF CLERMONT
ORDINANCE NO. 2025-002

- (b) *Minimum off-street parking space requirements.* Minimum off-street parking space requirements are as follows:

<i>Land Use</i>	<i>Minimum Number of Spaces per Indicated Unit</i>	<i>Minimum Number of Spaces per Indicated Unit in the Central Business District</i>	<i>Per Unit of Measure</i>
Single-family	2	1	Per dwelling unit
Multifamily	1.5 2	1.25	Per one-bedroom unit
Multifamily	2 2.5	1.5	Per two-bedroom unit
Multifamily	2.5 3	2.0	Per three-bedroom unit
Mobile home parks	2	N/A	Per dwelling unit
Churches and funeral homes	1	0.5	Per four permanent seats in the sanctuary or assembly room
Offices and veterinary clinics	1	0.5 *	Per 200 square feet of floor space
Hospitals, clinics, ACLFs and nursing homes	1	1	For each four beds
Plus	1	N/A	For each doctor
Plus	1	0.5	For each 4 employees
<u>ACLFs</u>	1 2	<u>1</u>	<u>For each four beds</u>
<u>Plus</u>	<u>1</u>	<u>N/A</u>	<u>For each doctor</u>
<u>Plus</u>	1 2	<u>0.5</u>	<u>For each 4 employees</u>
Rooming houses and boardinghouses	1 3	0.5 1	For each bedroom
Nursery schools, childcare centers, kindergartens, or public, vocational and professional schools	1	1	Per 300 square feet of classroom space
Plus	1	0.5	For each staff member

CITY OF CLERMONT
ORDINANCE NO. 2025-002

Plus	1	0.5	For each four employees
Wholesale business and personal services	1	0.5	Per 200 square feet of floor space
Retail	1	0.83 *	Per 333 square feet of floor space
Theaters, auditoriums and cinemas	1	0.5	For each four seats in the assembly rooms
Hotels, motels and Bed and Breakfast	1	1	For each accommodation
Plus	1	N/A	For each three employees
Restaurants, takeout only	1	0.5	Per 100 square feet of gross floor area
Restaurants and lounges	1	0.5	Per 4 seats (including outdoor seating)
Plus	1	1	For each four employees
Automotive services and gas stations	4	4	For each service bay or similar facility
Plus	1	0	For each employee
Recreation facilities	1	0.5	Per 200 square feet of floor area devoted to patron use
Golf course	6/1	N/A	Per green/per practice tee
Lodges and clubs	1	0.5	Per 50 square feet of floor space
Light manufacturing	1	1	Per 500 square feet of floor area
or	1	1	For each two employees based on the greatest number of employees at work on the

CITY OF CLERMONT
ORDINANCE NO. 2025-002

			largest shift, whichever is greater
Unmanned utility facilities	1	0	Per 1,000 square feet of floor area, with a minimum of two spaces required
Warehouse/Bulk Storage	1	0.5	Per 1,000 square feet of floor space, with a minimum of two spaces required
Warehouse/Showroom	1	1	Per 1,000 square feet of floor space, with a minimum of two spaces required

(c) Central Business District Parking: The following shall apply to uses within the Central Business District:

(1) For uses Retail, and Office as described in Sec. 115-14 (b) shall be exempt from any and all parking requirements; the boundary of the downtown exemption shall be as follows: Bounded by BLOCK 77 lot 20 and 18, BLOCK 80, BLOCK 81, BLOCK 91, BLOCK 92, BLOCK 93, BLOCK 94 Lots 1-6, BLOCK 95 Lots 1-3 and 10-12, of the official map of the City of Clermont, according to the map or plat thereof as recorded in plat book 8, page 17, public records of lake county. This exemption applies to single story, or a first floor of any structure within the abovementioned boundaries.

(2) As stipulated in Section 115, all new developments are required to provide adequate parking. Property or business owners may opt to pay a downtown parking fee of \$3,000.00 per required space, which will contribute to the CRA fund designated for parking. This fee will be calculated based on the total parking requirement for a specific use or uses. The downtown parking fee may be increased at any time through a Resolution passed by the Clermont City Council. Payment of these fees does not grant any property or business owner ownership, usage rights, occupancy, or claims to any city-owned parking spaces. All parking spaces will remain available for public use in accordance with the rules and ordinances of the City of Clermont, with the city council retaining the right to reserve any



CITY OF CLERMONT
ORDINANCE NO. 2025-002

or all spaces for emergency services, law enforcement, municipal functions, and special events.

(d) ~~Note:~~ *Planned Unit Developments*. Planned unit developments shall provide off-street parking based upon the aggregate sum of all proposed uses, discounted for any reduced parking benefit attributable to the unique mix of uses and offsetting peak hour parking demands.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-002

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of January, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

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

Date:	12/12/2024
Order Number:	10856607
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	57.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
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LEE dailycommercial.com	1	12/23/2024 - 12/23/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$92.06
Tax Amount	\$0.00
Service Fee 3.99%	\$3.67
Cash/Check/ACH Discount	-\$3.67
Payment Amount by Cash/Check/ACH	\$92.06
Payment Amount by Credit Card	\$95.73

Order Confirmation Amount	\$92.06
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Ad Preview

LEGAL NOTICE

On Tuesday, January 7, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 115, Section 115-14-Table of Minimum Parking Space Requirements.

ORDINANCE NO. 2025-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 115, "PARKING AND VEHICULAR USE AREAS", SECTION 115-14 "TABLE OF MINIMUM PARKING SPACE REQUIREMENTS"; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
10856607 12/23/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 7, 2025		
Agenda Item Name		
Ordinance No. 2025-004 <i>Land Development Code Amendment - C-2 Storage</i>		
Requested Action		
Recommend approval of Ordinance 2025-004		
Staff Report		
City staff has received direction to proceed with processing amendments within the Land Development Code (LDC). Within the C-2 General Commercial District, a residential storage warehouse is allowed as a conditional use. This is under Section 125-337(a)(2). In order to develop a residential storage warehouse within the C-2 General Commercial zoning, City Council must grant a Conditional Use Permit (CUP). The requested amendment would be to remove this use from the C-2 General Commercial District. See snippet of the strikethrough below. Staff supports this requested change. (2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2025-004	Ord 2025-004 C-2 Self Storage (12.19.2024).pdf	
2. Legal Ad	2025-004 Legal Ad LDC - C-2 S_Storage Change - PZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, “ZONING”, ARTICLE III “DISTRICTS”, DIVISION 11 “C-2 GENERAL COMMERCIAL DISTRICT” SECTION 125-337 “CONDITIONAL USES” PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on January 7, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 125, “Zoning”, Article III “Districts”, Division 11 “C-2 General Commercial District” Section 125-337 “Conditional Uses”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 125, “Zoning”, Article III “Districts”, Division 11 “C-2 General Commercial District” Section 125-337 “Conditional Uses” of the Clermont Code of Ordinances shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2:

Chapter 125, “Zoning”, Article III “Districts”, Division 11 “C-2 General Commercial District” Section 125-337 “Conditional Uses” of the Land Development Code of the City of Clermont is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 125-337. Conditional uses.

(a) Conditional uses in the C-2 district are as follows:

(1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.

~~_(2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.~~

(32) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.

- (43) Agricultural service operations.
 - (54) Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.
 - (65) Utility facilities; such as electric transformers, gas regulator stations, and so forth.
 - (76) Recreational vehicle parks.
 - (87) Hospitals, clinics, and nursing homes.
 - (98) Automobile and truck repair garages; and painting, welding and body shops.
 - (109) Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.
 - (110) Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.
 - (121) Churches, funeral homes and cemeteries.
 - (132) Retail establishments more than 100,000 square feet.
 - (143) Private schools.
 - (154) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.
 - (165) Bed and breakfast inns.
 - (176) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.
- (b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 101, article III, division 3.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2025-004

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-004

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of January, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont-Legals Po Box 120219 Clermont FL 34712-0219
Contact Name:	Jennifer Abrehamsen
Contact Phone:	
Contact Email:	Jabrehamsen@clermontfl.org
PO Number:	

Date:	12/16/2024
Order Number:	10862962
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	61.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	12/23/2024 - 12/23/2024	Govt Public Notices
LEE dailycommercial.com	1	12/23/2024 - 12/23/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$98.38
Tax Amount	\$0.00
Service Fee 3.99%	\$3.93
Cash/Check/ACH Discount	-\$3.93
Payment Amount by Cash/Check/ACH	\$98.38
Payment Amount by Credit Card	\$102.31

Order Confirmation Amount	\$98.38
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Ad Preview

LEGAL NOTICE

On Tuesday, January 7, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 125, Section 125-337-Conditional Uses.

ORDINANCE NO. 2025-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, "ZONING", ARTICLE III "DISTRICTS", DIVISION 11 "C-2 GENERAL COMMERCIAL DISTRICT" SECTION 125-337 "CONDITIONAL USES", PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
#10862962 12/23/24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 7, 2025		
Agenda Item Name		
Ordinance No. 2025-005 <i>Land Development Code Amendment - M-1 Storage</i>		
Requested Action		
Recommend approval of Ordinance 2025-005		
Staff Report		
City staff has received direction to proceed with processing amendments within the Land Development Code (LDC). The requested change is to allow a residential storage warehouse within the M-1 Industrial District through a Conditional Use Permit (CUP). This change would occur under Section 125-397 (6). See snippet of the addition below. The requested amendment would add this specific language under this section of the LDC. Staff supports this requested change. <u>(6) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.</u>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2025-005	Ord 2025-005 M-1 Self Storage (12.19.2024).pdf	
2. Legal Ad	2025-005 Legal Ad - LDC M-1 Storage - PZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, “ZONING”, ARTICLE III “DISTRICTS”, DIVISION 13 “M-1 INDUSTRIAL DISTRICT”, SECTION 125-397 “CONDITIONAL USES” PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on January 7, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 125, “Zoning”, Article III “Districts”, Division 13 “M-1 Industrial District”, Section 125-397 “Conditional Uses”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 125, “Zoning”, Article III “Districts”, Division 13 “M-1 Industrial District”, Section 125-397 “Conditional Uses” of the Clermont Code of Ordinances shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2:

Chapter 125, “Zoning”, Article III “Districts”, Division 13 “M-1 Industrial District”, Section 125-397 “Conditional Uses”; of the Land Development Code of the City of Clermont is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 125-397. Conditional uses.

(a) Conditional uses in the M-1 district are as follows:

- (1) Airports.
- (2) Junkyards.
- (3) Planned unit developments per article IV of this chapter.
- (4) Utility facilities (i.e., electric transformers, gas regulator stations, etc.).
- (5) Adult entertainment establishments.



CITY OF CLERMONT
ORDINANCE NO. 2025-005

- (6) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.
- ~~(67)~~ Conditional uses of the C-2 General Commercial District not specifically listed as a permitted use in the M- 1 light commercial district, provided they meet the regulations of the C-2 district.
- (b) Other manufacturing or wholesale uses not listed as a permitted use may be considered as a conditional use, provided the requirements of chapter 101, article III, division 3, and the following conditions are met:
- (1) The use is so located, site-planned and designed to avoid undue noise, odor, smoke, explosive hazards or any other nuisances or dangers to abutting properties.
 - (2) Adequate waste treatment, roadways and utilities can be provided.
 - (3) All applicable local, state and federal regulations regarding such use can be met.
 - (4) No wholesale or retail establishment may occupy more than 100,000 square feet.
- (c) In case of uncertainty of the classification of any public use, uses may be permitted which, after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 101, article III, division 3.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.



CITY OF CLERMONT
ORDINANCE NO. 2025-005

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-005

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of January, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont-Legals Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	2025-005

Date:	12/16/2024
Order Number:	10862893
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	58.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	12/23/2024 - 12/23/2024	Govt Public Notices
LEE dailycommercial.com	1	12/23/2024 - 12/23/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$93.64
Tax Amount	\$0.00
Service Fee 3.99%	\$3.74
Cash/Check/ACH Discount	-\$3.74
Payment Amount by Cash/Check/ACH	\$93.64
Payment Amount by Credit Card	\$97.38

Order Confirmation Amount	\$93.64
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Ad Preview

LEGAL NOTICE

On Tuesday, January 7, 2025 at 6:30 PM, the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 125, Section 125-397-Conditional Uses.

ORDINANCE NO. 2025-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 125, "ZONING", ARTICLE III "DISTRICTS", DIVISION 13 "M-1 INDUSTRIAL DISTRICT" SECTION 125-397 "CONDITIONAL USES", PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
December 23, 2024
10862893



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 7, 2025		
Agenda Item Name		
Ordinance No. 2025-006 <i>Land Development Code Amendment - Time Limit for Commencing Construction</i>		
Requested Action		
Recommend approval of Ordinance 2025-006		
Staff Report		
City staff has received direction to proceed with processing amendments within the Land Development Code (LDC). Under the current Land Development Regulations, the time limit to start construction has been ambiguous without a definitive, measurable task. The addition of language that documents an inspection within the building permit process captures progress with a measurable date. Language is being added to state "physical construction" would at a minimum, include a completed and approved footer inspection. This is a realistic time period within the two years of a development order to move a project forward. See snippet below with the underlining of the additional language. Staff supports this requested change. Sec. 101-216. Time limit for commencing construction. When any conditional use permit is granted, physical construction, including items required to meet adopted levels of concurrency, must begin within the timeframe established in the conditional use permit, which may not exceed two years. Such timeframe shall begin the date the conditional use permit is signed and executed by the permittee. For purposes of this section, the term "physical construction" shall mean the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. <u>At a minimum, the footer inspection shall be completed and approved.</u>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2025-006	Ord 2025-006 Time Commencing (12.19.2024).pdf	
2. Legal Ad	2025-006 Legal Ad - LDC Time Limit - PZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 101, “GENERAL AND ADMINISTRATIVE PROVISIONS”, ARTICLE III “ORDERS AND PERMITS”, DIVISION 3 “CONDITIONAL USE PERMITS”, SECTION 101-216 “TIME LIMIT FOR COMMENCING CONSTRUCTION”, PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on January 7, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 101, “General and Administrative Provisions”, Article III “Orders and Permits”, Division 3 “Conditional Use Permits”, Section 101-216 “Time Limit for Commencing Construction”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 101, “General and Administrative Provisions”, Article III “Orders and Permits”, Division 3 “Conditional Use Permits”, Section 101-216 “Time Limit for Commencing Construction” of the Clermont Code of Ordinances shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2:

Chapter 101, “General and Administrative Provisions”, Article III “Orders and Permits”, Division 3 “Conditional Use Permits”, Section 101-216 “Time Limit for Commencing Construction” of the Land Development Code of the City of Clermont is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 101-216. Time limit for commencing construction.

When any conditional use permit is granted, physical construction, including items required to meet adopted levels of concurrency, must begin within the timeframe established in the conditional use permit, which may not exceed two years. Such timeframe shall begin the date the conditional use permit is signed and executed by the permittee. For purposes of this section, the term "physical construction" shall mean the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. At a minimum, the footer inspection shall be completed and approved.



CITY OF CLERMONT
ORDINANCE NO. 2025-006

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-006

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of January, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

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

Date:	12/16/2024
Order Number:	10862883
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	63.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	12/23/2024 - 12/23/2024	Govt Public Notices
LEE dailycommercial.com	1	12/23/2024 - 12/23/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$101.54
Tax Amount	\$0.00
Service Fee 3.99%	\$4.05
Cash/Check/ACH Discount	-\$4.05
Payment Amount by Cash/Check/ACH	\$101.54
Payment Amount by Credit Card	\$105.59

Order Confirmation Amount	\$101.54
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Ad Preview

LEGAL NOTICE

On Tuesday, January 7, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 101, Section 101-216-Time Limit for Commencing Construction.

ORDINANCE NO. 2025-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS", ARTICLE III "ORDERS AND PERMITS", DIVISION 3 "CONDITIONAL USE PERMITS", SECTION 101-216 "TIME LIMIT FOR COMMENCING CONSTRUCTION", PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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