



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, April 1, 2025**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
MINUTES**

Approval of the March 4, 2025 Minutes

**REPORTS  
NEW BUSINESS**

Item 1 - Ordinance No. 2025-012  
*963 Juniata Street SSCPA*

Consider a request for a small-scale comprehensive plan amendment for property located at 963 W. Juniata Street.

Item 2 - Ordinance No. 2025-013  
*963 Juniata Street Rezoning*

Consider a request for a rezoning for property located at 963 W. Juniata Street.

Item 3 - Resolution No. 2025-010R  
*Sprouts Farmers Market CUP*

Consider a Conditional Use Permit Amendment to allow for outdoor display of merchandise and additional signage.

**DISCUSSION OF NON-AGENDA ITEMS**

**ADJOURN**

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

**In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.**

**Please be advised that if you intend to show any document, picture, video or items to the 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**  
**MARCH 4, 2025**

**CALL TO ORDER**

Chair Bain called the meeting of the Planning and Zoning Commission to order on Tuesday, March 4, 2025 at 6:30 p.m.

**MEMBERS PRESENT:** Chair Bain, Vice-Chair Niemiec, Commissioner Colby, Commissioner Cramer, Commissioner Hoisington, Commissioner May, Commissioner Tidona

**ALSO PRESENT:** Development Services Director Henschel, City Attorney Waugh, and Planning Coordinator Heard

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**MOTION TO APPROVE the February 4, 2025 Minutes of the Planning and Zoning Commission meeting made by Commissioner Hoisington, seconded by Commissioner Colby. Motion passed 7-0.**

**Chair Bain** stated this meeting is now being live streamed and reminded the board to make sure their microphones are on when speaking.

**REPORTS**

**Commissioner Tidona** stated he has done some research in order to assist the city council and is interested in learning what more he can do.

**Commissioner May** stated she enjoyed watching the Clermont Multihull Regatta.

**Commissioner Colby** stated he had no report.

**Vice-Chair Niemiec** thanked IT Director Fountain and the AV squad for live streaming the meetings, and asked if the public will be able to make comments through the live streaming. **Chair Bain** stated he believes that the City Council will have to implement that policy. **IT Director Fountain** stated the chair is correct that if the City Council wishes to implement live comments, they are able to accommodate.

**Commissioner Cramer** addressed an agenda item from the prior meeting of a Conditional Use Permit request off of Minneola Avenue where there was a concern of an adjacent child care facility. He stated he has walked by that building every day for the past two weeks, and it is closed. There is no child care facility at that location.

**Commissioner Hoisington** stated she attended the Montgomery Center of Excellence Black History Program. She also thanked the Police Chief and Clermont PD for hosting the Run For The Fallen event and invited everyone to attend next year.

**Chair Bain** stated he was happy to see the City Council recognize Black History Month with a proclamation and recognizing notable guests. He is looking forward to the recognition of women in March.

## **NEW BUSINESS**

### **Item No. 1 - Resolution No. 2025-008R Regal & Nautique of Orlando**

**Development Services Director Henschel** presented as follows:

The applicant, Regal & Nautique of Orlando, would like to open a new and used boat dealership and boat repair within an existing building at 102 South Hwy 27. The property and building was previously used for an animal feed store, formerly known as Irish Trails Farm and Pet Supply. The existing building was constructed in 2002 and is approximately 15,000 square feet. The building has a loading dock and large warehouse doors on both sides of the building. These doors would allow larger deliveries, like boat motors and other large equipment as well as an access point to display boats internally inside the building. In addition, the applicant would like to have an outdoor display area of new and used boats within the existing parking lot. The property is zoned C-2 General Commercial with a Commercial Future Land Use. The property faces US Hwy 27, which is an arterial roadway, and is buffered from Bloxam Avenue in the rear by the site's stormwater pond. Under Section 125-337 (a) (17) of the Land Development Code, a Conditional Use Permit for this type of use is required.

The applicant will be fencing off a portion of the existing parking lot for a new/used boat display. This area will be on the north side of the property and will eliminate 18 parking spaces. Based upon the current parking code, a building this size for retail use is required to have 45 parking spaces. With the removal of the parking spaces within the boat display area, there will still be 47 spaces existing. A condition of approval for this display area is that ornamental fencing shall be used around the outside boat area. It will look similar to the fencing used in the business to the south, the Rental Depot equipment area.

Staff has reviewed the application and proposed project in regards to Section 101-212 Review Criteria for a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and general welfare of the community. The use of the site is not out of character with the existing neighborhoods or adjacent properties. The property to the south is an equipment rental business that has outside storage of equipment. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the current land use designation. The proposed use will comply with the regulations and conditions specified in the codes and provisions of this resolution. Staff recommends approval of Resolution No. 2025-008R.

**Jeff Husby**, *Applicant, Regal & Nautique of Orlando*, stated their Orlando location has been in business since 2008. They have been awarded Marine Dealer of the Year twice, and recently have been inducted into the Boating Industry Top 100 Hall of Fame. He indicated they wish to expand their store to the Clermont community because of the Chain of Lakes.

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

**Commissioner Colby** asked what the nature of the fenced-in area is for. **Mr. Husby** answered their main objective is to have a sales area at this location, and the fenced-in area will hold two to three boats and the rest will be held within the inside sales area.

**Vice-Chair Niemiec** inquired what happened to the school that they recently recommended approval for. **Dale Ladd**, *property owner*, stated that unfortunately the required retrofits for the building were too expensive for the school. **Vice-Chair Niemiec** further asked questions regarding the applicant's timeline on opening the store, total number of current shops, and whether they will be selling sailboats. **Mr. Husby** answered they are ready to start their modifications and open as soon as possible, they currently have two locations in Orlando, and they do not sell sailboats. **Vice-Chair Niemiec** shared concerns regarding the adjacent business that displays their equipment facing Highway 27, and asked Mr. Husby if they will be moving their boat display to face Highway 27. **Mr. Husby** stated he does not foresee placing the boat display facing Highway 27.

**Commissioner Cramer** stated because he is a boat owner and lives nearby, he loves the idea of this. He asked what type of boat repair they will be doing, because there is a residential neighborhood adjacent to this parcel. **Mr. Husby** explained there will be very minor repairs such as batteries, oil changes; however, the majority of repairs are done dockside.

**Commissioner Hoisington** stated her concerns such as the location of showcasing the boats and noise impacting the adjacent neighborhood have been addressed. She asked if traffic with this business will impact the surrounding neighborhoods. **Mr. Husby** stated with his experience, this type of dealership does not get a lot of traffic, because most of the work is remote or dockside.

**Commissioner Tidona** asked several questions regarding traffic access, what type of boat and average size will be displayed, whether boats will be parked in the parking lot, and what their hours of operation will be. **Mr. Husby** explained traffic can access the site via the northern intersection or via the south, the average size boat to be displayed will be 21 feet and will be moved on site via trailer and forklift. He further stated there is additional space for boats in the warehouse on the back of the site, boats nor trucks will be parked on Bloxam Avenue, and their hours are Monday through Friday 8:00 am to 5:00 pm, Saturday 8:00 am to 4:00 pm, and closed on Sundays.

**Commissioner May** asked whether the fencing will be only for the display of boats or around the entire site, and stated because of the frontage road connecting adjacent stores, there is no room to display the boats off of Highway 27. She further asked what the northern side drive will be used for, what size boats will regularly be sold, and when will they make deliveries. **Mr. Husby** explained the fencing is only around the boat display, the side drive will be used to bring boats in through the doors and to drive around the building. They do sell boats that are 23 to 24 feet, but the 21-foot boats are optimum for the lakes, and deliveries are dependent upon the customer's needs. **Commissioner May** inquired about the pole sign location. **Mr. Ladd**, *property owner*, stated there is a pole sign, which has a pole and no sign, because the last hurricane took it out. He has been waiting to replace it for the next occupant. Discussion ensued regarding the retention pond, trees and shrubs at the back of the site.

**Chair Bain** stated it is written in the resolution that if noise is a nuisance, this item can be brought back to address that. He is concerned about storage of nonworking boats, and does not want to see junk on this site; and further, asked if their hours of operation can be placed within the resolution. **Mr. Husby** reassured that they do not become number one by having junk laying around, and agreed with placing their hours of operation within the resolution.

**Vice-Chair Niemiec** announced the hours of operation will be Monday through Friday 8 am to 5 pm, Saturday 8 am to 4 pm and closed on Sunday. He asked what would happen if someone dropped off a boat afterhours; and further, asked if boats will be showcased next to Highway 27. **Mr. Husby** stated he has never witnessed anyone drop off a boat after hours; but if that were the case, he would have someone on his staff meet that person for drop-off; and further, he reiterated no boats will be parked or displayed next to Highway 27.

**MOTION TO RECOMMEND APPROVAL** of Resolution No. 2025-008R Regal & Nautique of Orlando with the condition of adding to the resolution the hours of operation Monday through Friday 8am to 5pm, Saturday 8am to 4pm, and closed on Sunday; Moved by Vice-Chair Niemiec.

**Commissioner May** recommended revising language in 2025-008R under Section 2 from “boat repair” to “minor boat repair” and asked City Attorney Waugh his opinion. **City Attorney Waugh** advised she can amend the motion, but revising the language will not make a difference as to what they will be allowed to do.

Seconded by Commissioner Hoisington. Motion passed 7-0.

### **BOARD TRAINING**

**City Attorney Waugh** presented the Board with training on the following:

1. Understanding Planning
2. Applicable Laws for P&Z Boards
  - Enabling Law for the Commission
  - Ethics
  - Comprehensive Plans
3. Meetings
  - Robert’s Rules
  - Legislative & Quasi-Legislative Matters
  - Quasi-Judicial Matters
  - Sunshine Law
  - Public Records Law
4. Policy Issues
5. Best Practices

**DISCUSSION OF NON-AGENDA ITEMS** - *None*

**MOTION TO ADJOURN**; Moved by Commissioner Cramer, Seconded by Vice-Chair Niemiec. Motion passed 7-0.

**ADJOURNMENT** – 8:54 pm

---

Chair Bain

ATTEST:

---

Kathy Heard, Planning Coordinator



# AGENDA ITEM

<b>Meeting Date</b>	
Tuesday, April 1, 2025	
<b>Agenda Item Name</b>	
Ordinance No. 2025-012 963 Juniata Street SSCPA	
<b>Requested Action</b>	
Recommend approval of Ordinance No. 2025-012.	
<b>Staff Report</b>	
<p>The applicant, Dr. Blair Handy, is requesting a small scale comprehensive plan amendment for the subject property located at 963 West Juniata Street. The single-family home was constructed in 1954 and is approximately 1550 square feet of conditioned space. Dr. Handy would like to convert the home into a medical office for her audiology practice. The size of the property is approximately ¼ of an acre. This request is being heard concurrently with a request for a rezoning.</p> <p>The small scale comprehensive plan amendment would change the Future Land Use from Medium Density Residential to the Downtown Mixed Use designation. The Medium Density Residential Land Use is primarily designated for higher residential density around the downtown area. The requested medical office use is not a use designated in the Medium Density Residential Land Use. The medical office use would be more appropriate in the Downtown Mixed Use designation, especially since the adjoining property to the east is a dentist office and has the Downtown Mixed Use designation. Policy 1.7.3 - Downtown Mixed Use is intended to provide for a mixture of residential and business uses. In addition, the subject property is within the City’s Community Redevelopment Area (CRA) and the applicant intends to redevelop the property into a higher use.</p>	
<p>With the redevelopment of the property and the development pattern of the surrounding area moving outward from the core of downtown, staff is in support of the small scale comprehensive plan amendment to change the future land use from Medium Density Residential to Downtown Mixed Use. Staff recommends approval of Ordinance 2025-012.</p>	
<b>Additional Analysis</b>	
<b>Fiscal Impact Summary</b>	

Fiscal Impact	Fund Number and Description	Available Budget Amount
<b>Exhibits Attached</b> (copies of original agreements)		
1.	Ordinance	Ordinance.pdf
2.	Maps	Maps.pdf
3.	SITE PLAN	SITE PLAN.pdf
4.	Site Photos	Site Photos.pdf
5.	Survey	Survey.pdf
6.	Application	Application.pdf
7.	Property Details	Property Details.pdf
8.	Legal Ad	Legal Ad.pdf



*CITY OF CLERMONT*  
**ORDINANCE NO. 2025-012**

**AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

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

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

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

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

**SECTION 1:**

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

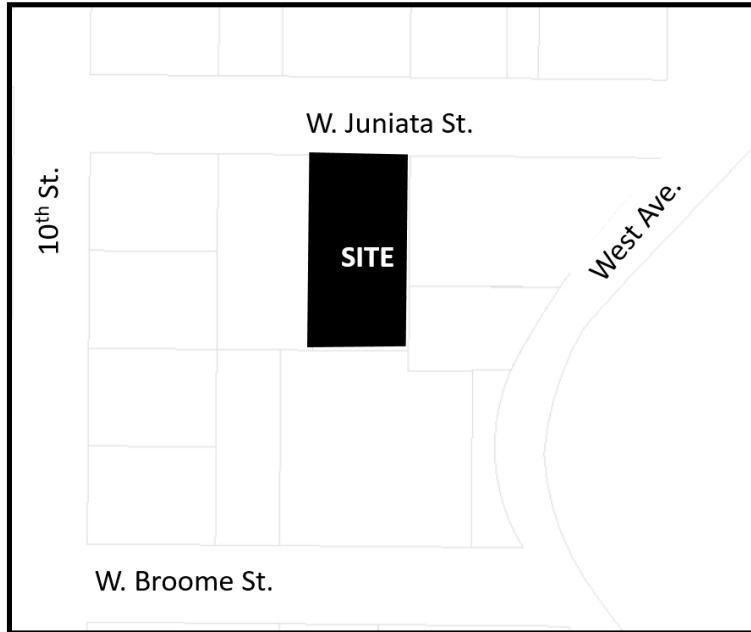
**LEGAL DESCRIPTION**

LOT 7 AND THE EAST ½ OF LOT 8, BLOCK 98, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CITY OF CLERMONT  
ORDINANCE NO. 2025-012

**LOCATION**

963 W. Juniata Street  
Alternate Key 1714095



**CHANGE THE FUTURE LAND USE CLASSIFICATION:**  
**FROM: MEDIUM DENSITY RESIDENTIAL**  
**TO: DOWNTOWN MIXED USE**

**SECTION 2: CONFLICT**

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

**SECTION 3: SEVERABILITY**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2025-012**

**SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR**

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

**SECTION 5: PUBLICATION AND EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2025-012**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 22<sup>nd</sup> day of April, 2025.

CITY OF CLERMONT

---

Tim Murry, Mayor

ATTEST:

---

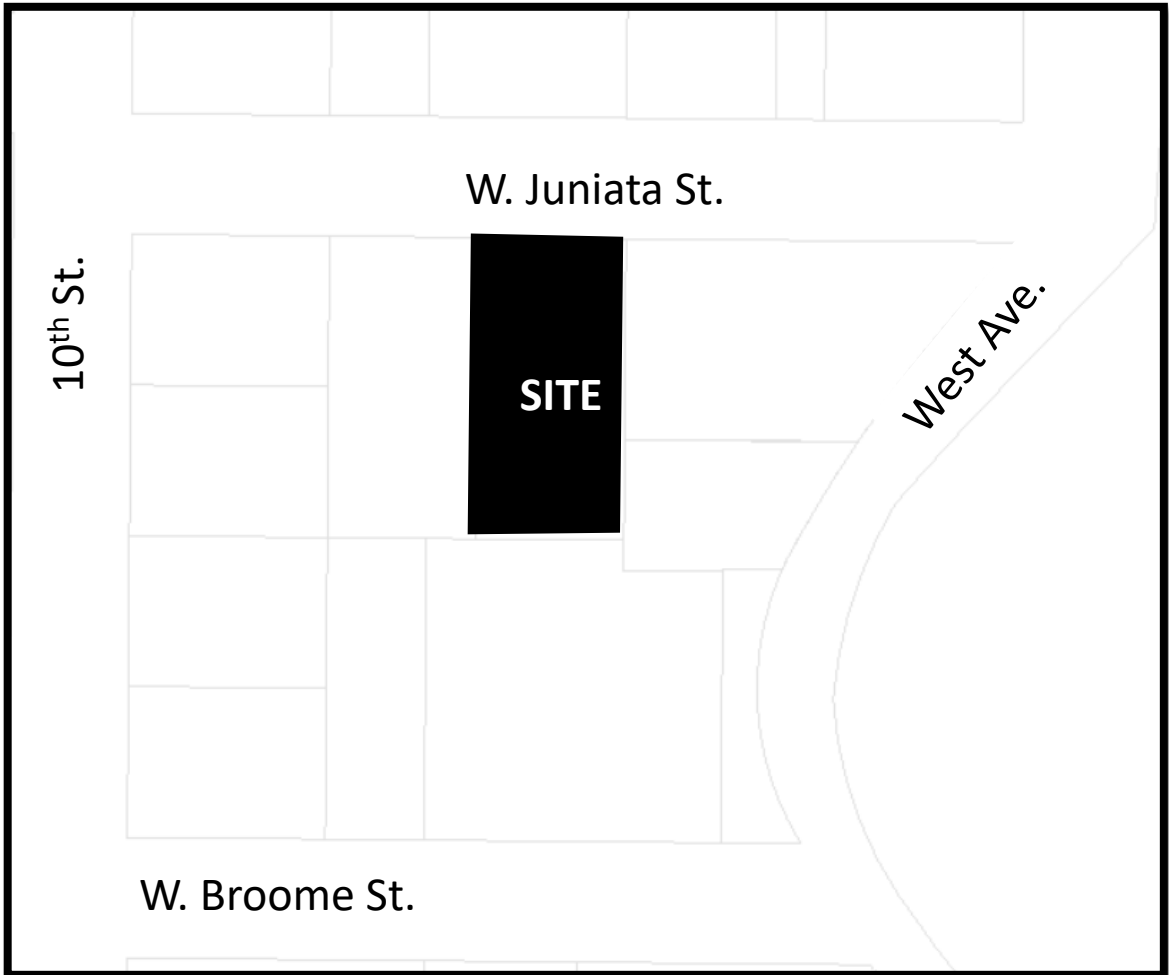
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

---

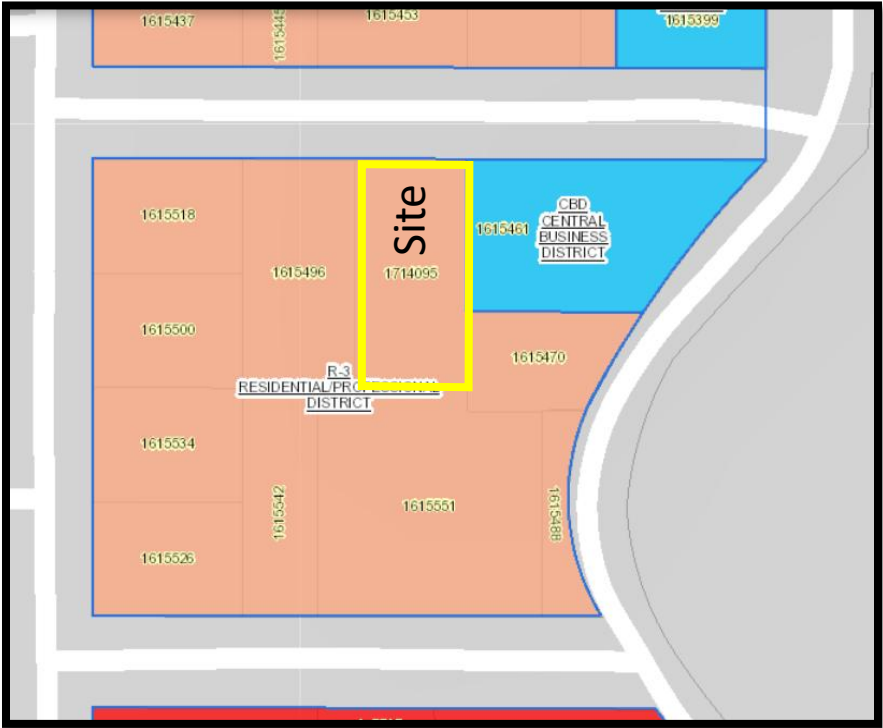
Christian W. Waugh, City Attorney

# 963 West Juniata Street



# 963 West Juniata Street

## Zoning



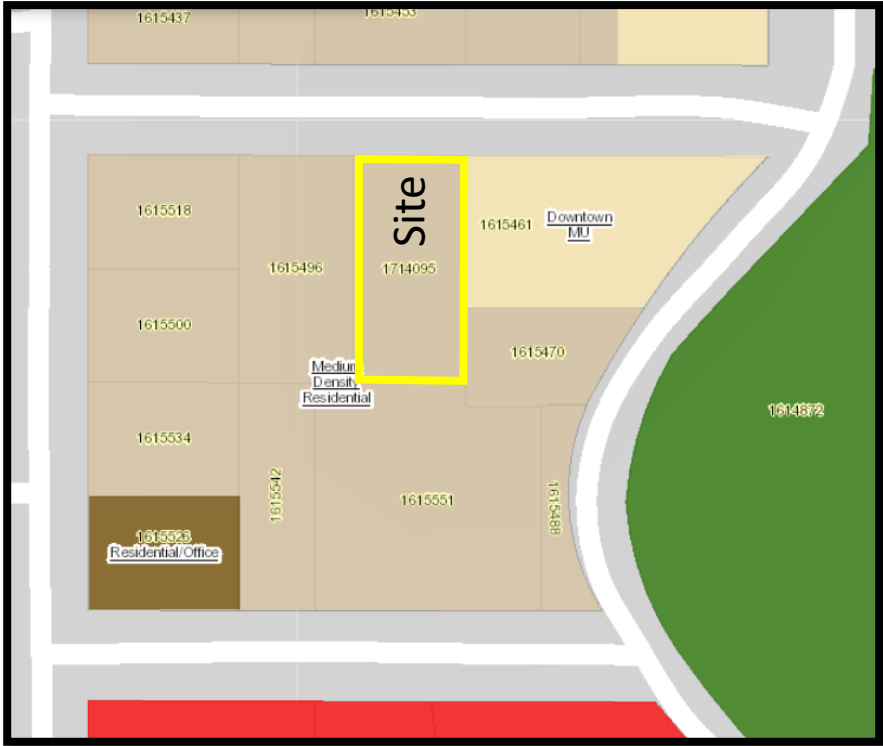
CURRENT Zoning Map: R-3 Residential/Professional



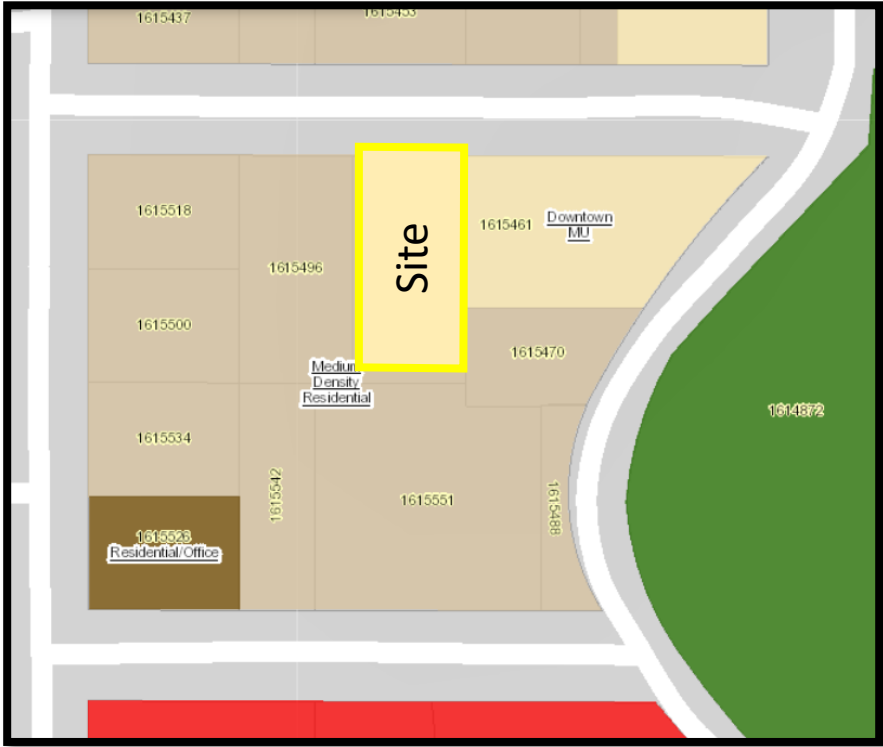
PROPOSED Zoning Map: Central Business District

# 963 West Juniata Street

## Future Land Use

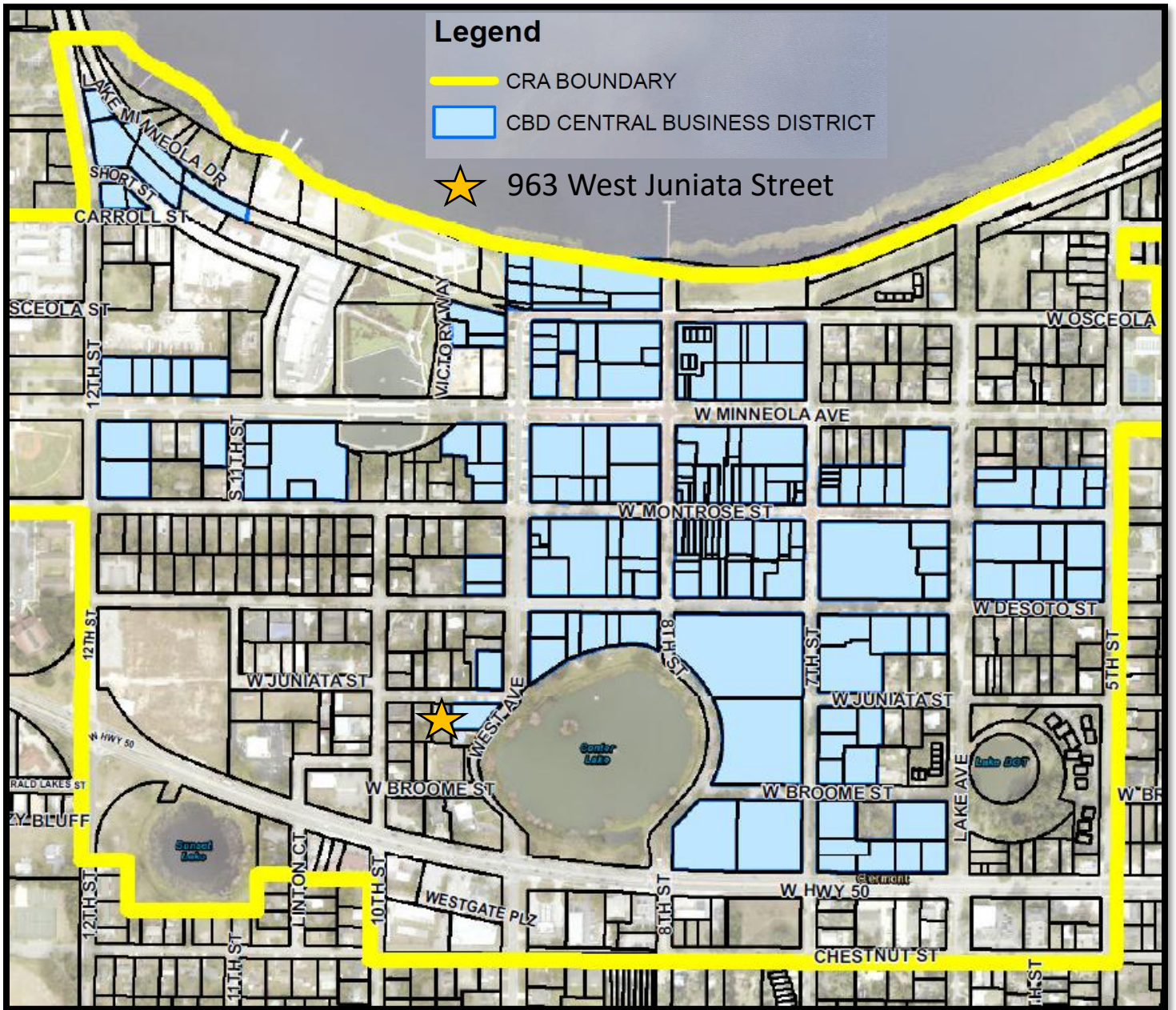


CURRENT FLU Map: Medium Density Residential



PROPOSED FLU Map: Downtown Mixed Use

# 963 West Juniata Street





# 963 West Juniata Street



# 963 West Juniata Street



Looking towards the east of the property



Looking towards the west of the property



**PROPERTY ADDRESS:**

963 WEST JUNIATA STREET  
CLERMONT, FL 34711

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.





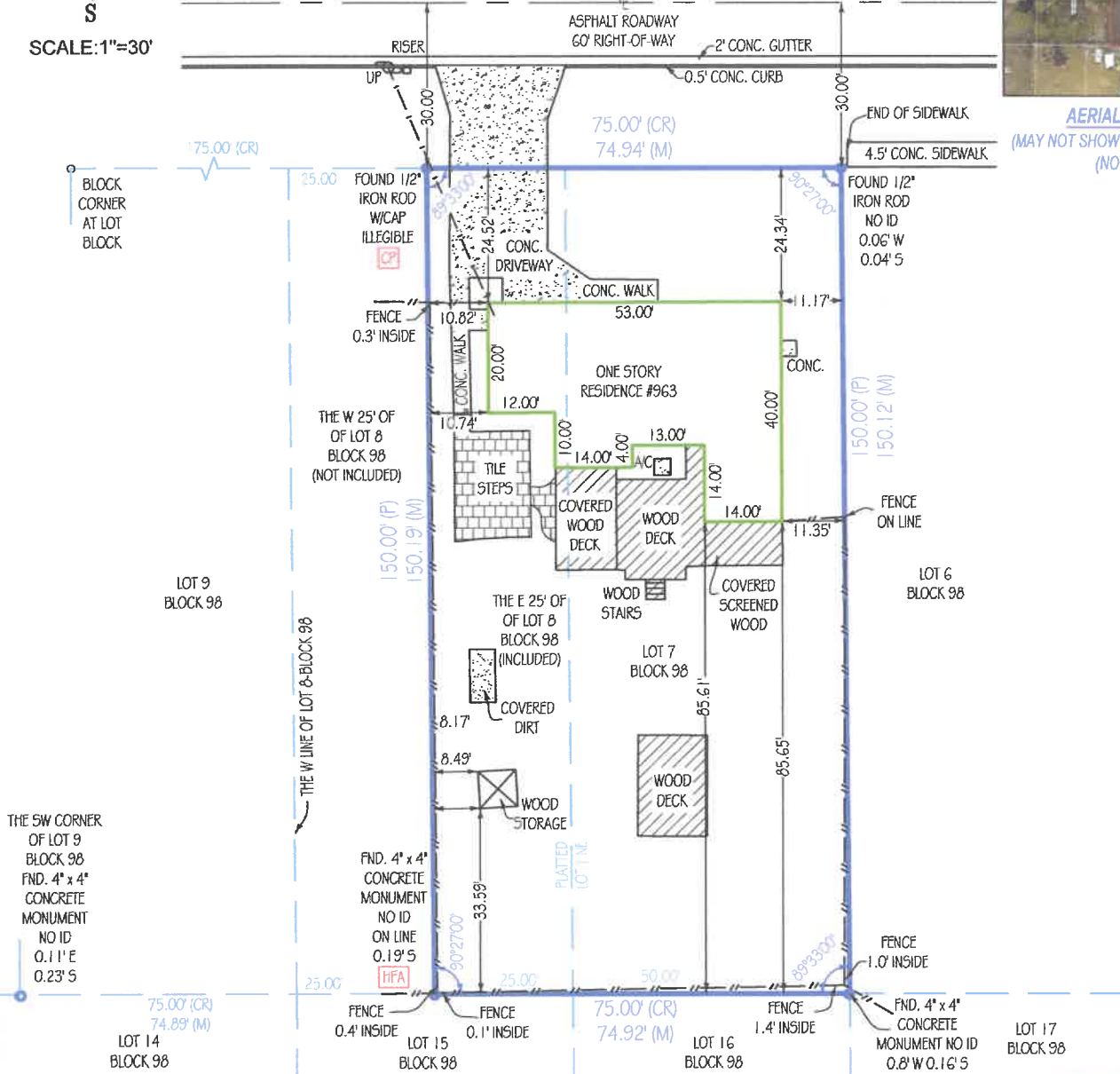
SCALE: 1"=30'

**BEARING REFERENCE:**  
 NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
 ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

WEST JUNIATA STREET (FIELD) JUNIATA STREET (PLAT)



**AERIAL PHOTOGRAPH**  
 (MAY NOT SHOW LATEST IMPROVEMENTS)  
 (NOT-TO-SCALE)



\*CP\* = CONTROLLING POINT (POINT OF ROTATION) \*HFA\* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO  
**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE**  
 -NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 2-102 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 <a href="http://www.Landtecsurvey.com">www.Landtecsurvey.com</a>	Elevations, if shown: Benchmark: _____ Benchmark Elev.: _____ Benchmark Datum: _____ Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input type="checkbox"/>	Revisions: _____ _____ _____	Job Nr: 228624-CE    Date of Field Work: 11/12/2024    Drawn by: A. N.

**TYPE OF SURVEY:**

- BOUNDARY       CONSTRUCTION       CONDOMINIUM  
 ALTA/NSPS       TOPOGRAPHIC       SPECIAL PURPOSE

**PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):**

Purchase/Refinance

**LEGAL DESCRIPTION:**

LOT 7 AND THE EAST 1/2 OF LOT 8, BLOCK 98, CITY OF CLERMONT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

963 WEST JUNIATA STREET  
CLERMONT, FL 34711

INVOICE NUMBER: 228624-CE

DATE OF FIELD WORK: 11/12/2024

CLIENT FILE: 20-24-27

**CERTIFIED TO**

AMERICAS TITLE CORPORATION  
WFG NATIONAL TITLE INSURANCE COMPANY  
ALCOVA MORTGAGE, LLC  
BLAIR HANDY

FLOOD ZONE: X

FLOOD MAP: 12069C

PANEL: 0570

SUFFIX: E

PANEL DATE: 12/18/2012

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):**

**IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

**- NO NOTABLE CONDITIONS FOUND.**

**ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):**

A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	ONC = OVERHEAD CABLE	PP = POOL PUMP	UE = UTILITY EASEMENT
CO = CLEANOUT	EM = ELECTRIC METER	P = PLAT	PRC = POINT OF REVERSE CURVATURE	UP = UTILITY POLE
CA = CENTRAL ANGLE	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	PT = POINT OF TANGENCY	WM = WATER METER
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	POC = POINT OF COMPOUND CURVATURE	QTR = QUARTER	WV = WATER VALVE
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PH = POOL HEATER	R = RADIUS	
CH = CHORD DISTANCE	FND = FOUND	PI = POINT OF INTERSECTION	RNG = RANGE	
CONC. = CONCRETE	GLF.F.E. = GARAGE FINISHED FLOOR ELEV.	PK = PARKER KAELOM	ROW = RIGHT OF WAY	
CR = CALCULATED FROM RECORD	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	SEC = SECTION	
DE = DRAINAGE EASEMENT	M = MEASURED	POC = POINT OF COMMENCEMENT	TR = TELEPHONE RISER	
		TWP = TOWNSHIP		

**SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):**

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= PARTY WALL
= CATCH BASIN	= AIR CONDITIONER	= SEC. QTR. CORNER
= FIRE HYDRANT	= SEPTIC LID	= SECTION CORNER
= MANHOLE	= ELEV. SHOT	
= WATER VALVE	= WATER METER	

**LINE TYPES:**

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

**GENERAL NOTES:**

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

**PRINTING INSTRUCTIONS:**

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

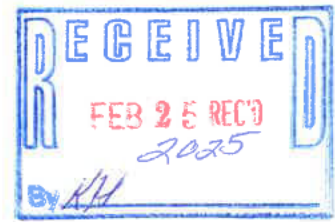


Digitally signed  
by Pablo Alvarez  
Date: 2024.11.13  
14:12:36 -05'00'

SIGNATURE \_\_\_\_\_ DATE: 11/13/2024  
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No. 8507



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 2/25/25

FEE: \$755.00

Project Name (if applicable): 963 W Juniata St.

Applicant: Blair Handy

Contact Person: Demond Hazley

Address: PO Box 488

City: Windermere State: FL Zip: 34786

Phone: [redacted] Fax: [redacted]

E-Mail: [redacted]

OWNER: Blair Handy

Address: 963 W. Juniata St

City: Clermont State: FL Zip: 34711

Phone: [redacted] Fax: [redacted]

E-Mail: [redacted]

General Location: The property is located on the southside of W Juniata St, north of SR 50, between 10th Street and West Avenue in the City of Clermont.

Legal Description (include copy of survey): Lot 7 and the east 1/2 of lot 8, block 98, official map of the City of Clermont, according to Map or Plat thereof, as recorded in Plat Book 8, pages 17 through 23, of the public records of Lake County, Florida.

Property size (in acres or square feet):

Flood hazard area (yes) and approx. acreage 0.258264 (no) X

Existing (Actual) Land Use: Single Family

Existing Zoning: R-3 Residential / Professional District

Existing Future Land Use: Medium Density Residential

Proposed Future Land Use: Downtown Mixed Use

Type of development proposed: Medical Building - Doctor's Office



**Proposed density (dwelling units/acre) or intensity:** 1,554 SF

**Proposed Zoning District:** CBD Central Business District

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

This application requests a Comprehensive Plan Amendment to change the Property's FLU designation from MDR to Downtown Mixed Use (MU) and the zoning from R3 - Residential / Professional District to Central Business District (CBD). This amendment is requested to facilitate the use-conversion of the existing single family residential dwelling unit to a medical office building.

The proposed FLU amendment and rezoning to Downtown MU and CBD will allow for adequate site parking while maintaining consistency with the adjacent medical office building to the east, the residential / professional land use mix within the area, and the development patterns in the City.

The pre-application meeting was held on January 22nd, 2025.

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

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

**\*\*\*\*\* NOTICE \*\*\*\*\***

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

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

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	HANDY BLAIR & JEAN-RENE RAPHAEL JR	<b>Alternate Key:</b>	1714095
<b>Mailing Address:</b>	104 BLACKSTONE CREEK RD GROVELAND, FL 34736 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	24-22-25- 0100-098- 00700
		<b>Millage Group and City:</b>	00C1 Clermont
		<b>2024 Total Certified Millage Rate:</b>	17.0664
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	963 W JUNIATA ST CLERMONT FL, 34711	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	CLERMONT, LOT 7, E 1/2 LOT 8 BLK 98 PB 8 PG 17 ORB 6444 PG 1542		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot		\$135,000.00	\$135,000.00

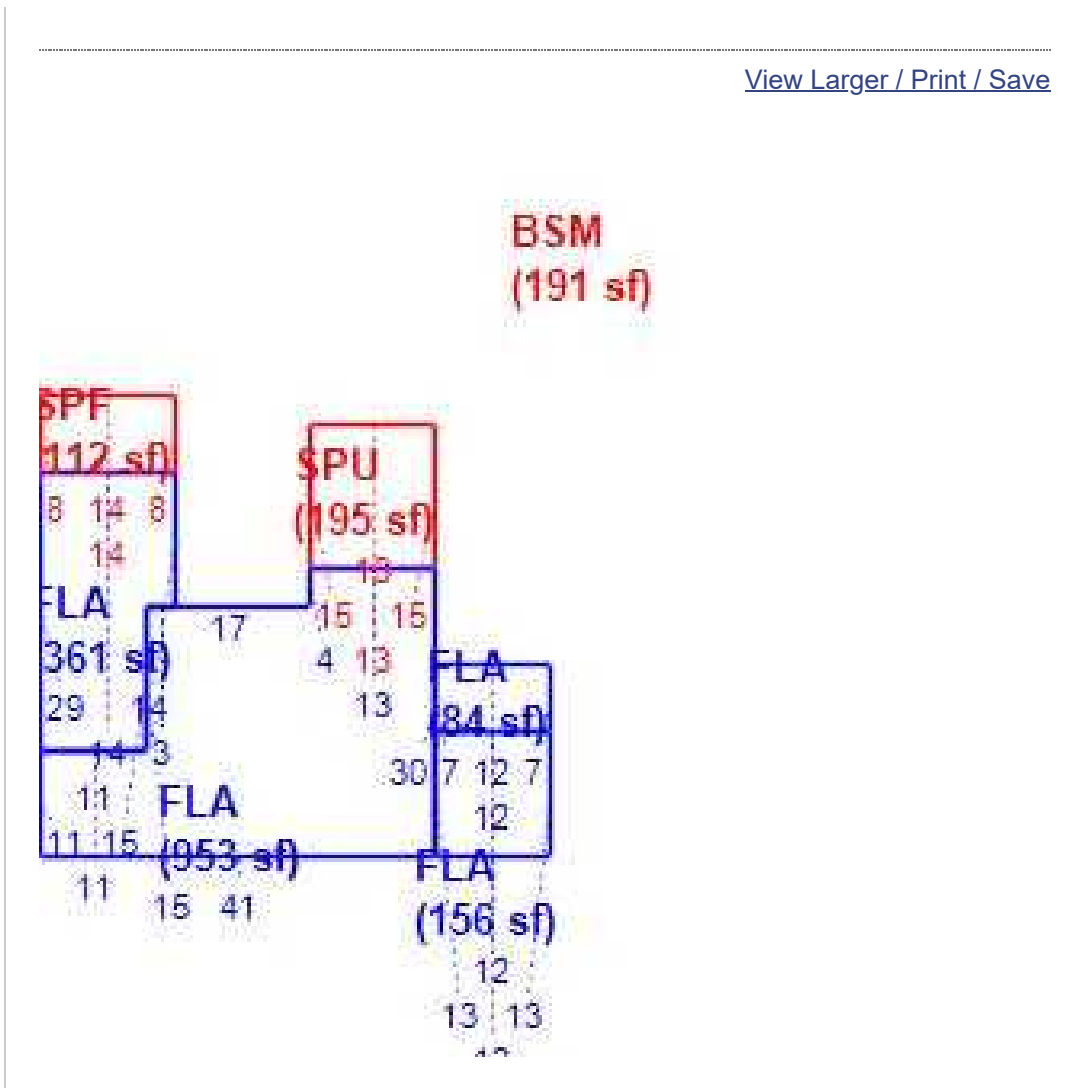
[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$204,428.00		
<b>Summary</b>			
Year Built: 1954	Total Living Area: 1554 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT (BSM)		1.00	191
FINISHED LIVING AREA (FLA)	Block (02)	1.00	1554
SCREEN PORCH FINISHED (SPF)		1.00	112
SCREEN PORCH UNFINISHED (SPU)		1.00	195

[View Larger / Print / Save](#)



### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">6444 / 1542</a>	12/02/2024	Warranty Deed	Qualified	Improved	\$376,000.00
<a href="#">2843 / 693</a>	05/23/2005	Warranty Deed	Qualified	Improved	\$225,500.00
<a href="#">2411 / 2182</a>	07/22/2003	Quit Claim Deed	Unqualified	Improved	\$38,300.00
<a href="#">1767 / 2307</a>	12/29/1997	Warranty Deed	Unqualified	Improved	\$1.00
<a href="#">1577 / 474</a>	12/29/1997	Warranty Deed	Qualified	Improved	\$79,900.00
<a href="#">890 / 129</a>	09/01/1986	Warranty Deed	Qualified	Improved	\$46,500.00
<a href="#">849 / 1682</a>	08/01/1985	Warranty Deed	Qualified	Improved	\$50,400.00
<a href="#">694 / 1090</a>	01/01/1980	Warranty Deed	Unqualified	Improved	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is

not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$339,428	\$339,428	\$289,428	5.0364	\$1,457.68
SCHOOL BOARD STATE	\$339,428	\$339,428	\$314,428	3.1240	\$982.27
SCHOOL BOARD LOCAL	\$339,428	\$339,428	\$314,428	2.9980	\$942.66
LAKE COUNTY WATER AUTHORITY	\$339,428	\$339,428	\$289,428	0.2940	\$85.09
ST JOHNS RIVER FL WATER MGMT DIST	\$339,428	\$339,428	\$289,428	0.1793	\$51.89
CITY OF CLERMONT	\$339,428	\$339,428	\$289,428	4.8800	\$1,412.41
LAKE COUNTY MSTU AMBULANCE	\$339,428	\$339,428	\$289,428	0.4629	\$133.98
LAKE COUNTY VOTED DEBT SERVICE	\$339,428	\$339,428	\$289,428	0.0918	\$26.57
				<b>Total:</b> 17.0664	<b>Total:</b> \$5,092.55

### Exemptions Information

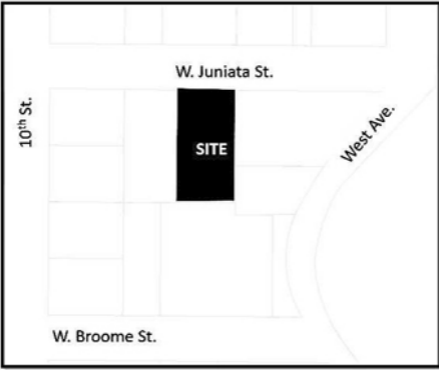
This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

**CITY OF CLERMONT**  
**NOTICE OF PROPOSED LAND USE CHANGE**  
**SMALL SCALE COMPREHENSIVE PLAN**  
**AMENDMENT**  
**ORDINANCE NO. 2025-012**

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, April 1, 2025 at 6:30 p.m., to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 0.26 +/- acre parcel from Medium Density Residential to Downtown Mixed Use Land Use Designation.



**LOCATION**

963 West Juniata Street  
Alternate Key 1714095  
0.26 +/- Acres

**FUTURE LAND USE MAP AMENDMENT**

**From: Medium Density Residential**  
**TO: Downtown Mixed Use**

**ORDINANCE NO. 2025-012**

**AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

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

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

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

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

Tracy Ackroyd Howe, MMC

City Clerk



Business District parking requirements. The applicant is proposing five (5) parking spaces.



With the current placement of the structure and the lot dimensions, adding spaces under the current zoning designation is impossible due to the Land Development Code requirements. Due to the nature of Dr. Handy's practice of having a one-on-one patient setting, the parking demand does not appear to be an issue. As for solid waste disposal, the City can offer can garbage pickup as it is currently offering the single-family residence since it is a small medical office.

Staff has reviewed the applicant's proposal and have no evidence the rezoning to the Central Business District at this location would be incompatible with the uses in the area. The adjoining property to the east is a medical office, and the property to the south is a house of worship. In addition within this city block, there are a few older single-family homes, an accounting office and a duplex. The proposed project offers revitalization and redevelopment while providing for economic development in the area. Staff supports the request for a rezoning to Central Business District and recommends approval of Ordinance 2025-013.

**Additional Analysis**

**Fiscal Impact Summary**

Fiscal Impact	Fund Number and Description	Available Budget Amount
---------------	-----------------------------	-------------------------

**Exhibits Attached** (copies of original agreements)

1.	Ordinance	Ordinance.pdf
2.	Maps	Maps.pdf
3.	SITE PLAN	SITE PLAN.pdf
4.	Site Photos	Site Photos.pdf
5.	Survey	Survey.pdf
6.	Application	Application .pdf
7.	Property Details	Property Details.pdf
8.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT  
ORDINANCE NO. 2025-013

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

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

**SECTION 1:**

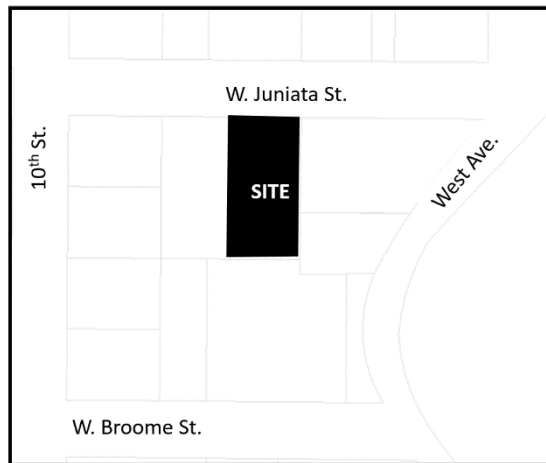
The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

**LEGAL DESCRIPTION**

LOT 7 AND THE EAST ½ OF LOT 8, BLOCK 98, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**LOCATION**

963 W. Juniata Street  
Alternate Key 1714095



**PROPERTY REZONING**

**FROM: R-3 Residential/Professional District  
TO: Central Business District (CBD)**



*CITY OF CLERMONT*  
**ORDINANCE NO. 2025-013**

**SECTION 2: CONFLICT**

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

**SECTION 3: SEVERABILITY**

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

**SECTION 4: ADMINISTRATIVE CORRECTION**

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

**SECTION 5: RECORDING**

This Ordinance shall be recorded in the Public Records of Lake County, Florida at the applicant's expense.

**SECTION 6: 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. 2025-013**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 22<sup>nd</sup> day of April, 2025.

CITY OF CLERMONT

---

Tim Murry, Mayor

ATTEST:

---

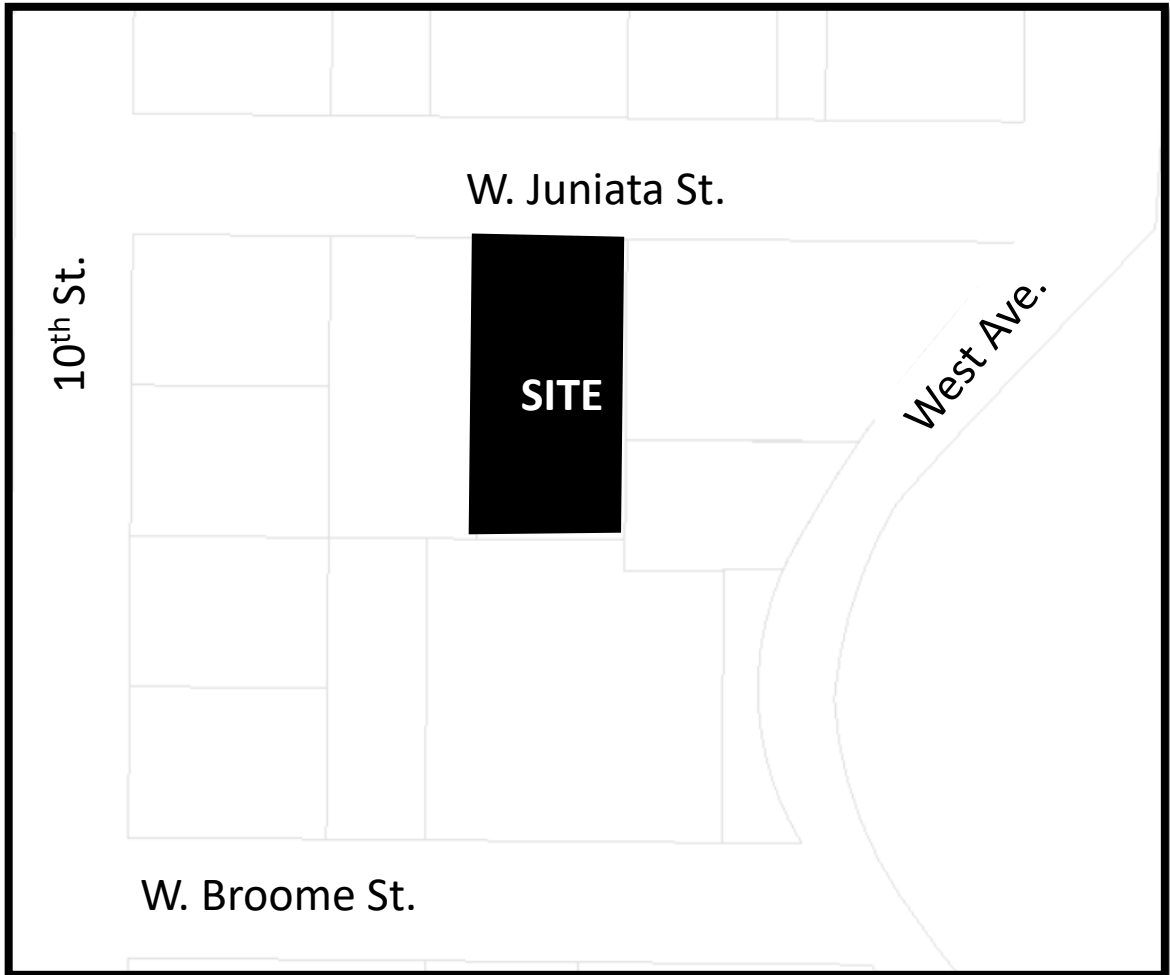
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

---

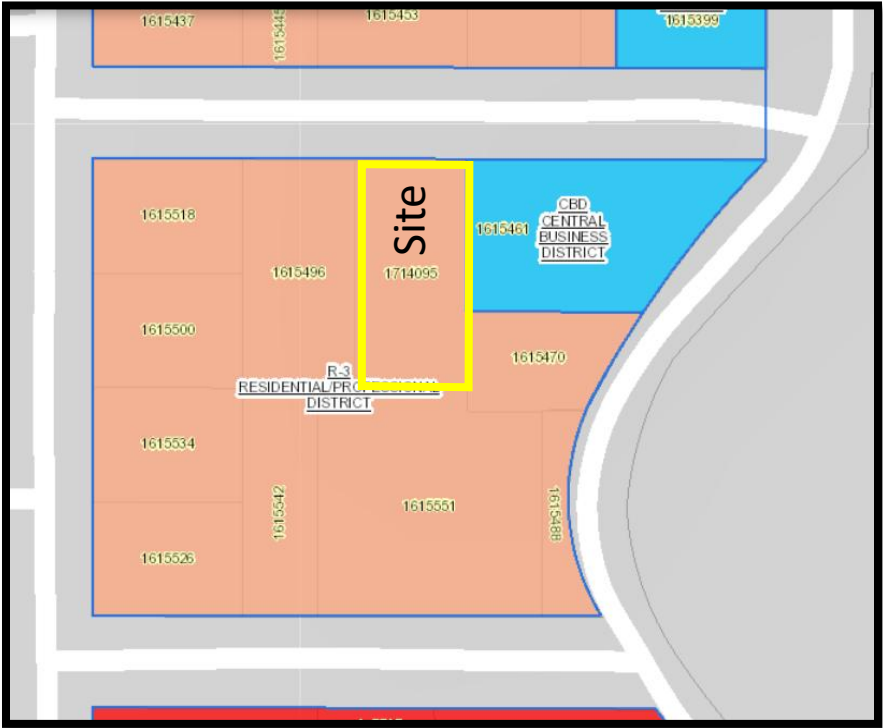
Christian W. Waugh, City Attorney

# 963 West Juniata Street



# 963 West Juniata Street

## Zoning



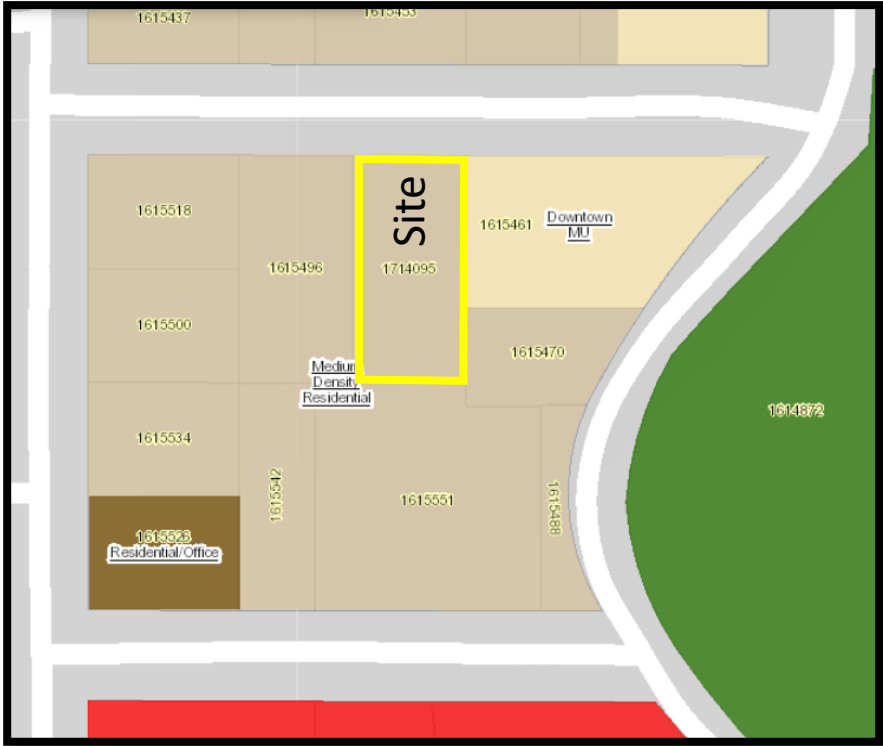
CURRENT Zoning Map: R-3 Residential/Professional



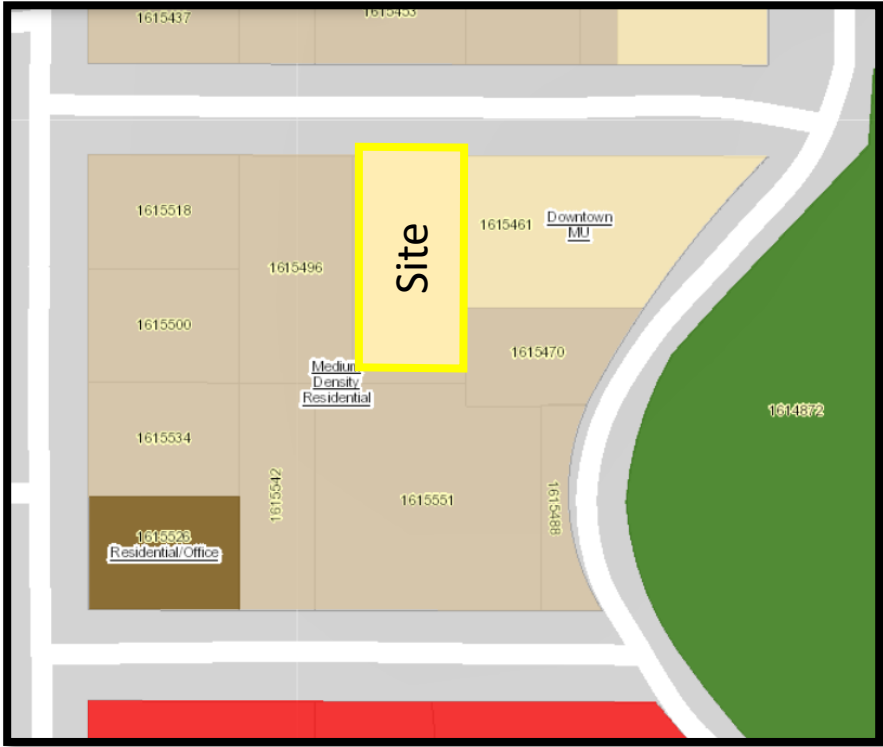
PROPOSED Zoning Map: Central Business District

# 963 West Juniata Street

## Future Land Use

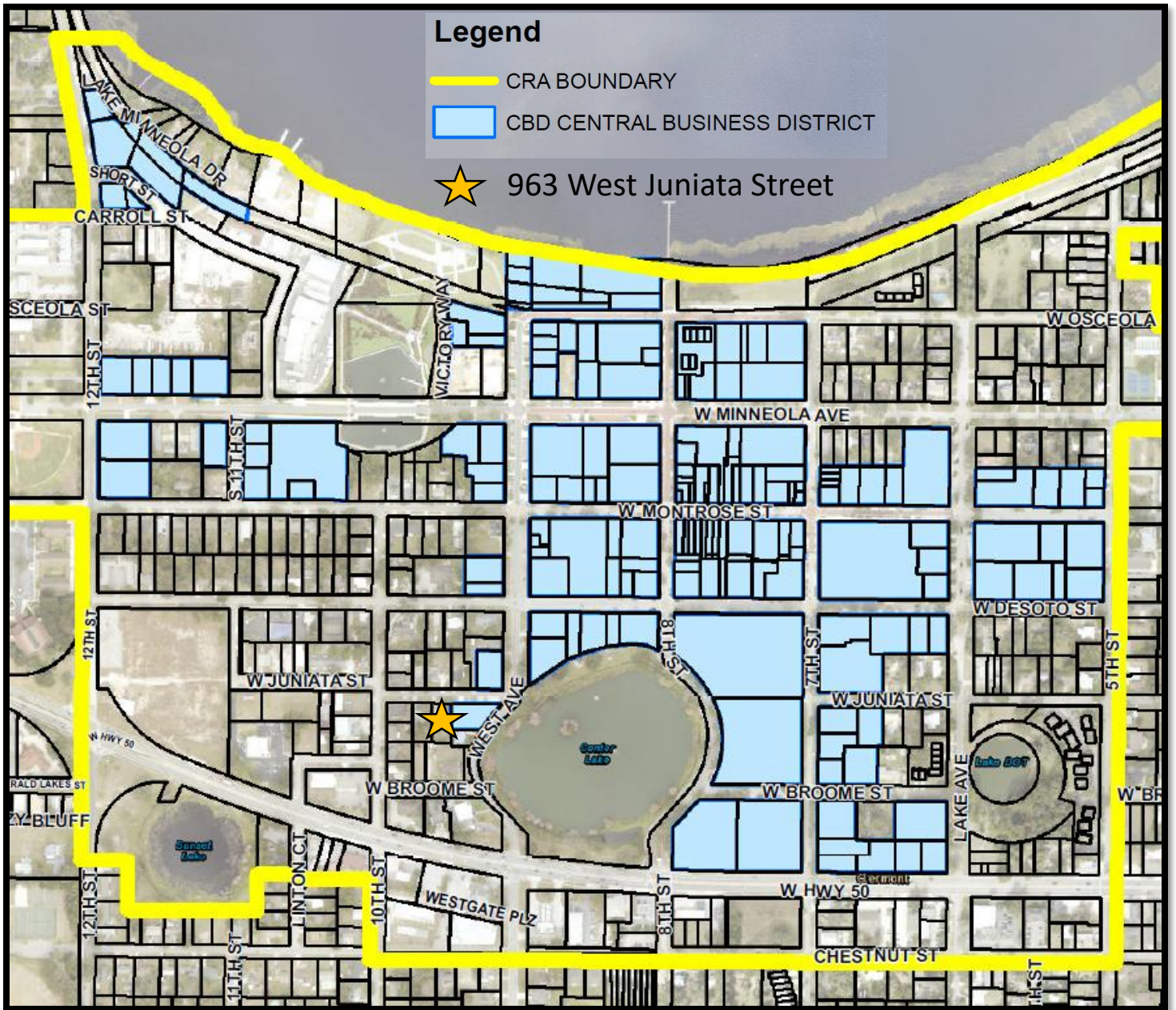


CURRENT FLU Map: Medium Density Residential



PROPOSED FLU Map: Downtown Mixed Use

# 963 West Juniata Street





963 West Juniata Street



# 963 West Juniata Street



Looking towards the east of the property



Looking towards the west of the property



**PROPERTY ADDRESS:**

963 WEST JUNIATA STREET  
CLERMONT, FL 34711

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.





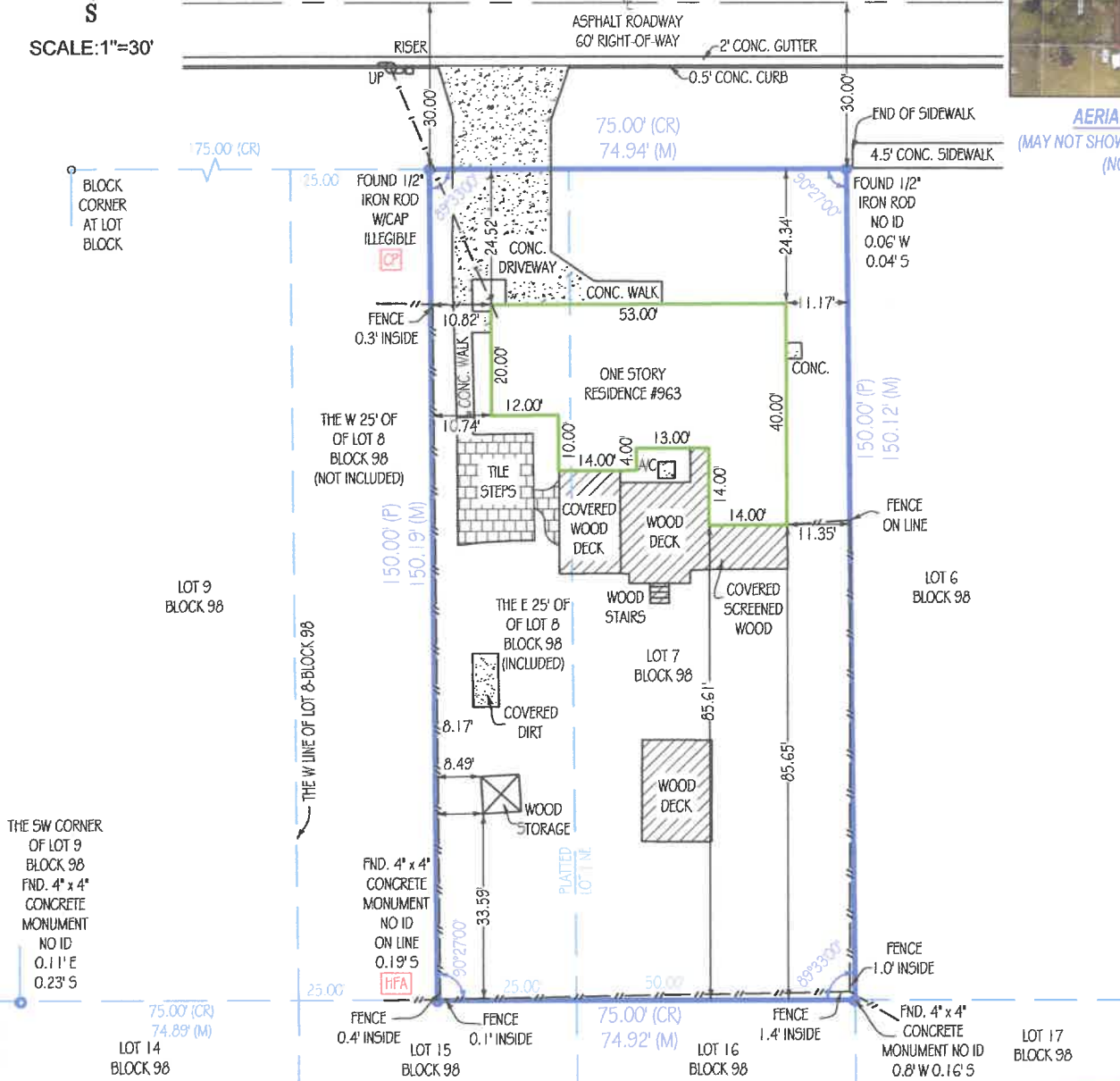
SCALE: 1"=30'

**BEARING REFERENCE:**  
 NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
 ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

WEST JUNIATA STREET (FIELD) JUNIATA STREET (PLAT)



**AERIAL PHOTOGRAPH**  
 (MAY NOT SHOW LATEST IMPROVEMENTS)  
 (NOT-TO-SCALE)



\*CP\* = CONTROLLING POINT (POINT OF ROTATION) \*HFA\* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO  
**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE**  
 -NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 2-102 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 <a href="http://www.Landtecsurvey.com">www.Landtecsurvey.com</a>	Elevations, if shown: Benchmark: _____ Benchmark Elev.: _____ Benchmark Datum: _____ Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input type="checkbox"/>	Revisions: _____ _____ _____ _____	Job Nr: 228624-CE    Date of Field Work: 11/12/2024    Drawn by: A. N.

**TYPE OF SURVEY:**

- BOUNDARY       CONSTRUCTION       CONDOMINIUM  
 ALTANSPS       TOPOGRAPHIC       SPECIAL PURPOSE

**PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):**

Purchase/Refinance

**LEGAL DESCRIPTION:**

LOT 7 AND THE EAST 1/2 OF LOT 8, BLOCK 98, CITY OF CLERMONT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

963 WEST JUNIATA STREET  
CLERMONT, FL 34711

INVOICE NUMBER: 228624-CE

DATE OF FIELD WORK: 11/12/2024

CLIENT FILE: 20-24-27

**CERTIFIED TO**

AMERICAS TITLE CORPORATION  
WFG NATIONAL TITLE INSURANCE COMPANY  
ALCOVA MORTGAGE, LLC  
BLAIR HANDY

FLOOD ZONE: X

FLOOD MAP: 12069C

PANEL: 0570

SUFFIX: E

PANEL DATE: 12/18/2012

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):**

**IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

**- NO NOTABLE CONDITIONS FOUND.**

**ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):**

A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	ONC = OVERHEAD CABLE	PP = POOL PUMP	UE = UTILITY EASEMENT
CO = CLEANOUT	EM = ELECTRIC METER	P = PLAT	PRC = POINT OF REVERSE CURVATURE	UP = UTILITY POLE
CA = CENTRAL ANGLE	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	PT = POINT OF TANGENCY	WM = WATER METER
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	POC = POINT OF COMPOUND CURVATURE	QTR = QUARTER	WV = WATER VALVE
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PH = POOL HEATER	R = RADIUS	
CH = CHORD DISTANCE	FND = FOUND	PI = POINT OF INTERSECTION	RNG = RANGE	
CONC. = CONCRETE	GL.F.F.E. = GARAGE FINISHED FLOOR ELEV.	PK = PARKER KAELOIN	ROW = RIGHT OF WAY	
CR = CALCULATED FROM RECORD	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	SEC = SECTION	
DE = DRAINAGE EASEMENT	M = MEASURED	POC = POINT OF COMMENCEMENT	TR = TELEPHONE RISER	
		TWP = TOWNSHIP		

**SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):**

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= PARTY WALL
= CATCH BASIN	= AIR CONDITIONER	= SEC. QTR. CORNER
= FIRE HYDRANT	= SEPTIC LID	= SECTION CORNER
= MANHOLE	= ELEV. SHOT	
= WATER VALVE	= WATER METER	

**LINE TYPES:**

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

**GENERAL NOTES:**

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

**PRINTING INSTRUCTIONS:**

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



Digitally signed  
by Pablo Alvarez  
Date: 2024.11.13  
14:12:36 -05'00'

SIGNATURE \_\_\_\_\_ DATE: 11/13/2024  
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No. 8507



CITY OF CLERMONT  
**REZONING**  
**APPLICATION**



<b>DATE</b> Feb 25, 2025		<b>FEE:</b> \$542.00 + cost of advertisement + cost of traffic review, if necessary		
<b>Project Name (if applicable)</b> 963 W Juniata St				
<b>Applicant</b> Blair Handy				
<b>Contact Person</b> Demond Hazley				
<b>Address</b> PO Box 488		<b>City</b> Windermere	<b>State</b> FL	<b>Zip</b> 34786
<b>Telephone</b> [REDACTED]		<b>Fax</b>		
<b>Email</b> [REDACTED]				
<b>OWNER INFORMATION</b>				
<b>Owner's Name</b> Blair Handy				
<b>Owner Address</b> 963 W. Juniata St		<b>City</b> Clermont	<b>State</b> FL	<b>Zip</b> 34711
<b>Telephone</b> [REDACTED]		<b>Email</b> [REDACTED]		
<b>PROPERTY INFORMATION</b>				
<b>Address of Subject Property</b> 963 W Juniata		<b>City</b> Clermont	<b>State</b> FL	<b>Zip</b> 34711
<b>Legal Description (include copy of survey)</b> Lot 7 and the east 1/2 of lot 8, block 98, official map of the City of Clermont, according to Map or Plat thereof, as recorded in Plat Book 8, pages 17 through 23, of the public records of Lake County, Florida. <i>1714095</i>				
<b>Acreage</b> 0.258264		<b>Land Use (City verification required)</b> Single Family		
<b>Present Zoning (City verification required)</b> R-3 Residential / Professional District		<b>Proposed Zoning</b> CBD Central Business District		



# CITY OF CLERMONT REZONING APPLICATION

Answers to the following questions are required to complete this application.

**What are you proposing to do that would require a rezoning?**

This application is to request a rezoning from R3 – Residential / Professional District to Central Business District (CBD). This is a concurrent request with a proposed FLU amendment from Medium Density Residential to Downtown Mixed Use.


This amendment is requested to facilitate the use-conversion of the existing single-family residential dwelling unit into a medical office building.

The proposed FLU amendment and rezoning will allow for adequate site parking while maintaining consistency with the adjacent medical office building to the east, the residential / professional land use mix within the area, and the development patterns in the City.

The preliminary site plan, which has been discussed with City Staff, can be found attached.

Check box to indicate additional materials are provided via attachment.

Blair Handy  
Applicant Name (print)

x   
Applicant Name (signature)

Blair Handy  
Owner Name (print)

x   
Owner Name (signature)

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

5/22/2020

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	HANDY BLAIR & JEAN-RENE RAPHAEL JR	<b>Alternate Key:</b>	1714095
<b>Mailing Address:</b>	104 BLACKSTONE CREEK RD GROVELAND, FL 34736 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	24-22-25- 0100-098- 00700
		<b>Millage Group and City:</b>	00C1 Clermont
		<b>2024 Total Certified Millage Rate:</b>	17.0664
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	963 W JUNIATA ST CLERMONT FL, 34711	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	CLERMONT, LOT 7, E 1/2 LOT 8 BLK 98 PB 8 PG 17 ORB 6444 PG 1542		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot		\$135,000.00	\$135,000.00

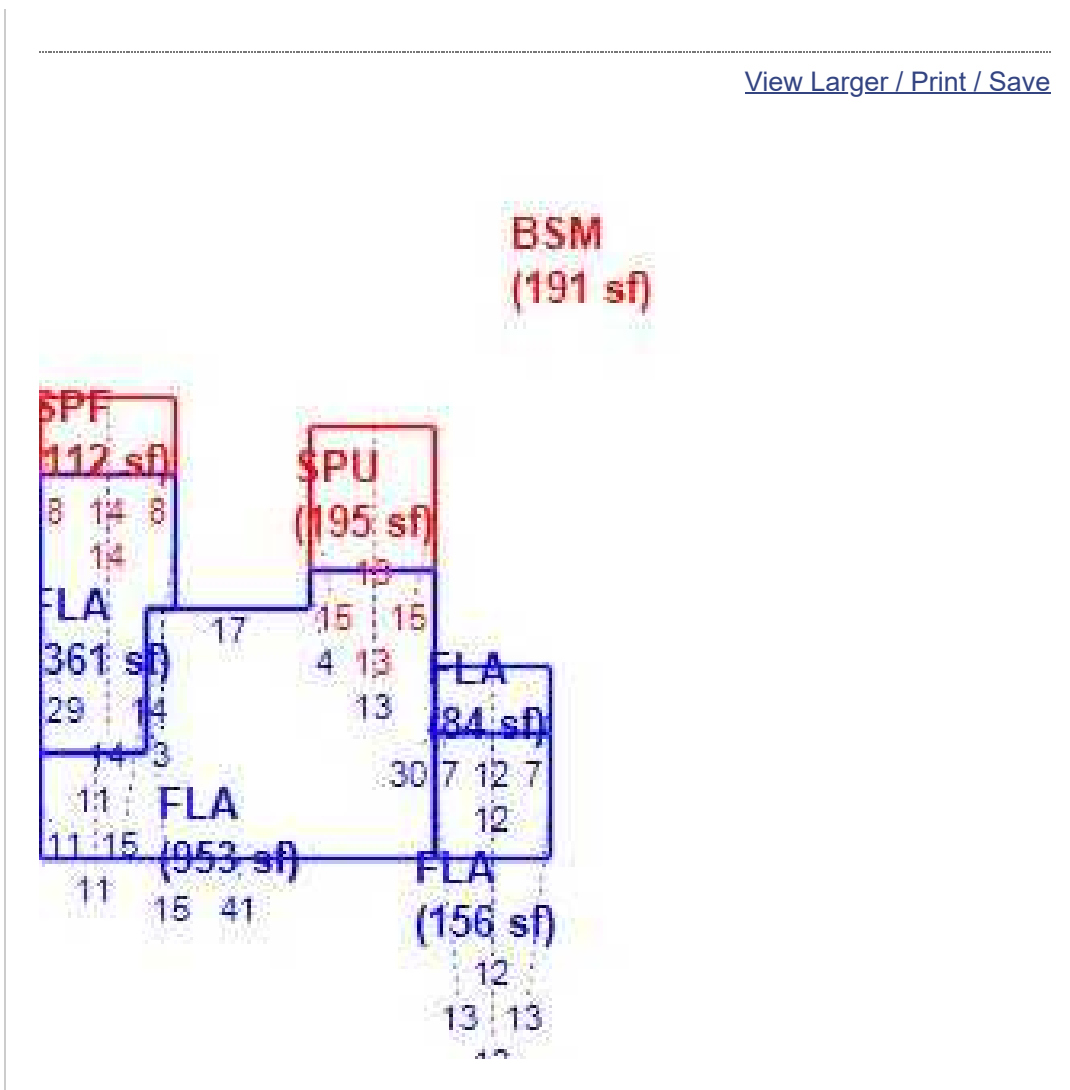
[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$204,428.00		
<b>Summary</b>			
Year Built: 1954	Total Living Area: 1554 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT (BSM)		1.00	191
FINISHED LIVING AREA (FLA)	Block (02)	1.00	1554
SCREEN PORCH FINISHED (SPF)		1.00	112
SCREEN PORCH UNFINISHED (SPU)		1.00	195

[View Larger / Print / Save](#)



### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">6444 / 1542</a>	12/02/2024	Warranty Deed	Qualified	Improved	\$376,000.00
<a href="#">2843 / 693</a>	05/23/2005	Warranty Deed	Qualified	Improved	\$225,500.00
<a href="#">2411 / 2182</a>	07/22/2003	Quit Claim Deed	Unqualified	Improved	\$38,300.00
<a href="#">1767 / 2307</a>	12/29/1997	Warranty Deed	Unqualified	Improved	\$1.00
<a href="#">1577 / 474</a>	12/29/1997	Warranty Deed	Qualified	Improved	\$79,900.00
<a href="#">890 / 129</a>	09/01/1986	Warranty Deed	Qualified	Improved	\$46,500.00
<a href="#">849 / 1682</a>	08/01/1985	Warranty Deed	Qualified	Improved	\$50,400.00
<a href="#">694 / 1090</a>	01/01/1980	Warranty Deed	Unqualified	Improved	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is

not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$339,428	\$339,428	\$289,428	5.0364	\$1,457.68
SCHOOL BOARD STATE	\$339,428	\$339,428	\$314,428	3.1240	\$982.27
SCHOOL BOARD LOCAL	\$339,428	\$339,428	\$314,428	2.9980	\$942.66
LAKE COUNTY WATER AUTHORITY	\$339,428	\$339,428	\$289,428	0.2940	\$85.09
ST JOHNS RIVER FL WATER MGMT DIST	\$339,428	\$339,428	\$289,428	0.1793	\$51.89
CITY OF CLERMONT	\$339,428	\$339,428	\$289,428	4.8800	\$1,412.41
LAKE COUNTY MSTU AMBULANCE	\$339,428	\$339,428	\$289,428	0.4629	\$133.98
LAKE COUNTY VOTED DEBT SERVICE	\$339,428	\$339,428	\$289,428	0.0918	\$26.57
				<b>Total:</b> 17.0664	<b>Total:</b> \$5,092.55

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

## LEGAL NOTICE

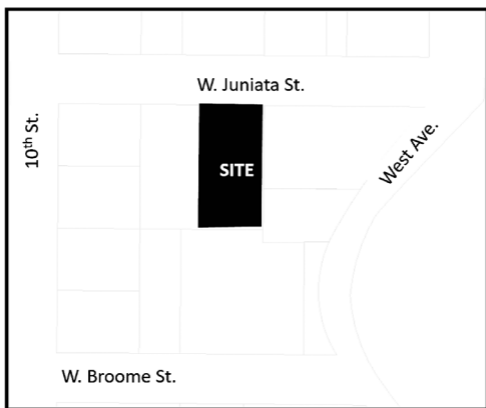
On Tuesday, April 1, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

### ORDINANCE NO. 2025-013

**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

963 West Juniata Street  
Alternate Key 1714095  
0.26 +/- Acres



#### PROPERTY REZONING

**From: R-3 Residential/Professional District  
To: Central Business District (CBD)**

#### LEGAL DESCRIPTION

LOT 7 AND THE EAST  $\frac{1}{2}$  OF LOT 8, BLOCK 98, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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

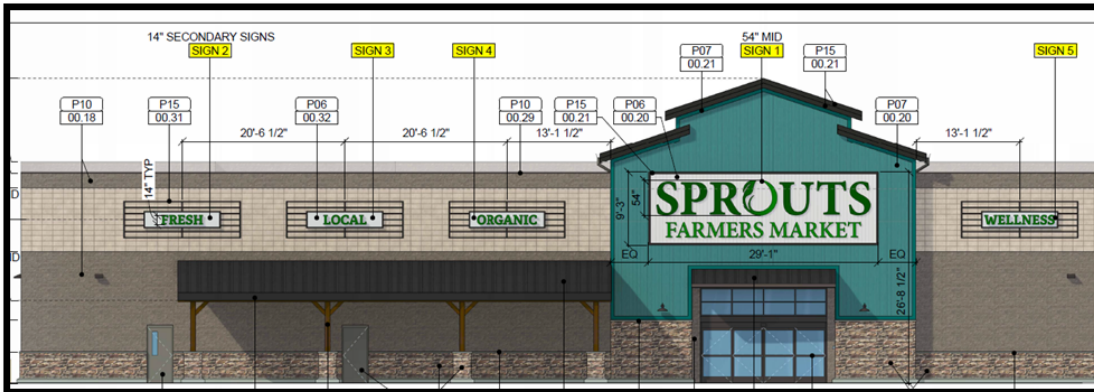


**AGENDA ITEM**

<b>Meeting Date</b>	
Tuesday, April 1, 2025	
<b>Agenda Item Name</b>	
Resolution No. 2025-010R <i>Sprouts Farmers Market CUP</i>	
<b>Requested Action</b>	
Recommend approval of Resolution No. 2025-010R.	
<b>Staff Report</b>	
<p>The applicant, Franklin Land Associates, LLC is requesting amendments to a Conditional Use Permit (CUP) for an existing Planned Unit Development (PUD), known as the Shoppes at Hammock Ridge Crossing. The development is located south and southwest of the Hammock Ridge Road and US 27 intersection. The existing businesses within this PUD are Chick-fil-A and 7 Brew Coffee; along with current construction sites of Staybridge Suites hotel, a micro hospital and a daycare. The development was originally approved in 2005 under Resolution 1442 and is currently governed by Resolution 1532.</p>	
<p>The applicant is requesting three (3) changes to Resolution 1532. The first one is an amendment to an existing condition. Sprouts Farmers Market is being proposed on Lot 14 within the development. As part of their business plan, the store displays merchandise outside of their building. Section 8, Item 1 within the Resolution under Outdoor display states “Outdoor display of merchandise is prohibited.” The applicant would like to add language to this item to state an exception is allowed on Lot 14 within the development. This would allow Sprouts to display merchandise outdoors. Staff is not opposed to this amendment request and would support this change with the stipulation that outdoor display of merchandise shall be limited along the front of the Sprouts building.</p>	

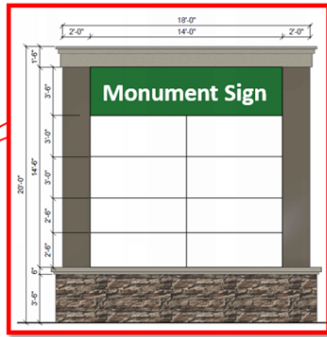
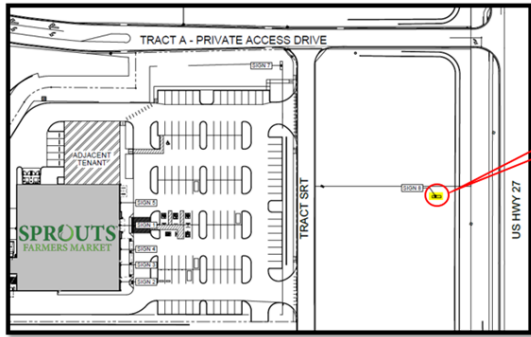


The second amendment is for special consideration of front wall signage on the Sprouts building. The applicant is requesting additional secondary wall signage along with an increase of overall square footage of wall signage on the front of the building. A total of six wall signs are being proposed on the Sprouts building with five (5) on the front and one (1) on the rear. The rear wall sign facing Hammock Ridge Road appears to meet the sign code and does not need special consideration. The five (5) wall signs on the front consists of a primary sign and four (4) secondary signs. The total square footage requested for the front is 546 square feet, in which the primary sign will be 268 square feet. The allowable square footage is 200 square feet per City Code.

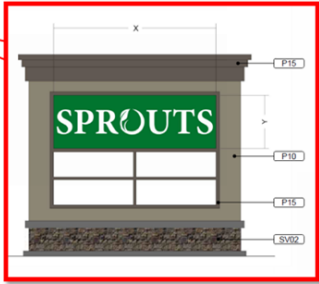
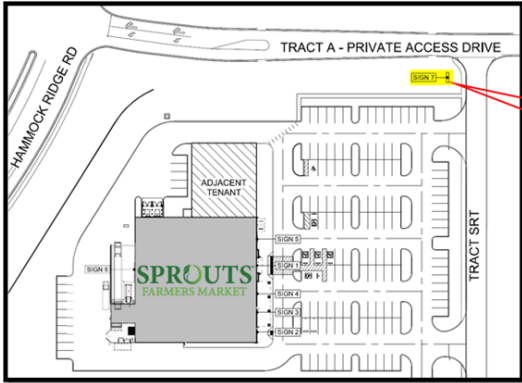


In comparison to previously approved wall signage variance requests, in 2019; Target was approved for up to 525 square feet of wall signage with a maximum of five (5) wall signs. Recently this year, the new Dick's Sporting Goods building was approved for wall signage up to 446 square feet. The applicant has indicated due to the placement of the lot in the interior of the development and the elevation change of approximately 28 feet up from US 27, the visibility from the major arterial roadway is challenging, along with having buildings between Sprouts and US 27 that impede visibility. Staff understands the challenges of the elevation change and interior lot location for visibility, and would support this request.

The final requested amendment is for the installation of a multi-tenant monument sign with Sprouts listed as the anchor tenant. The applicant is requesting the ability to construct the monument sign on Lot 9, which is owned and controlled by the developer. The development has been platted with no consideration of a common parcel for a multi-tenant sign along US 27. Therefore, the sign would be considered as an off-site sign. The applicant is requesting this sign to be 20 feet in height and 18 feet in width with a maximum copy area of 203 feet per face. The Land Development Code limits this type of monument sign to 15 feet in height and 10 feet in width with a maximum copy area of 120 square feet per face.



In reviewing the application, staff noticed the proposed monument sign within the Sprouts parcel, Lot 14, exceeds the City's Land Development requirements in height and copy area. The plan indicates an overall height of eight (8) feet; in which the City's code is limited to six (6) feet with a limitation of 32 square feet of copy area per face. The copy area per face is estimated to be 48 square feet.



Due to the unique nature of the elevation changes in this development and the lot configuration, these requests may be considered within reason. Staff is not opposed to approving this amendment.

Staff has reviewed the requested amendments for the Shoppes at Hammock Ridge Crossings development in conformance of Section 101-212 of the Land Development Code. The outdoor display of merchandise, if done appropriately in an organized and maintained manner, does not appear to cause undue noise, order, traffic and other nuisances and dangers to abutting property owners. The request of the larger multi-tenant monument sign on Lot 9 would be beneficial to not only Sprouts, but the other minor tenants as well to direct traffic flow in and out of the development. This may assist drivers to safely locate and navigate to the site. The increased wall signage request is similar in nature to other buildings on internal lots that sit back from arterial roadways, such as Dick's Sporting Goods and Target. The primary front wall sign of 268 square feet would be viewed from US 27 while the secondary wall signage would be seen from the private internal drive. Staff has no evidence that approving these amendments would be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Therefore, staff recommends approval of Resolution 2025-010R.

NOTE: Since this is an amendment to an existing CUP, the original CUP (1542) has been used with the insertion of the amendments in yellow highlighting.

<b>Additional Analysis</b>		
<b>Fiscal Impact Summary</b>		
<b>Fiscal Impact</b>	<b>Fund Number and Description</b>	<b>Available Budget Amount</b>
<b>Exhibits Attached</b> (copies of original agreements)		

1.	2025-010R	2025-010R Sprouts.pdf
2.	Map	Map.pdf
3.	Sign exhibit	Sign exhibit.pdf
4.	Monument Sign Exh	Monument Sign Exh.pdf
5.	CUP Application	CUP Application.pdf
6.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT  
RESOLUTION NO. 2025-010R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT (2025-010R) TO ALLOW FOR OUTDOOR DISPLAY OF MERCHANDISE FOR THE SPROUTS FARMERS MARKET, PHASE 3 COMMERCIAL – LOT 14, ALONG WITH SPECIAL CONDITIONS: (1) ADDITIONAL WALL SIGNAGE UP TO 550 SQUARE FEET ON THE PRIMARY FRONTAGE WALL AND 155 SQUARE FEET ON THE SECONDARY SIGNAGE; AND (2) AN OFF-SITE MONUMENT SIGN WITH THE DIMENSIONS OF 20 FEET HIGH AND 18 FEET WIDE AND A COPY AREA OF 203 SQUARE FEET PER SIDE; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held April 1, 2025, recommended approval of this Conditional Use Permit to allow for an amendment to the Planned Unit Development (PUD), at the following location:

**LOCATION:**

Sprouts

Vacant parcel, Lot 14, within the Shoppes at Hammock Ridge Crossing  
Located West of US Hwy 27 and East of Hammock Ridge Road

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

WHEREAS, the applicant has applied for a Conditional Use Permit Amendment to allow outdoor display of merchandise for the Sprouts Farmers Market along with special conditions for additional wall signage and an off-site monument sign in which the subject parcel is part of the Shoppes at Hammock Ridge Crossing Development, formerly known as Tuscany Village PUD Development Master Plan (Resolution No. 1532);

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

**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 is to allow for an amendment to allow outdoor display of merchandise for the Sprouts Farmers Market along with special conditions for additional wall signage and an off-site monument sign, be granted subject to the following conditions:



*CITY OF CLERMONT*  
**RESOLUTION NO. 2025-010R**

**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 located on the East side of U.S. 27 shall be developed in substantial accordance with the conceptual site plan dated May 25, 2005 prepared by Avid Engineering, Inc. The property located on the West side of U.S. 27 shall be developed in substantial accordance with the conceptual site plan dated April 23, 2007 prepared by Paradise Development Group, Inc. Formal construction plans for either the East or the West parcels, incorporating all conditions stated in this permit, shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits for that specific parcel located on either the East or West side of U.S. 27. The conceptual site plans submitted with the CUP 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 final Certificate of Occupancy shall not be issued until each of the stated conditions have been met.
5. 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.
6. The Conditional Use Permit must be executed and filed in 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.
7. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of 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.
8. The CUP is contingent upon the approval of the sewer line along the South Clermont Connector by the City of Clermont.
9. The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.
10. A slab survey shall be submitted after the form boards have been installed and before the concrete has been poured. This is to ensure the setbacks and location of the building will conform to the Land Development Regulations.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2025-010R**

**SECTION 2: LAND USE**

This permit is for a mixed merchant center not to exceed 459,000 square feet. Tuscan Village - may include those uses as permitted in the C-1 Commercial Zoning District, such as retail, clothing apparel, home decor, and home furnishing retailers, personal services, professional offices, and restaurants consistent with the conceptual site plan for the West side dated April 23, 2007 prepared by Paradise Development Group, Inc. The conceptual site plan dated May 25, 2005 prepared by Avid Engineering Inc. will dictate development of the Tuscan Village property on the East side of U.S. 27 only.

**SECTION 3: SITE DEVELOPMENT**

1. The Tuscan Village property is divided by U.S. 27 with each side being under separate ownership and which will be developed at different stages. Detailed grading, erosion control, and dust abatement plans for each side, shall be submitted to and approved by the Site Review Committee prior to any construction plan approvals and the initiation of development activity for either the West or East side. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the portion of the site under development shall be submitted to the City as part of the final site review process
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with best management practices (BMP) of the U.S.D.A. Soil Conservation Service.

**SECTION 4: TRANSPORTATION IMPROVEMENTS**

1. The developer shall coordinate with the *Lake County Public Works Department* on all transportation improvements as to negate duplication of design and construction.
2. Sidewalks shall be required along all public road frontages, including U.S. 27, in accordance with FDOT regulations and City Codes. Sidewalks along U.S. 27 may be delayed, with approval by City staff, due to the widening of the road.
3. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on and off site transportation designs are the sole responsibility of the developer.
4. All right of ways located on the subject property for the Citrus Tower Boulevard and the South Clermont Connector must be dedicated by the developer within 30 days of execution of the Conditional Use Permit.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2025-010R**

5. The portion of Citrus Tower Boulevard/South Clermont Connector lying west of U.S. 27 and along the subject property must be under construction prior to issuance of any building permit for those buildings located on the subject property west of U.S. 27. The construction of said portions of Citrus Tower Boulevard/South Clermont Connector must be completed prior to issuance of any certificate of occupancy for those buildings located on the property west of U.S. 27.
6. The portion of Citrus Tower Boulevard/South Clermont Connector lying east of U.S.: 27 and along the subject property must be under construction prior to issuance of any building permit for those buildings located on the subject property east of U.S. 27. The construction of said portions of Citrus Tower Boulevard/South Clermont Connector must be completed prior to issuance of any certificate of occupancy for those buildings located on the subject property east of U.S. 27.
7. It shall be the developer's responsibility to install all required street lights, which must be installed and operational on US 27, Citrus Tower Boulevard and the South Clermont Connector prior to issuance of any certificate of occupancy.
8. The developer or owner is required to install a traffic signal at the intersection of US 27, Citrus Tower Boulevard and the South Clermont Connector, when warranted, unless funded and installed by another entity. The traffic signal must be installed and operational prior to issuance of any certificate of occupancy, unless delayed by FDOT. Upon approval by FDOT, regardless of any delay, the developer or owner is required to install a traffic signal at the intersection of US 27, Citrus Tower Boulevard and the South Clermont Connector.

**SECTION 5: UTILITIES AND STORMWATER**

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City code.
2. Restaurants will be required to install grease traps at a size to be determined by an engineer and approved by the Utility Director.
3. The project shall be plumbed for reuse water with purple piping and appurtenances, East of US 27. Until such time as reuse water is available, the developer shall provide irrigation water shall be provided for by a private well.
4. Sewer lines along the subject property West of US 27 must be under construction prior to issuance of any building permits for buildings located on the subject property west of U.S. 27.
5. All electric power, including major transmission lines, and any utility lines including but not limited to phone and cable, must be placed underground according to all local, state and federal guidelines.
6. The developer shall construct a 12-inch water main along the east side of US 27 along the property boundary and connect to the existing water main.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2025-010R**

7. The developer shall construct a lift station to be privately owned and maintained, conforming to the City of Clermont's standard lift station construction details, to serve the entire project site. The lift station shall be connected to the future South Clermont Connector Wastewater Collection System via a privately owned and maintained force main. The developer will transfer ownership and maintenance responsibility for the lift station and force main to the City upon the City's request.

**SECTION 6: LANDSCAPING**

1. The Landscape design for all parking areas, buffers, rights of way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.
3. The stormwater pond along highway 27 shall be landscaped with 3 canopy trees and 5 understory trees per one hundred feet around the perimeter of the pond. The trees shall be planted along the perimeter and along the slopes of the pond. Shrubs shall be planted and form a continuous row along the top perimeter of the pond.
4. All areas that have been disturbed/ graded shall be stabilized using methods approved by the City Engineer within 30 days of grading.
5. All landscaped areas East of US 27 shall be irrigated with a private well until reuse water is available from the City. The developer shall be responsible for connections at that time.
6. All landscape buffers adjacent to public right-of-ways shall be established as separate landscape tracts and maintained by an owner's association or other management entity. Landscaping within these tracts shall be installed prior to issuing any certificates of occupancy.
7. In accordance with the Tuscan Village variance (4), the landscape buffer lines along property lines as required by Section 118-37(d)(1) of the City Code, shall be relocated throughout the internal portions of the project in order to maintain open space and landscaping within the project, as approved by City staff.
8. Decorative masonry walls shall be installed adjacent to residential properties where retaining walls are not already present, as approved by City staff.

**SECTION 7: ARCHITECTURAL DESIGN STANDARDS**

All structures shall be designed and constructed in accordance with the following design standards:



*CITY OF CLERMONT*  
**RESOLUTION NO. 2025-010R**

*Facades and Exterior Walls:*

1. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
2. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
3. The loading areas shall be properly screened from public view. Proper screening shall include but not be limited to provision of a minimum 10 ft. wide landscape buffer along the rear or a four foot landscape area and brick wall. All storage of pallets, cardboard boxes, etc. shall be within screened enclosures.

*Roofs:*

1. Parapet walls or other design features shall be used to conceal flat roofs and rooftop equipment such as HVAC units from public view from all sides of the building. Parapet walls or other design features shall be constructed at a height of at least one (1) inch above the tallest roof top unit. A metal or other enclosure for roof top equipment does not constitute screening from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall.
2. No uninterrupted length of any roofline or parapet wall shall exceed one hundred (100) horizontal feet.

*Materials and colors:*

1. The predominant exterior finish shall be of high quality materials, including, but not limited to, brick, stone, stucco and textured concrete masonry units. The finished surface of the exterior walls shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
2. Facade colors shall be low reflective, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
3. Building trim and accent areas shall be limited to one primary color. The use of a primary color in the building trim is limited to a one (1) foot wide band around the building. Neon tubing shall not be an acceptable feature for building trim or accent areas.



CITY OF CLERMONT  
RESOLUTION NO. 2025-010R

Entryways:

(a) Each establishment greater than 5,000 square feet in size shall have a clearly defined customer entrance featuring no less than three (3) of the following:

1. Canopies or porticos;
2. Overhangs;
3. recesses/projections;
4. Arcades;
5. Peaked roof forms;
6. Arches;
7. Architectural details such as tile work and moldings which are integrated into the building structure and design;
8. Integral planters or wing walls that incorporate landscaped areas and areas for sitting

Signage:

1. All signs for the project shall be monument signs or wall signs.
2. Flag poles shall have a maximum height of 30 feet above grade.
3. The Sprouts building on Lot 14 under Shoppes at Hammock Ridge Crossing - Phase 3 Commercial PB 82, PG 60-62 may have up to five (5) wall signs on the front of the building. The primary wall sign shall not exceed 270 square feet with the secondary wall signs not to exceed 280 square feet; with a total square footage of front wall signage not to exceed 550 square feet.
4. Lot 9 under Shoppes at Hammock Ridge Crossing - Phase 3 Commercial PB 82, PG 60-62 may have a multi-tenant monument shopping center sign that will not exceed 20 feet tall and 18 feet wide. The copy area shall not exceed 203 square feet per face.
5. Lot 14 under Shoppes at Hammock Ridge Crossing - Phase 3 Commercial PB 82, PG 60-62 may have a multi-tenant monument sign that will not exceed 8 feet tall and 10 feet wide. The copy area shall not exceed 48 square feet per face.

Lighting:

1. Light fixtures; types. All light fixtures, including security lighting, shall be cutoff fixtures, and shall be incorporated as an integral design element that complements the design of the building or project through style, material or color. Luminaires shall not be tilted. Lighting of or on buildings shall be limited to wall-washer type fixtures or up- lights, which do not produce spill light or glare. Sag lenses, convex lenses, and drop lenses shall be prohibited. Lighting at a building or project shall not be comprised in whole or part by floodlights.
2. Height. The height of an outdoor lighting fixture (inclusive of the pole and light source/luminaire) shall be a maximum of thirty feet (30') within a parking lot, and a maximum of fifteen feet (15') within a non-vehicular pedestrian area. Height shall be measured from the finished grade to the top of the light fixture.



CITY OF CLERMONT  
RESOLUTION NO. 2025-010R

- 3. Pedestrian walkways and bikeways.  
In pedestrian walkways or bikeways the light fixture/luminaire shall be decorative in appearance, style and finish.

**SECTION 8: SITE IMPROVEMENTS**

*Outdoor storage:*

- 1. All materials stored outside must be within an opaque enclosure.
- 2. Storage of inventory in trailers or other storage systems shall be prohibited.
- 3. Shopping cart returns shall be provided within the retail structures.

*Outdoor display:*

- 1. Outdoor display of merchandise is prohibited except on Lot 14, Shoppes at Hammock Ridge Crossing, Phase 3 Commercial PB 82, PG 60-62. The outdoor display shall be limited along the front of the Sprouts building and shall be in an organized and maintained manner.

*Fencing:*

- 1. All fencing within public view shall be ornamental metal or brick.

**SECTION 9: PUBLIC SAFETY**

**PUBLIC SAFETY COMMUNICATIONS AMPLIFICATION  
(Bi-Directional Amplified Distributed Antenna System)**

Except as otherwise provided, no person or organization shall maintain, own, erect or construct any building or structure or any part thereof or cause the same to be done which fails to support adequate radio coverage to public safety service workers, including but not limited to firefighters and police officers.

For the purposes of this section, adequate radio coverage shall be as determined by the city fire official. The frequency ranges which must be supported include frequencies in use and/or licensed to the fire, law enforcement and EMS providers for the City of Clermont. The building official and/or City of Clermont Fire Marshal may require tests as evidence of compliance to be made at no expense to this jurisdiction.

Buildings and structures over thirty-five (35) feet in height, buildings with below grade spaces or parking, buildings with any floor greater than 30,000 square feet and other buildings where required to provide adequate signal strength which cannot independently support the required level of radio communications coverage shall be equipped with any of the following in order to achieve the required adequate radio communications coverage: a radiating cable system or



*CITY OF CLERMONT*  
**RESOLUTION NO. 2025-010R**

an internal multiple antenna system with FCC type-accepted signal booster amplifiers as needed.

If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. Any battery system employed shall automatically recharge in the presence of an external power input. In the event that a signal booster is employed, it shall be fully encased within a dust and water resistant case.

For purposes of this section elevators may be excluded from the definition of "all parts of a building" or "any part thereof". The requirements of this section may be waived by the City of Clermont fire official for buildings which do not have below grade spaces or parking in areas and circumstances where it is recognized that adequate radio communications coverage will be acceptable.

A certificate of occupancy may not be issued for any building or structure which fails to comply with this requirement.

**SECTION 10: CONFLICT**

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

**SECTION 11: 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 12: 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 13: PUBLICATION AND EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2025-010R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 22<sup>nd</sup> day of April, 2025.

**CITY OF CLERMONT**

---

Tim Murry, Mayor

**ATTEST:**

---

Tracy Ackroyd Howe, MMC  
City Clerk

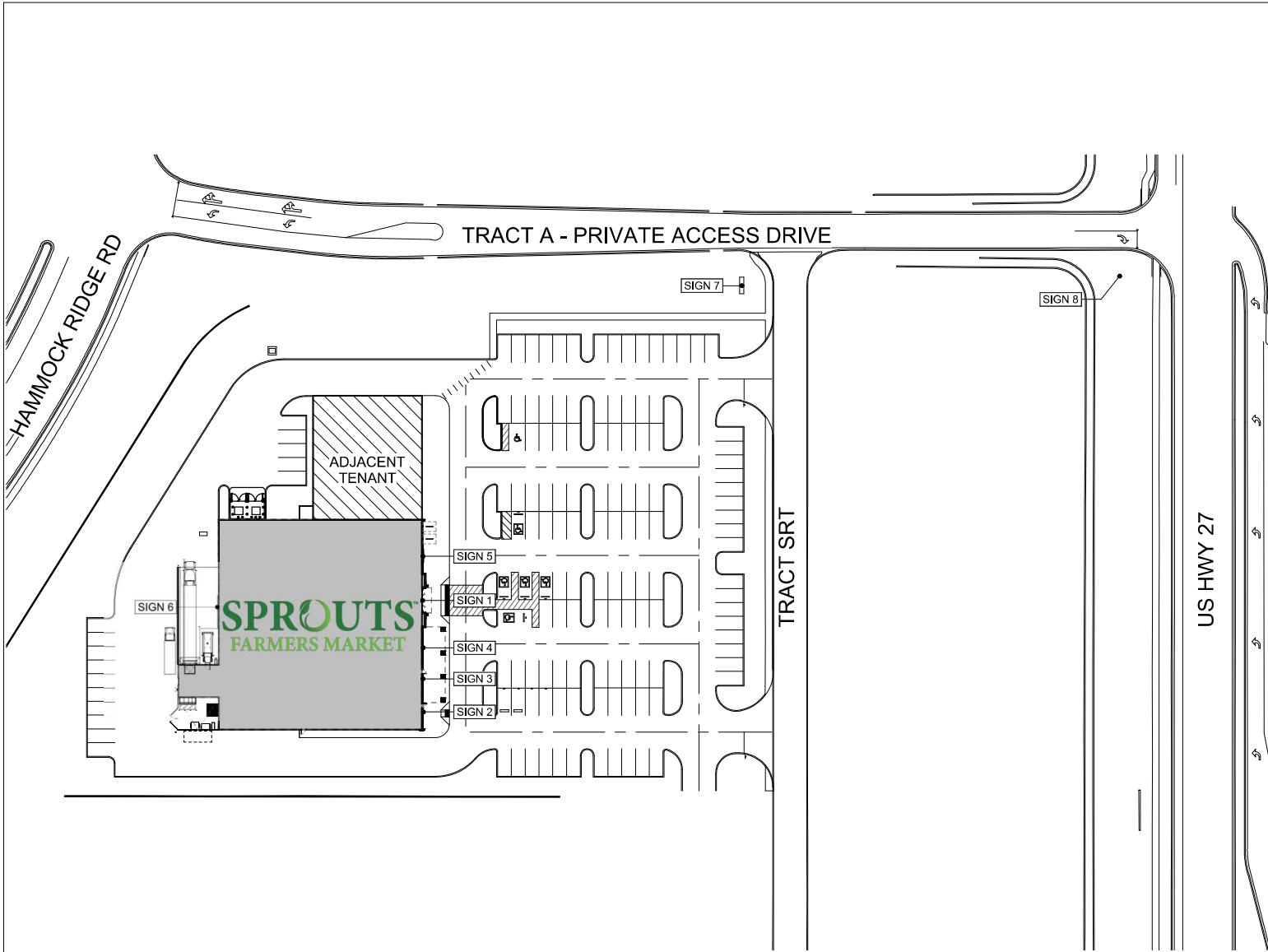
Approved as to form and legality:

---

Christian W. Waugh, City Attorney

# Sprouts CUP Amendment – Location Map





ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

THE PURPOSE OF THE SITE SIGNAGE SITE PLAN IS TO IDENTIFY THE LOCATIONS OF SIGNAGE ONLY. SHOULD CONFLICTING DETAILS ARISE BETWEEN THIS PLAN AND THE SHOPPING CENTER PLAN (EXHIBIT A), THE SHOPPING CENTER PLAN (EXHIBIT A) SHALL GOVERN.

**SIGNAGE**

NUMBER	LOCATION	TYPE
SIGN 1	EAST	ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED
SIGN 2	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 3	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 4	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 5	EAST	ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
SIGN 6	WEST	MULTI-TENANT MONUMENT SIGN TENANT FACE
SIGN 7	SITE	MULTI-TENANT MONUMENT SIGN TENANT FACE
SIGN 8	SITE	PROPOSED OFFSITE MULTI-TENANT MONUMENT SIGN TENANT FACE

**SPROUTS FARMERS MARKET**  
5455 E. HIGHWAY ST., SUITE 111  
P.O. BOX 42, BUNNELL, FL 32110  
P: 407-881-4200 F: 407-881-4207

**CUHACI PETERSON**  
2600 Mallard Center Parkway  
Suite #200  
Maitland, FL 32751  
P: (407) 661-9100  
F: (407) 661-9101  
cuhaci.com

**NOT FOR CONSTRUCTION**

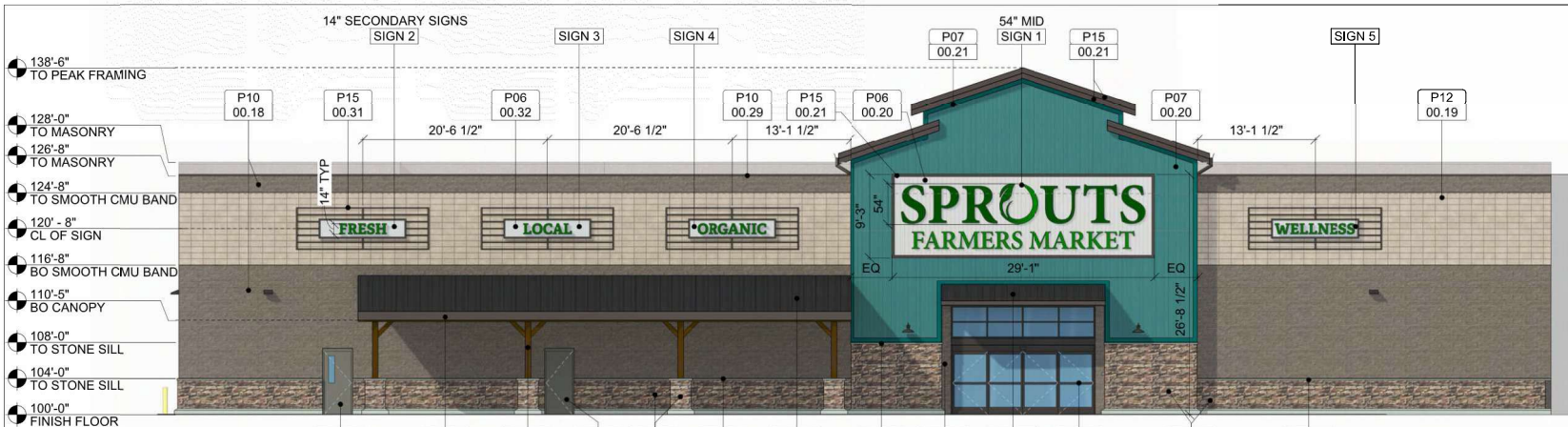
DATE	BY	DESCRIPTION

**SPROUTS FARMERS MARKET**  
0000  
HWY 27 & HAMMOCK RIDGE RD  
CLERMONT, FL

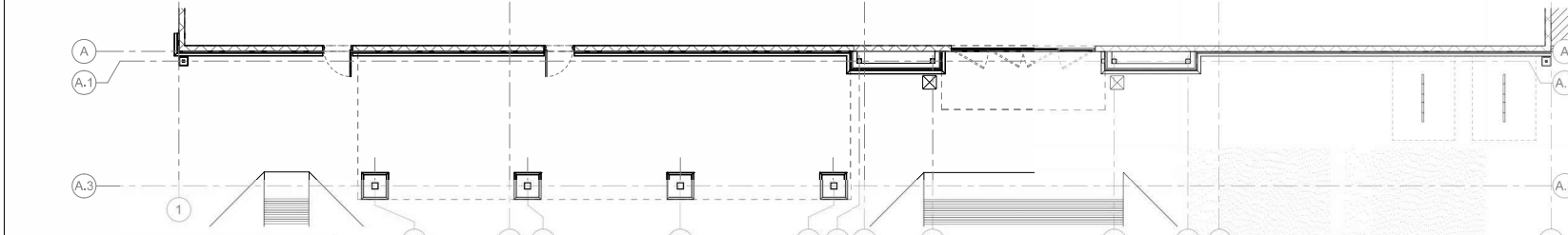
PREMISES ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE

1 SIGNAGE SITE PLAN  
1" = 30'-0"

DATE: 01/07/25  
DRAWN BY: JVD/DM  
CHECKED BY: MM  
BUILD TYPE: (NBTS)  
PROTOTYPE VERSION: V02.2  
PROJECT NUMBER: 20240021  
SHEET NUMBER: C-1A

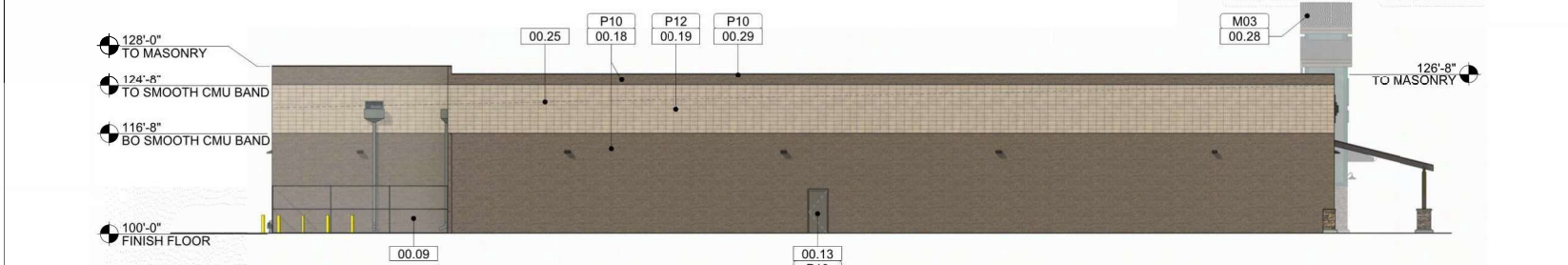


4 EAST ELEVATION  
3/16" = 1'-0"

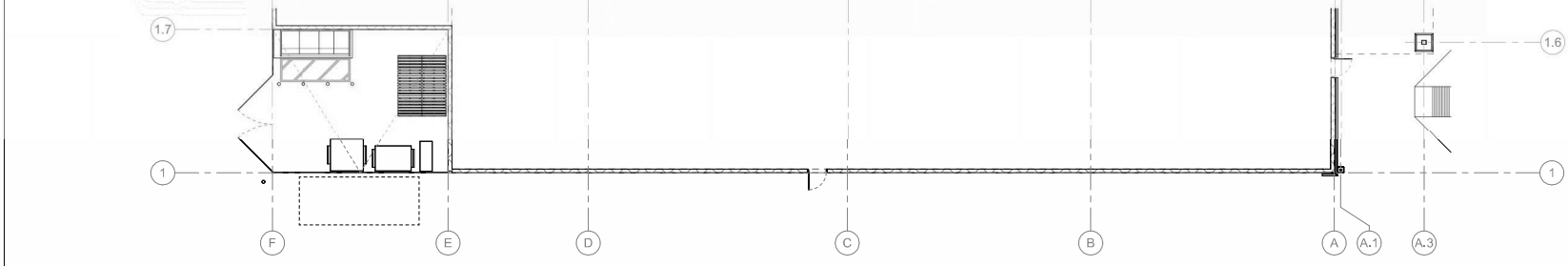


3 EAST PARTIAL PLAN  
3/16" = 1'-0"

546 SQFT SIGNAGE TOTAL -- 54" MAIN ID DIMENSIONS: 9'-3" H X 29'-1" W WITH SECONDARY SIGN LETTERS DIMENSIONS: 14" H



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



1 SOUTH PARTIAL PLAN  
1/8" = 1'-0"

ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

FOR MATERIAL AND FINISH DETAILS SEE SHEET C-1D MATERIAL BOARD

FOR SIGN DESCRIPTIONS SEE SHEET C-1A SIGNAGE SITE PLAN

FOR CLARITY OUTDOOR FIXTURES ARE NOT SHOWN

**KEYNOTES**

- 00.09 SUSTAINABILITY AREA WITH CHAIN LINK FENCE AND GATE
- 00.12 AUTOMATIC SLIDING ENTRY DOOR
- 00.13 HOLLOW METAL EGRESS DOOR
- 00.14 CLICK & COLLECT DOOR
- 00.18 SPLIT FACE CMU, RUNNING BOND
- 00.19 SMOOTH FACE CMU, STACKED BOND
- 00.20 JAMES HARDIE FIBER CEMENT SIDING
- 00.21 JAMES HARDIE FIBER CEMENT TRIM
- 00.22 MANUFACTURED STONE VENEER SYSTEM
- 00.23 MANUFACTURED STONE SILL
- 00.24 WOOD POST WITH KICKER
- 00.25 LINE OF ROOF BEYOND STANDING SEAM METAL ROOF
- 00.28 METAL PARAPET
- 00.29 METAL PARAPET CAP
- 00.31 ALUMINUM "PASTURE GATE" FRAMEWORK FOR SECONDARY SIGN BY SIGNAGE VENDOR
- 00.32 BACKGROUND PANEL FOR SECONDARY SIGN BY SIGNAGE VENDOR

**KEYNOTES - SIGNAGE**

- SIGN 1 ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED
- SIGN 2 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
- SIGN 3 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
- SIGN 4 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE
- SIGN 5 ILLUMINATED CHANNEL LETTERS ON PASTURE GATE

**SPROUTS FARMERS MARKET**  
5455 E. HIGH ST., SUITE 111  
P.O. BOX 24, CLEERMONT, FL 34431  
P: 407.661.4200 F: 407.661.4201

CONTRACT NO: 2020-001  
DATE: 01/27/20

**CUHACI PETERSON**  
2600 Mallard Center Parkway  
Suite #200  
Maitland, FL 32751  
P: (407) 661-9100  
F: (407) 661-9101  
cuhaci.com

PROJECT NO: 2020-001  
DATE: 01/27/20

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

SPROUTS FARMERS MARKET  
0000  
HWY 27 & HAMMOCK RIDGE RD  
CLEERMONT, FL  
PREMISES ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE

DATE:	01/27/20
DRAWN BY:	JVD/M
CHECKED BY:	MM
BUILD TYPE:	(NBS)
PROTOTYPE VERSION:	VS.2
PROJECT NUMBER:	2020-001
SHEET NUMBER:	C-1B

C-1B



**REVISIONS AND REVISIONS**

NUMBER	DATE	DESCRIPTION

**NOT FOR CONSTRUCTION**

**SPROUTS FARMERS MARKET**  
 0000  
 HWY 27 & HAMMOCK RIDGE RD  
 CLERMONT, FL

**PREMISES ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE**

DATE: 01/07/20  
 DRAWN BY: JVD/DM  
 CHECKED BY: MM  
 BUILD TYPE: (NBTS)  
 PROTOTYPE VERSION: V02.0  
 PROJECT NUMBER: 20040001  
 SHEET NUMBER:

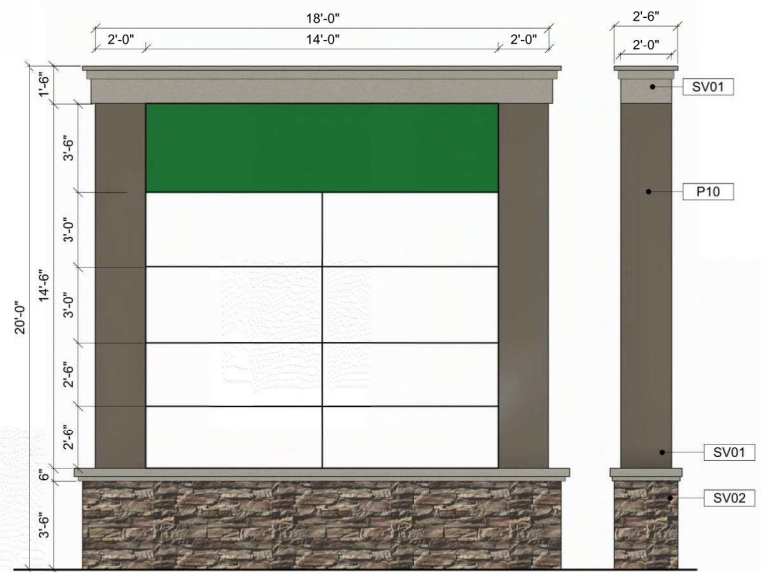
ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

REFERENCE APPROVED PROJECT SPECIFIC SIGNAGE MANUAL FOR ALL FINAL SIZING, MATERIALS, AND LAYOUTS FOR SITE AND BUILDING SIGNAGE.

MATERIALS AND COLORS TO MATCH BUILDING

FOR MATERIAL AND FINISH DETAILS SEE SHEET C-1D MATERIAL BOARD

REFERENCE COLOR  
**PMS-2465**



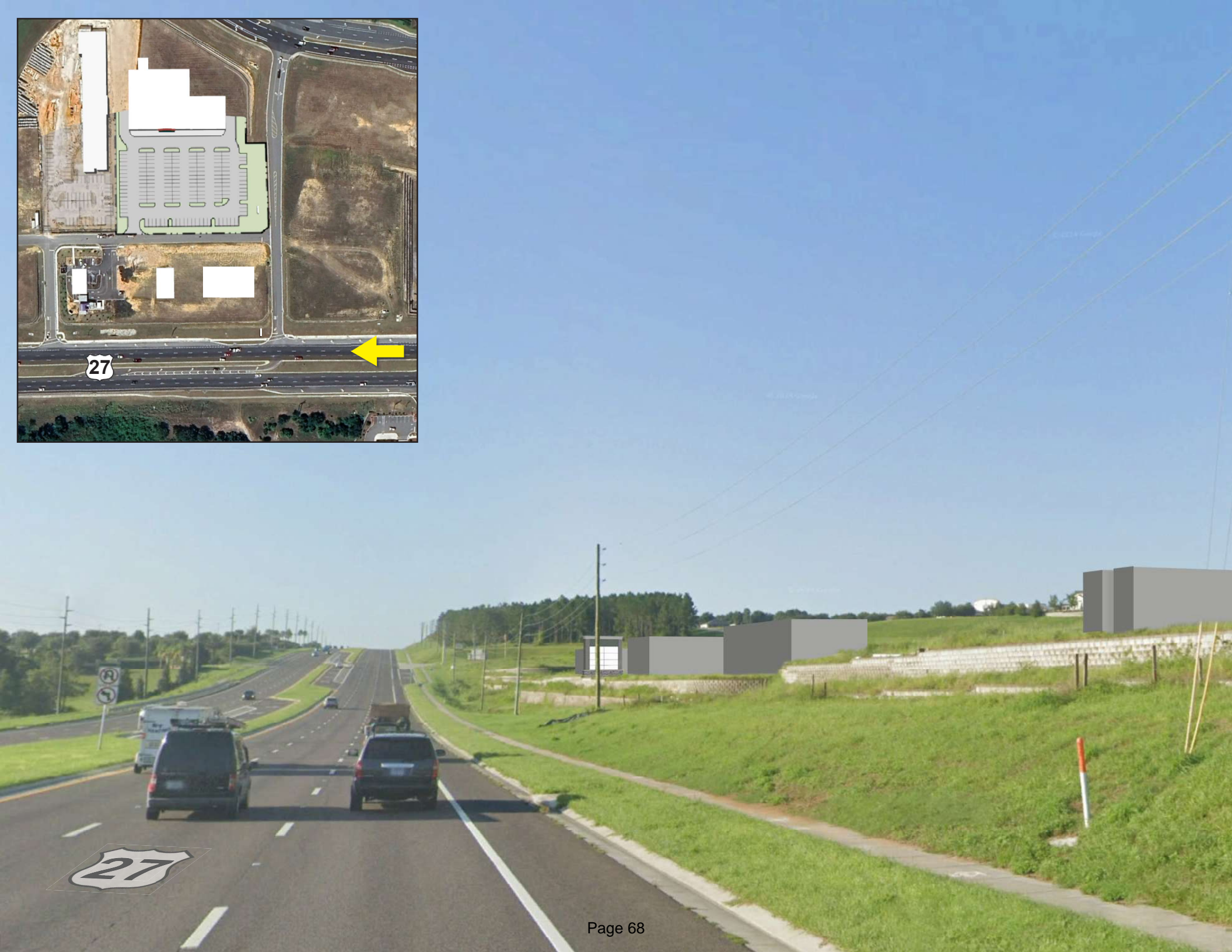
**3 SIGN 8 - PROPOSED OFFSITE MONUMENT**  
 1/2" = 1'-0"



**2 SIGN 7 - 8'-0" MONUMENT**  
 NTS

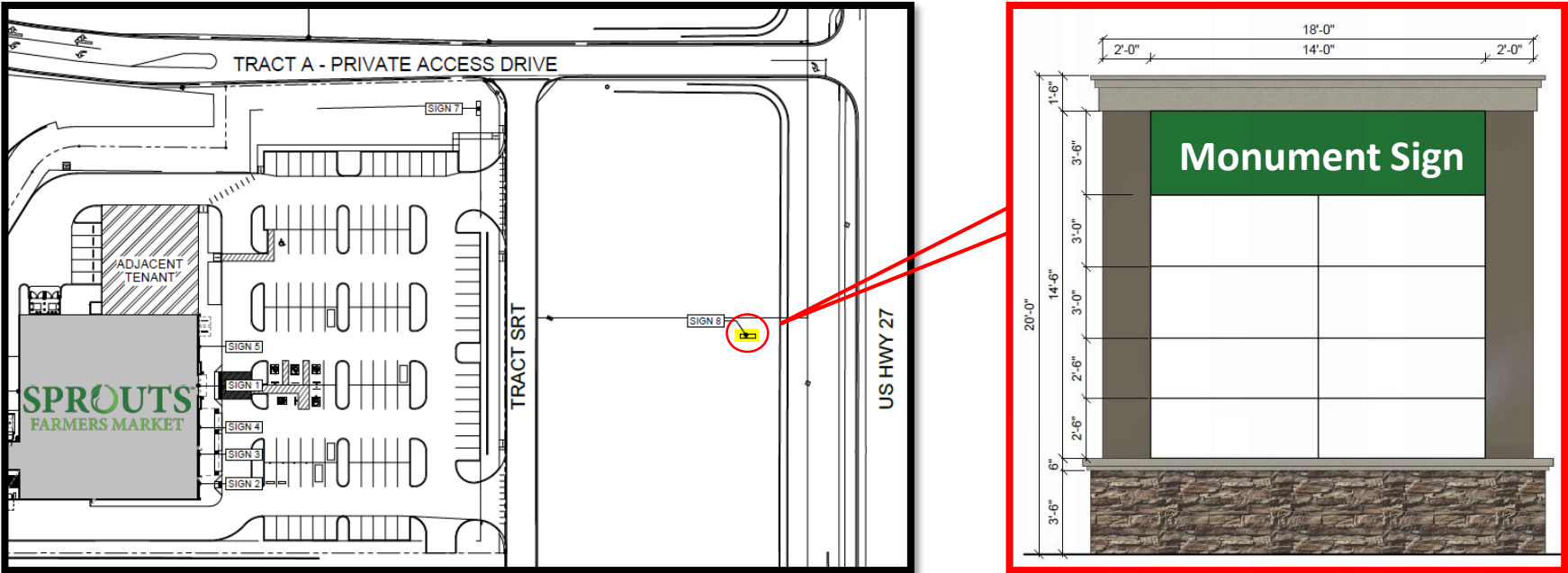
**1 SIGNAGE**  
 NTS





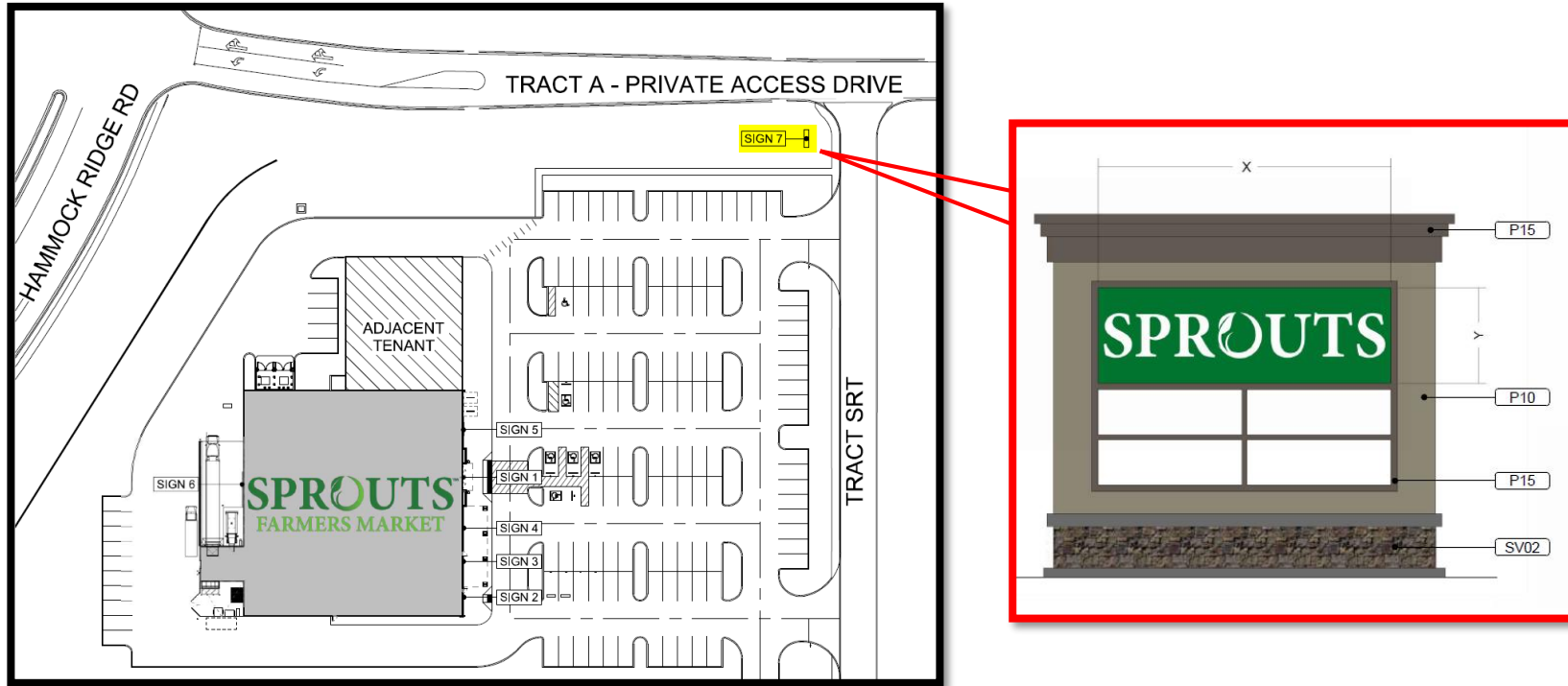


# Sprouts CUP Amendment – Lot 9 Monument Sign Location



The applicant is requesting a multi-tenant monument sign with Sprouts listed as the anchor tenant. The sign would be located on a lot owned by the developer and would also include minor tenants as well. The proposed sign will be 20 feet high and 18 feet wide with up to 203 square feet of copy area per sign face.

## Sprouts CUP Amendment – Lot 14 Monument Sign Location



The applicant is requesting a multi-tenant monument sign within the Sprouts parcel, Lot 14. The sign would be located on a lot owned by Sprouts and would also include minor tenants as well in the adjacent building. The proposed sign will be 8 feet high and 10 feet wide with up to 48 square feet of copy area per sign face.



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT**  
**APPLICATION**

<b>Date</b> 02.24.2025		<b>FEE:</b> \$845 + cost of advertisement + cost of traffic review (if necessary)		
<b>Project Name (if applicable)</b> Clermont-FL (27) Sprouts				
<b>Applicant</b> Franklin Land Associates, LLC				
<b>Contact Person</b> Scott Cole				
<b>Address</b> 9010 overlook blvd		<b>City</b> Brentwood	<b>State</b> TN	<b>Zip</b> 37027
<b>Telephone</b> [REDACTED]				
<b>Email</b> [REDACTED]				
<b>PROPERTY OWNER INFORMATION</b> <input type="checkbox"/> (Check box if owner information is same as applicant)				
<b>Property Owner Name</b> SHOPPES AT HAMMOCK RIDGE CROSSINGS LLC				
<b>Owner Address</b> 800 HIGHLAND AVE SUITE 200		<b>City</b> ORLANDO	<b>State</b> FL	<b>Zip</b> 32803
<b>Telephone</b> [REDACTED]		<b>Email</b> [REDACTED]		
<b>PROPERTY INFORMATION</b>				
<b>Address of Subject Property</b> 1601 Hammock Ridge Road		<b>Alternate Key</b> 3951412		<b>Zip</b> 34711
<b>General Location</b> Directly North of the new Stay Bridge Suites of Clermont. The site is located east of Hammock Ridge Road and West of US 27 in the Shoppes of Hammock Ridge PUD.				
<b>Legal Description &amp; Alternate Key (include copy of survey)</b> See attached survey for Legal Description				
<b>Land Use (City verification required)</b> PUD				
<b>Zoning (City verification required)</b> PUD				

CITY OF CLERMONT  
**CONDITIONAL USE PERMIT**  
APPLICATION

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

See attached Variance letter for description and justification.

**FRANKLIN LAND ASSOCIATES, LLC**

Applicant Name (print)

**SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC**

Owner Name (print)

Scott Cole

Digitally signed by Scott Cole  
DN: cn=Scott Cole, o=Franklin  
Land Associates, LLC, OU=Authorized Agent,  
email=202502041122354670

Applicant Name (signature)

**SEE AGENT AUTHORIZATION LETTER**

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.**

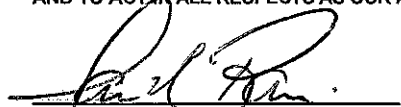
City of Clermont  
Development Services Department  
685 W. Montrose St.  
P.O. Box 120219  
Clermont, FL 34712-0219  
(352) 394-4083 Fax: (352) 394 3542  
[Planning@clermontfl.org](mailto:Planning@clermontfl.org)

02/08/2024

# AGENT AUTHORIZATION FORM

FOR THE CLERMONT SPROUTS PROJECT LOCATED IN LAKE COUNTY, FLORIDA

I, JAMES RASSI; AUTHORIZED REPRESENTATIVE OF SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC., AS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, LAKE COUNTY PARCEL ID: 11-26-16-0180-00000-0B20, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT(S) BRENT LENZEN, P.E. ; KIMLEY-HORN AND ASSOCIATES, INC. AND SCOTT COLE; GBT REALTY CORPORATION, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, CITY OF CLERMONT PERMITS; SJRWMD PERMITS; FDEP PERMITS; SUNSHINE WATER SERVICES PERMITS, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

  
Signature of Property Owner

Date: 12/17/24

JAMES RASSI  
Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 17<sup>th</sup> day of DECEMBER 2024 by JAMES RASSI. He/she is personally know to me or has produced as identification and did / did not take an oath.

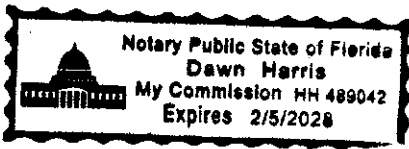
Witness my hand and official seal in the county and state stated above on the 17<sup>th</sup> day of DECEMBER, in the year 2024.



Signature of Notary Public  
Notary Public for the State of Florida

(Notary Seal)

My Commission Expires: 02 05 28



**Part 4: Signatures and Authorization to Access Property**

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3(d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto does not relieve me of any obligation for obtaining any other required federal, state, water management district, or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

James Rassi

Typed/Printed Name of Applicant or Applicant's Authorized Agent



Signature of Applicant or Applicant's Authorized Agent

12/17/24

Date

(Corporate Title if applicable) \_\_\_\_\_

**B. Certification of Sufficient Real Property Interest And Authorization For Staff To Access The Property:**

I certify that:

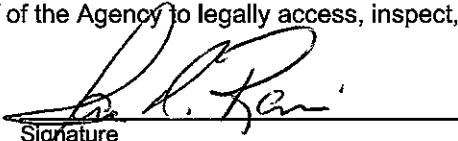
I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application, upon advance notice. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, if a permit is granted, upon advance notice, I agree to provide entry to the project site for such agents or personnel with proper identification to determine compliance with permit conditions and permitted plans and specifications.

OR

I represent an entity having the power of eminent domain and condemnation authority, and I/we shall make appropriate arrangements to enable staff of the Agency to legally access, inspect, and sample the property as described above.

James Rassi

Typed/Printed Name



Signature

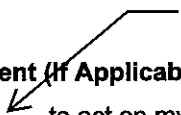
12/17/24

Date

(Corporate Title if applicable) \_\_\_\_\_


Brent Lenzen, P.E. / Kimley-Horn and Associates, Inc.

**C. Designation of Authorized Agent (If Applicable):**

I hereby designate and authorize  to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

James Rassi

Typed/Printed Name of Applicant

  
Signature of Applicant

12/17/24

Date

(Corporate Title if applicable)

[Empty box for Corporate Title]



**GBT REALTY CORPORATION**

January 13, 2025

Scott Cole  
GBT Realty Corporation  
9010 Overlook Boulevard  
Brentwood, TN 37027

City of Clermont: Development Services  
685 W Montrose Street  
Clermont, FL 34711

Dear City of Clermont Development Services,

GBT Realty Corporation is planning to develop an approximately thirty thousand square foot grocery-anchored shopping center at 1601 Hammock Ridge Road Clermont, FL, to include a 23,273 square foot Sprouts Farmers Market, as well as abutting retail shops. The purpose of my writing to City of Clermont Development Services is to formally request three (3) variances:

1. The onsite multiple occupancy commercial sites signage maximum square footage requirement for wall signs.
  - o Pursuant to Ordinance Subpart B-Land Development Code, Chapter 117 - Signs, §15.-permitted signs, subpart (2. B) the maximum allowable wall signage square footage for the primary wall sign is 200 square feet. Additionally, a secondary wall sign can be permitted on up to two walls at a maximum of 50% of the primary wall sign’s square footage. However, GBT Realty Corporation is seeking approval for 546 square footage of primary frontage wall signs and 153 square footage of secondary signage on the sides of the building.
  
2. Off Site signage construction.
  - o Pursuant to Ordinance Subpart B-land Development Code, Chapter 117- Signs §16 – Off Site Signs, a pylon sign is prohibited from being constructed and permitted. However, GBT Realty Corporation, in conjunction with the current property owner, is seeking approval for the ability to permit and construct a 20’ tall by 18’ wide pylon sign that will represent Sprouts and other the other retailers within the PUD encumbered by the hardships listed below.
  
3. To allow for outdoor display.
  - o Per City of Clermont Resolution No. 1532 Page 8 Section 8 part of the Tuscany Village PUD, Outdoor display of merchandise is prohibited.

This Wall Sign Variance and Off Site Signage Request is predicated upon the unique circumstances adjacent to this property, and the necessity for Sprouts Farmers Market to have enhanced branded visibility and advertising capacity from US 27, to be able to successfully operate the grocery store. Please allow me to further outline the justifications for this requested variance below:



## GBT REALTY CORPORATION

- 1. Visibility & Topography:** Lot 14 of the Shoppes at Hammock is a 3.95-Acre parcel of undeveloped land, approximately three-hundred thirty feet west of the intersection of US 27 and the private connector road. The site is currently zoned Planned Unit Development Commercial (*Resolution No 1532*) with a General Retail base zoning. The site has three hardships that prevent visibility from the east and west major traffic patterns. First, the proposed Sprouts store is designed at an finished floor elevation of 128.10' in elevation. US Highway 27 is located at 100.00' in elevation, which prevents potential customers to identify the grocer's building from the East. Additionally, to the West, the site is encumbered with a 40' tall retaining wall that eliminates visibility from the multi-family development from the West. Lastly, the site is situated 330' east from the major traffic pattern on US Highway 27, which also has a proposed and approved medical facility that separates visibility from US 27 and Sprouts Farmers Market. Visibility from major arterial roadways is absolutely critical for any Grocer to successfully operate. It makes the need for a taller pylon sign all the more vital for Sprouts to effectively attract customers. More importantly, per the attached sight line exhibits, a pylon sign located along US Highway 27, will allow drivers to safely locate and navigate to the site without having to take their focus off the road. Existing topography and retaining walls along US Highway 27 force the driver to locate the building when they are at the intersection of the private connector road and US Highway 27, taking their eyes off the road.
- 2. Adjoining Properties & Public Welfare:** Sprouts will provide the neighboring residents and abutting businesses a supermarket alternative for their grocery needs, offering an extensive, but not prescriptive mix of natural, organic, and great-tasting mainstream foods with a strong emphasis on value. Granting this Wall Signage and Pylon Sign Variance Request will increase foot traffic and overall business in the surrounding community. Sprouts will also increase the utility of the land, which provides nearby residents at the multi-family development an organic and natural food grocery option and add appropriately to the mix of uses in the immediate vicinity.
- 3. Design Considerations:** The intent is to design and construct the proposed 20'-0" pylon sign and additional building wall sign to blend in harmoniously with the surrounding commercial structures, as well as the proposed Sprouts shopping center. Please find the enclosed Exhibit A - Conceptual Site Plan, Pylon Sign Renderings, and Building Elevations outlining the proposed layout and design intent for the Pylon Signs and Wall Signs.

The outdoor display variance is predicated upon the economic vitality of the Sprouts Organic Grocery Store. Sprouts outdoor display can be seen in the proposed building elevations attached with this letter. The display area will be cohesive with the architectural elements that compose the sprouts façade. The outdoor merchandise will be situated in a way that all items will be **organized and maintained regularly** for public appeal through meaningful design of the area. The intended display will consist of fresh fruits and vegetables to mirror the experience of a farmers' market. These elements are intended to elevate shopper's experiences surrounding the development to support the economic vitality of the store.



GBT REALTY CORPORATION



9010 OVERLOOK BOULEVARD • BRENTWOOD, TENNESSEE 37027  
(615) 370-0670 • (615) 373-3111 FAX • [www.gbtrealty.com](http://www.gbtrealty.com)



GBT REALTY CORPORATION



9010 OVERLOOK BOULEVARD • BRENTWOOD, TENNESSEE 37027  
(615) 370-0670 • (615) 373-3111 FAX • [www.gbtrealty.com](http://www.gbtrealty.com)



**GBT REALTY CORPORATION**

Thank you for considering this request. I am available to provide any additional information or answer any questions that may arise during the review process.

Sincerely,

Scott Cole E.I.T.  
GBT Realty Corporation



**Enclosures:** Exhibit A – Proposed Site Plan, Pylon Sign Renderings , and Building Elevations.

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

<b>Date:</b>	03/06/2025
<b>Order Number:</b>	11106669
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	53.0000
<b>Height in Inches:</b>	0.0000

**Print**

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	03/17/2025 - 03/17/2025	Govt Public Notices
LEE dailycommercial.com	1	03/17/2025 - 03/17/2025	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$85.74
Tax Amount	\$0.00
Service Fee 3.99%	\$3.42
Cash/Check/ACH Discount	-\$3.42
Payment Amount by Cash/Check/ACH	\$85.74
Payment Amount by Credit Card	\$89.16

<b>Order Confirmation Amount</b>	<b>\$85.74</b>
----------------------------------	----------------

## Ad Preview

### LEGAL NOTICE

On Tuesday, April 1, 2025 at 6:30 PM, the Clermont Planning and Zoning Commission will consider a request for a Conditional Use Permit (2025-010R) to allow for outdoor display of merchandise for the Sprouts Grocery Store, Phase 3 Commercial – Lot 14, along with special conditions: (1) additional wall signage up to 550 square feet on the primary frontage wall and 155 square feet on the secondary signage; and (2) an off-site monument sign with the dimensions of 20 feet high and 18 feet wide and a copy area of 203 square feet per side.

### LOCATION

Sprouts

Vacant parcel, Lot 14, within the Shoppes at Hammock Ridge Crossing  
Located West of US Hwy 27 and East of Hammock Ridge Road  
Alternate Key 3951412  
3.95 +/- Acres

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  
#11106669 3/17/2025