



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, June 3, 2025**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the May 6, 2025 Minutes.

REPORTS

NEW BUSINESS

Item 1 - 963 W. Juniata Street SSCPA

Consider a request for a small-scale comprehensive plan amendment to change from Medium Density Residential to Residential/Office.

Item 2 - 963 W. Juniata Street CUP

Consider a request for a Conditional Use Permit (CUP) to allow a professional office in the R-3 Residential/Professional Zoning District.

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
MAY 6, 2025

CALL TO ORDER

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

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

MEMBERS ABSENT: None

Chair Bain stated that the cameras for dais is out so those watching online are not having technical difficulties, the City was having the technical difficulties with the camera.

ALSO PRESENT: Development Services Director Henschel, Planning & Economic Development Officer Nicolas Gonzalez, City Attorney Waugh

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the April 1, 2025 minutes of the Planning and Zoning Commission meeting made by Commissioner Cramer, seconded by Commissioner Colby. Motion passed 7-0.

REPORTS

Commissioner Hoisington stated she attended the City Council meeting, Kiwanis Prayer Breakfast, and the lunch with the Mayor.

Commissioner Tidona discussed the traffic concurrency and mobility fees and the impact of development. He stated that he started a class with Ohio State University that is a six week self-pace certification course. He mentioned other classes coming up in the fall. He discussed the issues with rats as new development is progressing. He stated that he has a link if anyone is interested in it for their green book. He stated that the Florida DOT offers a free six part 90-minute webinar that gives you an idea on how to look into the green book. He also mentioned his concern that he can't go visit a site that is brought before Planning and Zoning.

Commissioner May discussed the Senate Bill 1730 which is also known as the Live Local Act.

Commissioner Colby thanked the other Commissioners for their reports and stated it was good information. He stated he had not reports.

Vice-Chair Niemiec stated that he wanted to also thank the other Commissioners and stated that he couldn't be more proud of the Planning and Zoning Commission right now. He stated he wanted to ask Attorney Waugh about visiting the site and surrounding areas at the appropriate time.

City Attorney Waugh stated that when Chair feels it's appropriate for them to discuss the issue about visiting sites then that's when it will be discussed.

Commissioner Cramer thanked Chairman Bain for his steady leadership and keeping everyone focused and productive. He stated that in their last meeting they worked through some really complex things and he appreciated the respect that they showed each other.

Chair Bain stated that he too attended the Kiwanis breakfast. He liked hearing about the Building Blocks Ministries and the work they do for adults with disabilities in the community. He provided an update on the Wellness Way MSTU workshop. He stated that he would like to add the discussion about visiting sites on the next agenda

Development Services Director Curt Henschel introduced Nicholas Gonzalez.

NEW BUSINESS

Item No. 1 - Ordinance No. 2025-011 Heritage Square Florida Rezoning

Development Services Director Curt Henschel presented as follows: The applicant, Tom Kovatch, is requesting a rezoning to C-2 General Commercial zoning to remove the previously approved Planned Unit Development (PUD Ordinance No. 2019-47) for a distillery with tasting room, restaurants and retail shop. The vacant 6.01 +/- acre parcel, previously used as a steel fabrication site, is located at the northeast corner of SR 50 and 12th Street (CR 561). The property was rezoned from M-1 Industrial to the PUD in November of 2019 by City Council. As part of the PUD, the applicant requested seven special waivers to the Land Development Code in order for this development to be considered. The applicant is willing to remove these entitlements at this time and seeks to develop the property under the direction of permitted C-2 General Commercial uses since the distillery is no longer a viable option. The applicant also purchased a small portion of the adjoining property at the southeast point that is now incorporated into the request. This small pie shaped piece is currently zoned M-1 Industrial and the applicant wishes this piece to be rezoned to C-2 General Commercial as well.

The property has a future land use of Commercial, which aligns with the C-2 General Commercial zoning. The applicant, at the time of securing users for the site, will be required to go through the site review process and meet the Land Development Code. If a variance is needed or if a use is a conditional use, then the applicant will be required to seek council approval. Staff recommends approval of Ordinance No. 2025-011.

Keith Kovatch, 17304 Pesce Loop, Montverde, stated the original plan included a distillery, however due to legislation the plan fell through. He stated that he is to rezone to C2 Commercial but does not have any plans or contracts in place right now. He stated that the current zoning makes it more difficult for marketing.

Charlene Forth, 939 W. Desoto Street, stated she wants in writing where it states that Commissioners cannot visit a site. She stated that she has pictures of what's going on in her neighborhood. She stated that the developers and investors are not here to protect their life or make it better. She stated that parked cars in the photos are from the American Legion. She

stated that this is a residential area. She showed a layout of the area showing the development and residential area.

Commissioner Niemiec asked where the cars were parked.

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

Mrs. Forth showed on her drawing where they were parked on Desoto Street, down 10th Street, W. Juniata Street, and around 11th Street.

With no further speakers present, the floor was closed.

Commissioner Hoisington stated that she's trying to understand the potential harm to the area if they don't know what is going there.

Commissioner Tidona stated that downtown Clermont is losing its cozy feeling with all the development. He stated that the way he sees Planned Unit Development means an area with a specified acreage with specific land development codes with single entity containing a system of structures but takes great care in open spaces, setbacks, buffer areas and so forth. He stated once you go to C2 General Commercial the intent is for a full scale retail sales and service needs of the community. He stated the C-2 General Commercial could include strip malls, restaurants, and lounges. He stated that 12th Street is also known as 561 that goes all the way up to Tavares so he can imagine that this is a major thoroughfare from Highway 50 to Tavares.

Commissioner May stated that what she sees is she can see what is being built in the PUD because it's defined in the original PUD as up to six buildings with a maximum of 60,000 square feet with permitted uses being commercial, office, retail, restaurants, bottling and warehouse distillery bar. She stated that they cannot go backwards, and she understands the land use allows for commercial but she doesn't like doing a rezoning not knowing what will be built.

Mr. Kovatch stated that originally they were going to do a distillery that allowed the community to come in and tour it. He stated that from a financial standpoint, the House had on the floor a legislation that would increase the amount of gallons that you could produce and would allow them to serve similar to a brewery or winery. He stated at this time Florida did not pass that legislation where you could charge by the glass, so you had to go through a third party distributor. He stated that when that fell through it would not be financially viable to go through with the distillery.

Commissioner May asked if that is the reason the property is on the market. She asked if they change it to C-2 will he keep the property and building.

Mr. Kovatch stated that if they get the C-2 they plan to develop it in some way but it is harder to market to potential prospects when they see it's a PUD for a distillery. He stated that whatever they do there, it will include adequate parking.

Commissioner May stated that he could potentially amend the PUD and not go through a rezoning. She stated that he already had the density of 60,000 square feet but if he goes to C-2 zoning that will downgrade the density.

Mr. Henschel stated that was correct. He stated that in C-2 zoning, anything over 20,000 square feet would require a conditional use permit.

Commissioner May asked if a traffic study had been completed for the property.

Mr. Kovatch stated that there was a traffic study done for the PUD.

Commissioner May stated that she would have liked to have seen that included in the packet.

Commissioner Colby stated that he was on the Commission in 2019 when the distillery was approved. He feels this is a very important parcel as it is on part of the western gateway into the city. He stated that he too would like to see what would be going prior to the rezoning.

Attorney Waugh stated that there are standards in the City's code that needs to be considered on rezoning applications. He stated that really there are three things, whether the proposed rezoning is justified by changed or changing conditions, whether adequate sites already exist for the proposed district, and whether specific requirements of the land development code are adequate to ensure compatibility with adjoining properties. He stated these items are in Section 101-284, subsection 3.

Vice-Chair Niemiec stated that according to the application, are you Thomas or are you Keith? Mr. Kovatch stated that he is Keith, Thomas's son who is in New Jersey right now.

Commissioner Niemiec asked how many owners are involved in the property.

Mr. Kovatch stated that the owner is a family trust of which he is the beneficiary and his father is the trustee, so there are only two.

Commissioner Niemiec stated that he attends the church across the street and when the church lets out there's a lot of traffic. He stated that when he leaves, he goes the opposite direction on 561 he sees a lot of coming soon signs. He stated that even though it doesn't pertain to this property it pertains to the area growing fast. He stated that he feels what is in the packet is not enough information. He stated that he would like to know what is going to be built there.

Mr. Kovatch stated that at this time he has no contracts. He stated that if they looked at their previous projects the Commission would see they are not here to build anything ugly. He stated that they are here to build something that is a need for the community. He stated the rezoning would make the property more marketable and provide them more options to bring back to present to them.

Commissioner Cramer asked what the zoning was prior to the PUD.

Mr. Henschel stated that it was M-1 Industrial.

Commissioner Cramer stated that he would have more concern over parking issues with the current PUD than he would if they changed it to C-2 General Commercial. He stated that regardless if they pass this or not, the applicant would have to come back before the Commission. He stated that the pros of converting it to C-2 General Commercial it aligns with other parcels on Highway 50.

Chair Bain stated that the comments made by Commissioner May and Commissioner Colby were very accurate. He stated that sometimes it's better to work with what is known verses what is unknown. He stated that he does not have an issue with the parcel being C-2 General Commercial as everything surrounding it is commercial or M-1 Industrial. He stated maybe an amendment to the current PUD or a change to C-2 General Commercial with some specific conditions in terms of compatibility. He stated that it is difficult to make a zoning changing without know what will go on the parcel.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-011 Heritage Square Florida rezoning; moved by Commissioner Cramer, Seconded by Commissioner Niemiec. Motion failed 1-6.

Item No. 2 - Ordinance No. 2025-017 Land Development Code Amendment

Development Services Director Curt Henschel City Staff is proposing code changes to the Land Development Code regarding Landscaping. These changes are focused around water conservation within the city. Several sections of Chapter 123 are being amended to create these changes. The amendments involve definition changes for tree types, soil amendment requirements, and the removal of the "preferred tree list" to allow for a new updated "Landscape Materials list" that will be part of the next presented Ordinance 2025-18. City Staff has met on numerous occasions with industry leading experts that helped craft the changes. Staff recommends approval of Ordinance 2025-017.

Item No. 3 - Ordinance No. 2025-018 Irrigation & Landscaping Regulations

Development Services Director Curt Henschel City Staff is proposing code changes to the Land Development Code regarding Landscaping. These changes are focused around water conservation within the city.

These changes include:

1. The requirement of soil amendments: this proposed change will require the addition of compost material to the top layer of soil before any new landscape material is to be introduced to the parcel.
2. The requirement of smart controllers. These are wifi based irrigation controllers that operate more efficiently when detecting weather events in the area.
3. Limiting the amount of sod to be used: this limitation will limit the overall amount of non-drought tolerant sod from the current allowance of 60% to 25%.

4. Allowing additional Florida Friendly plants to be used within the landscape. The current plant list is being revamped to a referenced “Landscape Standards” which will include all approved species along with an option to utilize approved IFAS (Institute of Food and Agricultural Sciences) Florida Friendly plants.
5. Reducing the annual water budget for each landscape customer from 35 inches per year to 28 inches. This is backed and supported by the St Johns River Water Management District.

These changes collectively will substantially contribute to water conservation measures throughout the city, which is being driven by the St. Johns River Water Management District. The water conservation measures are a benefit to the City, the homeowner, and the residents. Staff recommends approval of Ordinance 2025-18.

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

Joe Fumasi, Wellness Way, stated that he issue with the landscaping and irrigation regulations. He stated that in his area they are required to dig three wells to create their own irrigation system. He stated that St. Johns Water Management said they need to save water but they agree with the City that they need to dig their own wells. He asked how many are on the City’s water system for their irrigation, because they are being forced off of it. He stated that he asked that 2025-018 be amended to compel the City to look at reclaimed water and other resources because this just addresses residential, not commercial, so it seems the tax burden is on the residents.

With no further speakers present, the floor was closed.

Commissioner Tidona stated he had no questions.

Commissioner May asked about Section 2 Applicability, if it singles out residential.

Mr. Henschel stated that they did not single out residential.

Commissioner May asked if there is going to be anything added pertaining the wells the gentleman mentioned.

Mr. Henschel stated that’s a separate issue and he could not answer that question at this time, but he knows that there is efforts being made to work on that issue.

Commissioner Colby stated that he had no comments.

Vice-Chair Niemiec asked about being able to replace a tree with two palm trees on Section 123-42.

Mr. Henschel stated that as long as they meet the size requirements.

Commissioner Cramer asked if there was a list that showed what the preferred trees were.

Mr. Henschel stated yes.

Commissioner Hoisington stated that she had no questions.

Chair Bain stated that it was his understanding that St. John's Water Management is revising the conditional use for the City mandating they change from the 35 inches a year to a 28 inches for irrigation purposes. He stated they will be making those adjustments to all users of the water.

Mr. Henschel stated that was correct.

Chair Bain stated that the new requirements would eliminate the amount of sod used for development and would require more Bahia grass because it is drought tolerant. He asked what kind of education would be provided to the community.

Mr. Henschel stated that the City's PIO is currently working on a campaign to make sure everyone's aware of the change.

Chair Bain asked how the City knows if somebody is irrigating against regulations.

Mr. Henschel stated that there is software that can tell them what is going on.

Chair Bain asked if a community was on a well, would they still have to follow the regulations.

Mr. Henschel stated yes.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-017 Land Development Code Amendment with the changes of understory wording changed to accent; moved by Commissioner May, Seconded by Commissioner Niemiec. Motion passed 7-0.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-018 Land Development Code Amendment; moved by Commissioner Cramer, Seconded by Commissioner Hoisington. Motion passed 7-0.

DISCUSSION OF NON-AGENDA ITEMS

ADJOURNMENT – 8:42 pm

Chair Bain

ATTEST:



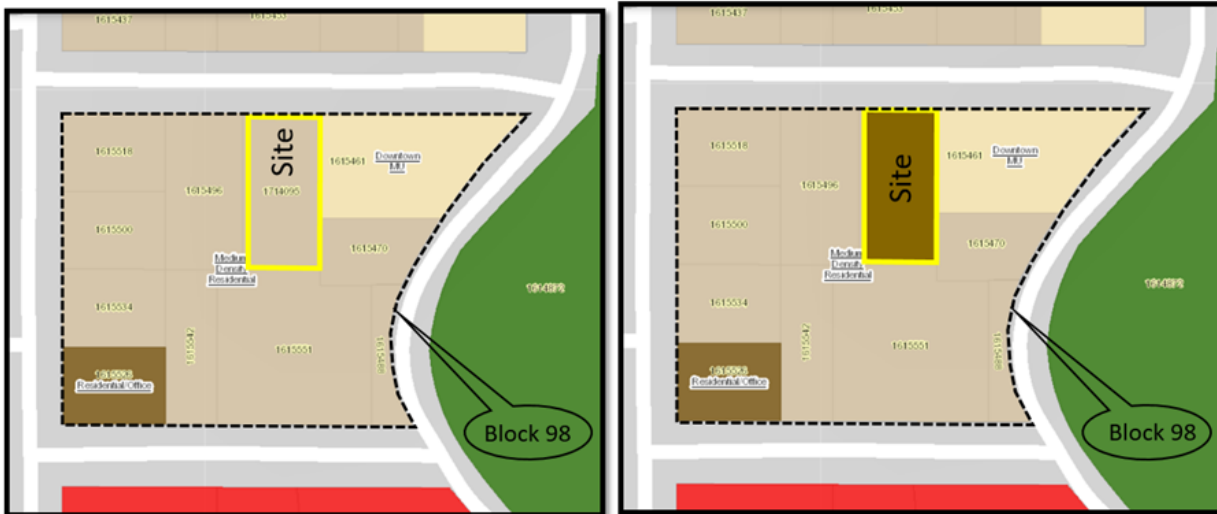
AGENDA ITEM

Meeting Date	
Tuesday, June 3, 2025	
Agenda Item Name	
963 W. Juniata Street SSCPA	
Requested Action	
Recommend approval of Ordinance 2025-022.	
Staff Report	

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 conditional use permit to allow office use in the existing R-3 Residential/Professional zoning.

The small scale comprehensive plan amendment would change the Future Land Use from Medium Density Residential to the Residential/Office. 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 allowable in the Residential/Office future land use per Policy 1.7.1 of the City’s Future Land Use Element - Residential/Office indicates that the residential/office category is intended to provide a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses.

Within this City block, Block 98, the current future land uses are Downtown Mixed Use, Medium Density Residential and Residential/Office. One existing parcel within this block is currently designated as Residential/Office future land use. The parcel is being used as office use and is bordered by Medium Density Residential. The proposed medical use would be similar to the existing office use and would be bordered by Medium Density Residential and Downtown Mixed Use. The proposed Residential/Office future land use would provide a more appropriate transition from Medium Density Residential instead of the Downtown Mixed Use since it may allow more intense uses.



CURRENT FLU Map: Medium Density Residential

PROPOSED FLU Map: Residential/Office

Staff is in support of the small scale comprehensive plan amendment to change the future land use from Medium Density Residential to Residential/Office. Staff recommends approval of Ordinance 2025-022.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-022 - 963 W Juniata SSCPA (05.16.2025)	Ord 2025-022 - 963 W Juniata SSCPA (05.16.2025).pdf
2.	Maps Updated	Maps Updated.pdf
3.	Application_Redacted	Application_Redacted.pdf
4.	Applicant's Note	Applicant's Note.pdf
5.	2025-022 963 W. Juniata St. SSCPA - Legal Ad PZ	2025-022 963 W. Juniata St. SSCPA - Legal Ad PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-022

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:

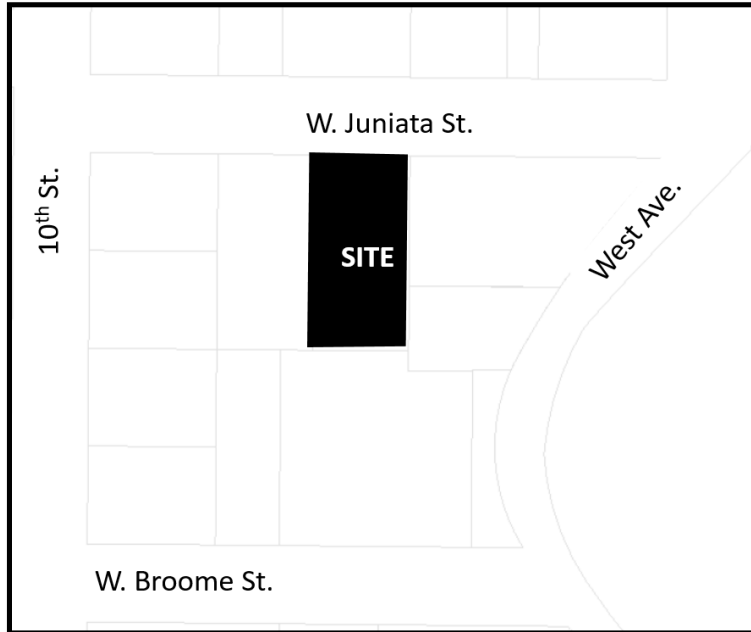
LEGAL DESCRIPTION

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. 2025-022

LOCATION

963 W. Juniata Street
Alternate Key 1714095



CHANGE THE FUTURE LAND USE CLASSIFICATION:

**FROM: MEDIUM DENSITY RESIDENTIAL
TO: RESIDENTIAL/OFFICE**

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. 2025-022

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. 2025-022

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of June, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

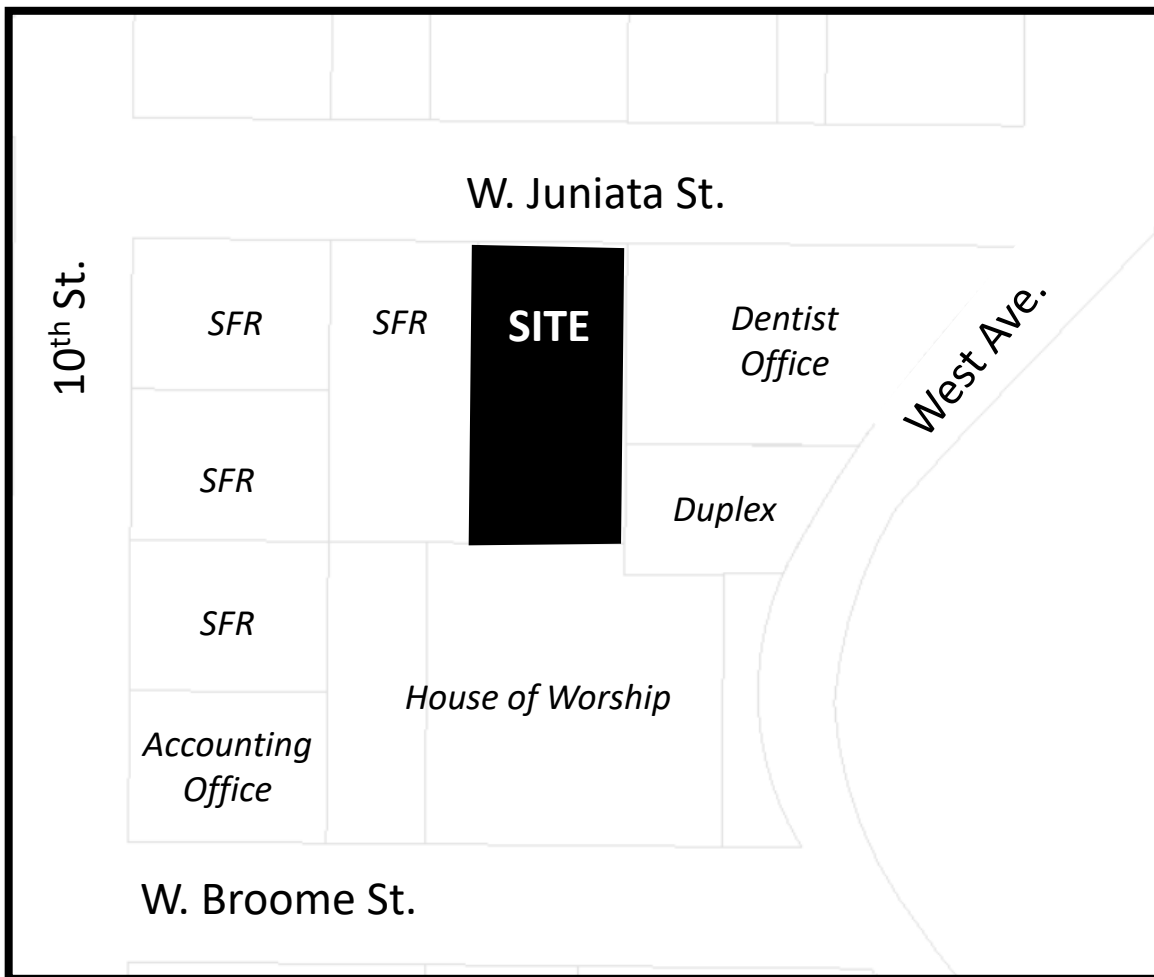
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

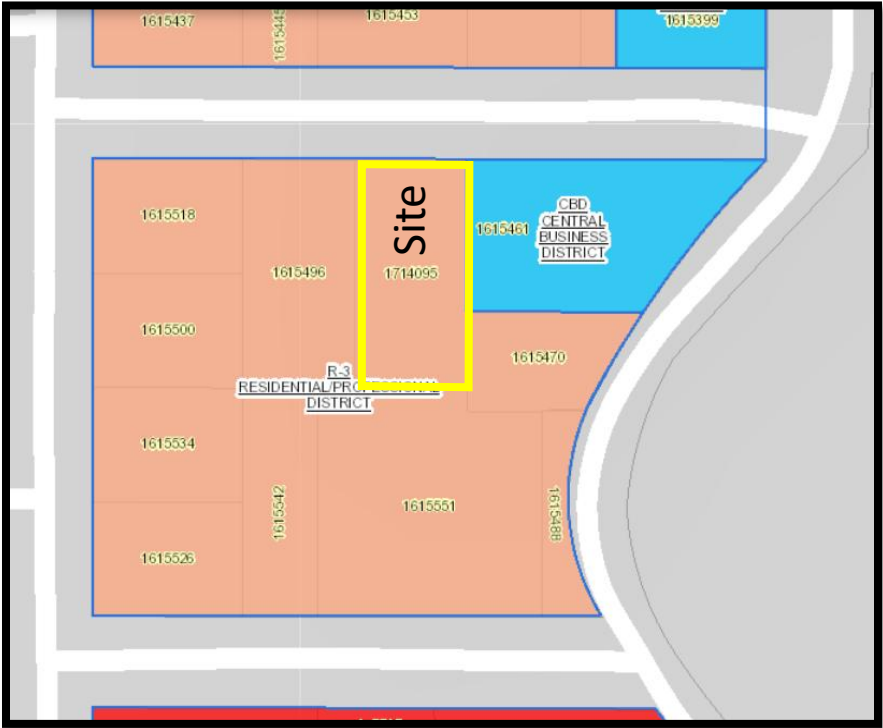
Christian W. Waugh, City Attorney

963 West Juniata Street



963 West Juniata Street

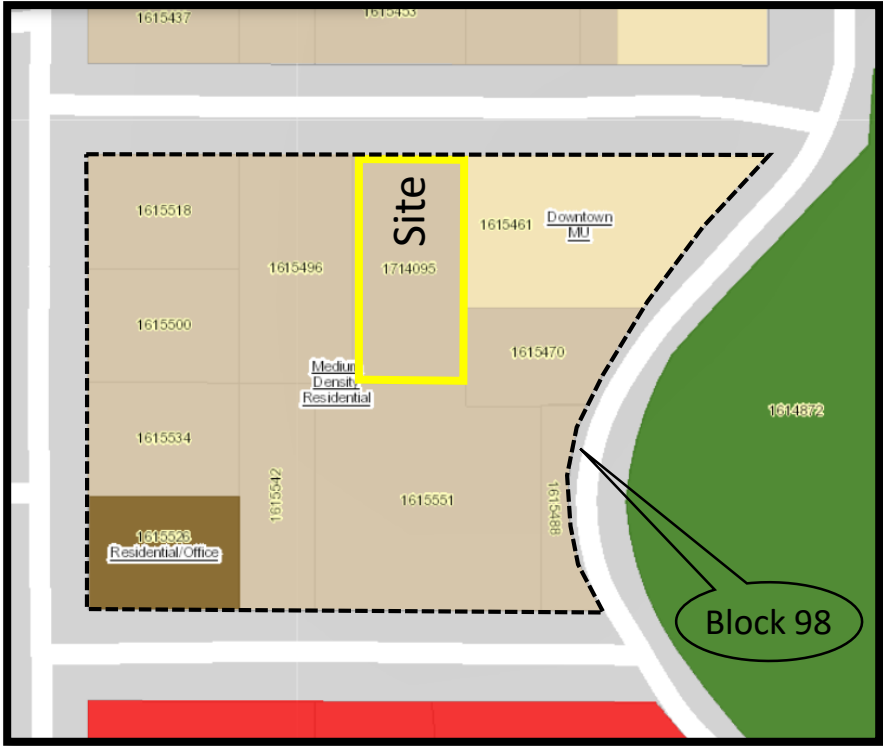
Zoning



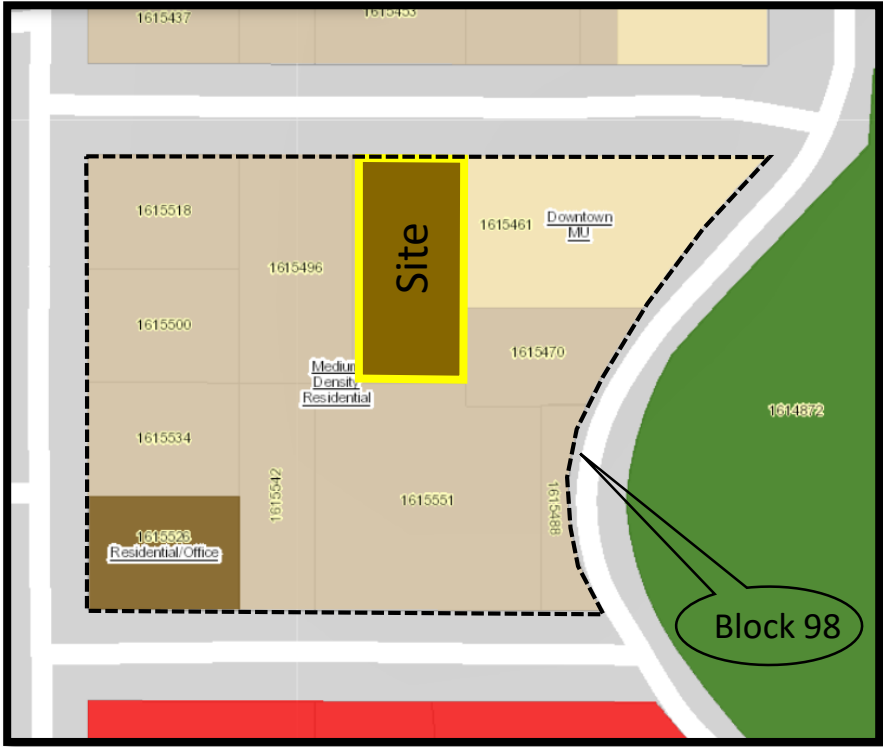
CURRENT Zoning Map: R-3 Residential/Professional

963 West Juniata Street

Future Land Use



CURRENT FLU Map: Medium Density Residential



PROPOSED FLU Map: Residential/Office



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 4/16/25

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: Residential / Office

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



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

Proposed Zoning District: R-3 Residential / Professional District (No Change)

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 Residential/Office. This amendment is requested to facilitate the use-conversion of the existing single family residential dwelling unit to a doctor's office building.

The proposed FLU amendment to Residential / Office will allow for the land use conversion 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.

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

BLAIR LANE HANDY, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Medium Density to Residential Office for the property legally described on the attachment of this application.
3. That the owner of said property has appointed SELF to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Blair Handy
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17th day of APRIL, 2025.



X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: MAY 24, 2026



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

BLAIR LANE HANDY, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Medium Density to Residential Office for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Blair Handy
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17th day of APRIL, 2025.

X [Signature]
Notary Public, State of Florida at Large



My Commission Expires: MAY 24, 2026

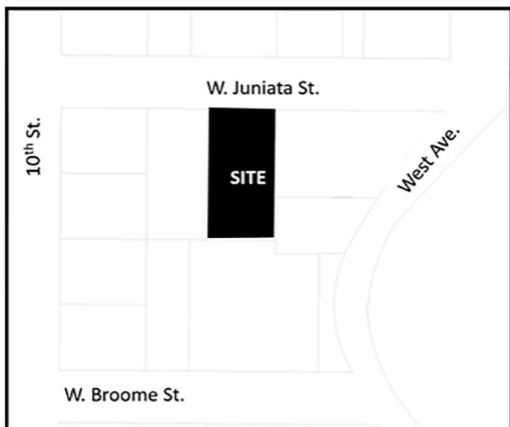
It should be noted that a Comprehensive Plan Amendment was previously submitted to request a Future Land Use amendment to Downtown Mixed Use and a Rezoning to Central Business District to facilitate this land use conversion. The request was heard at Planning and Zoning on April 1, 2025 with an approval of 6 to 1, but was then subsequently heard at City Council on April 8, 2025 with a denial of 3 to 2. Furthermore, during both sessions no residents opposed the changes.

As a member of the audience during most sessions (April 1, 2025 and April 8, 2025), this new submission is consistent with the City Council's discussion and recommendation for moving forward. As such, a Future Land Use amendment to Residential/Office, with a corresponding conditional use permit for the Doctor's Office land use with a variance for parking (5 parking spots) is being requested as indicated by the City Council.

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2025-022

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, June 3, 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 Residential/Office Land Use Designation.



LOCATION

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

FUTURE LAND USE MAP AMENDMENT

**From: Medium Density Residential
TO: Residential/Office**

ORDINANCE NO. 2025-022

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

AGENDA ITEM

Meeting Date	
Tuesday, June 3, 2025	
Agenda Item Name	
963 W. Juniata Street CUP	
Requested Action	
Recommend approval of Resolution No. 2025-011R.	
Staff Report	

The applicant, Dr. Blair Handy, is requesting a Conditional Use Permit (CUP) for the subject property located at 963 West Juniata Street. The property is approximately ¼ of an acre in size and currently has a single-family home on the property that was constructed in 1954. Dr. Handy would like to convert the home into a medical office for her audiology practice. She intends on using the existing footprint of the house with no plans for additions at this time. Dr. Handy will work onsite by herself and the hours of operation will be 10 AM to 2:30 PM, Tuesday through Thursday. She will only see one patient at a time. She would like to add a few parking spaces in the City's right-of-way in front of the property for her clients, similar to the adjacent dentist's office to the east. Public Services has reviewed her proposal and did not see any concerns based upon the submittal. More detailed engineering specifics would be required at the site plan approval stage.



The current zoning is R-3 Residential/Professional. Under Section 125-250 Conditional Uses of the R-3 Residential/Professional zoning code, professional offices may be allowed, including doctor's offices. Under Section 125-247, the purpose of the R-3 district is to provide medium density townhouse and multiple-family housing in an urban area where needed, and where urban conveniences and facilities can be provided, and also to provide for those professional services not in direct conflict with the residential usage and which do not generate traffic of such a nature as to require industrial or commercial zoning. Due to the nature of a one on one doctor-client setting, the small office space, and the provision of five parking spaces, the medical office is not expected to generate a significant amount of traffic over the current residential volumes.

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. The applicant is requesting two special

conditions as part of the Conditional Use Permit application. The first special condition is to only add five (5) parking spaces instead of the required eight (8) parking spaces. Five spaces can be added in front of the existing building, as indicated on the site plan prepared by Burkett Engineering. The second special condition is to use a portion of the City's right-of-way to allow construction of the parking spaces. While a majority of the spaces are within the property, a small portion of the spaces will be in the City's right-of-way.



Staff has reviewed the applicant's proposal and has no evidence that granting the Conditional Use Permit 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, Block 98, there are a few older single-family homes, an accounting office and a duplex. The accounting office has the same zoning, which is operating under a conditional use permit, Resolution 670, granted in 1990. The proposed use is in conformance with the proposed future land use of Residential/Office and does not appear to be a detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Staff supports the request for a Conditional Use Permit with the two special conditions and recommends approval of resolution 2025-011R.

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
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1.	2025-011R 963 W Juniata (5.21.25)	2025-011R 963 W Juniata (5.21.25).pdf
2.	Maps Updated	Maps Updated.pdf
3.	Site Photos	Site Photos.pdf
4.	GSS-SHEET 00 SITE PLAN	GSS-SHEET 00 SITE PLAN.pdf
5.	Application	Application.pdf
6.	Applicant's Note	Applicant's Note.pdf
7.	Legal Ad - 963 W Juniata CUP PZ	2025-011R 963 W Juniata CUP PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2025-011R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PROFESSIONAL OFFICE USE IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT ALONG WITH THE FOLLOWING SPECIAL CONDITIONS TO BE INCLUDED IN THE CONDITIONAL USE PERMIT: (1) A REDUCTION IN REQUIRED PARKING SPACES FROM EIGHT (8) PARKING SPACES TO FIVE (5) SPACES AND (2) TO ALLOW THE FIVE (5) PARKING SPACES TO BE LOCATED ALONG THE RIGHT-OF-WAY, AS SHOWN IN THE SITE PLAN PREPARED BY BURKETT ENGINEERING, DATED 01-2025; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 3, 2025 recommended approval of this Conditional Use Permit to allow for a professional office use in the R-3 Residential/Professional Zoning District; at the following location:

LOCATION:

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

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 to allow for a professional office use in the R-3 Residential/Professional Zoning District; shall be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the



CITY OF CLERMONT
RESOLUTION NO. 2025-011R

- present owner and any successor in title or interest, and shall be subject to each condition herein set out.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.
 3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
 4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
 5. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.
 6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
 7. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.
 8. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of any Certificate of Occupancy.
 9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
 10. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2025-011R

11. Should the professional office cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.
12. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions, which may include additional parking requirements or revocation of the Conditional Use Permit.

SECTION 2: LAND USE

1. The property is approved for a Conditional Use Permit to allow for a professional office use within the R-3 Residential/Professional Zoning District. The office use shall be limited to the existing 1550 square foot building.
2. The hours of operation shall be limited to Monday through Friday, 8 AM to 6 PM.
3. The conversion from residential use to professional office use must comply with any required building and fire life safety code requirements for use as a commercial structure.
4. Parking for the 1550 square foot office may be reduced from eight (8) parking spaces to five (5) spaces. The five (5) parking spaces shall be placed along the right-of-way, as shown in Exhibit A, Site Plan prepared by Burkett Engineering, dated 01-2025.
5. The site may also be used for any permitted use in the R-3 Residential/Professional Zoning District. All uses must adhere to the requirements of the Land Development Code.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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



CITY OF CLERMONT
RESOLUTION NO. 2025-011R

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-011R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of June 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

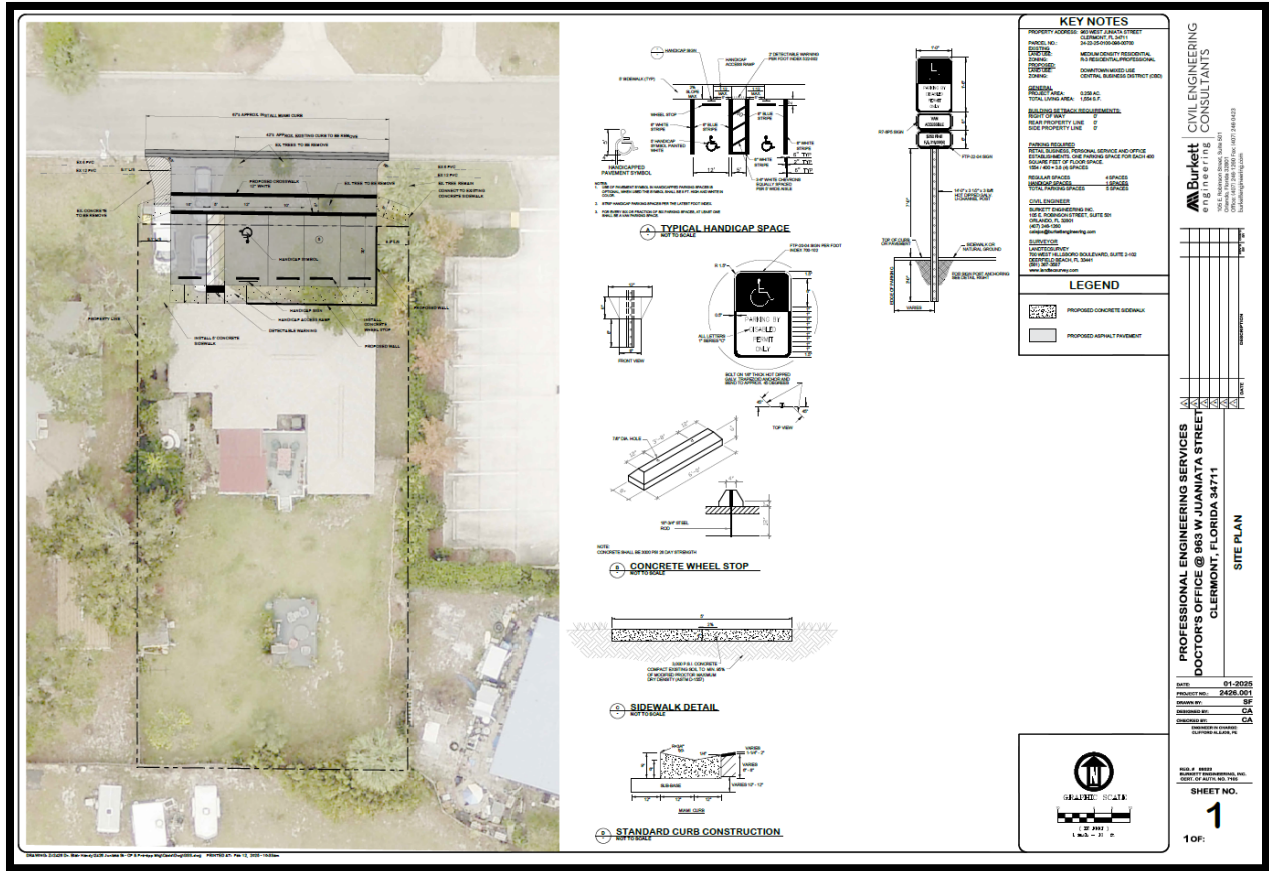
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

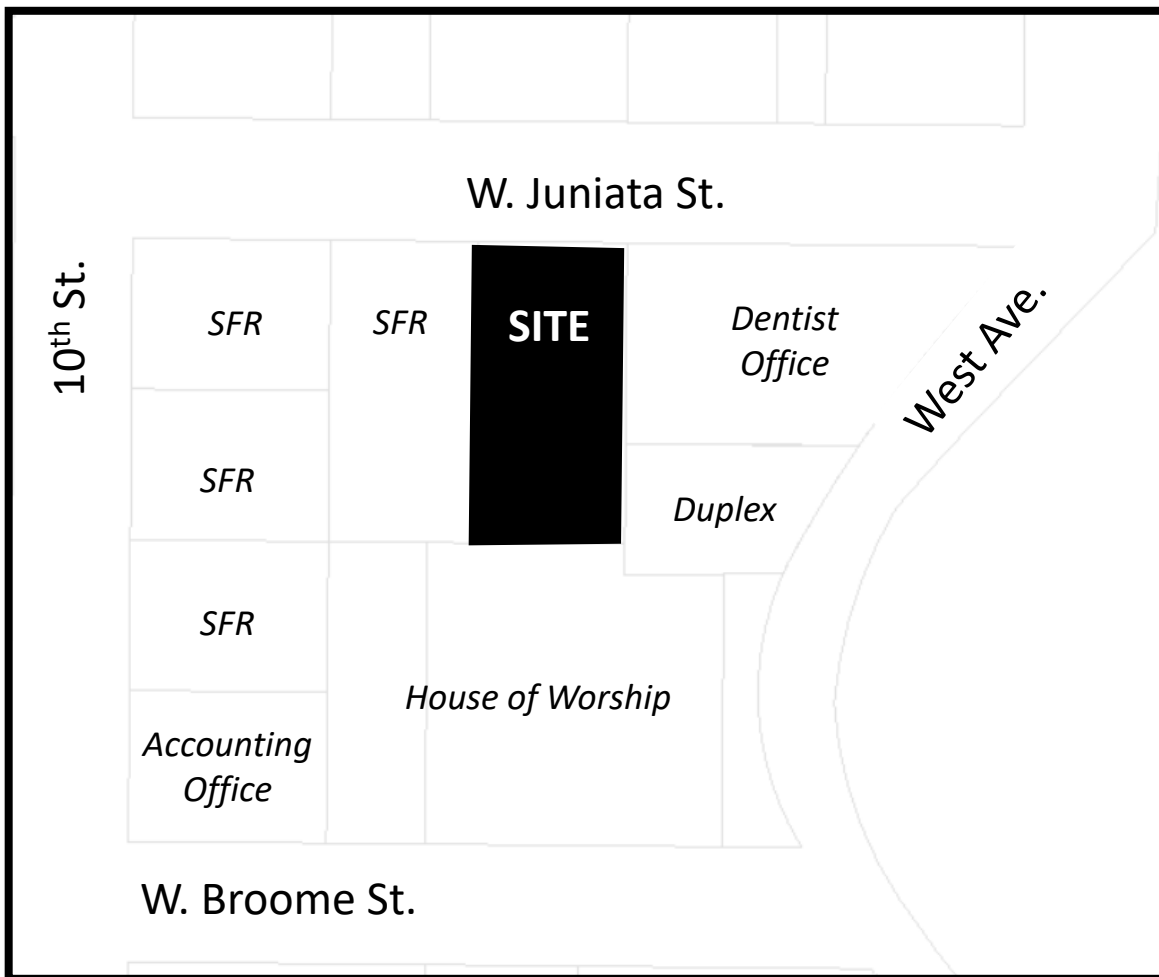
Christian W. Waugh, City Attorney

CITY OF CLERMONT RESOLUTION NO. 2025-011R

EXHIBIT A



963 West Juniata Street



963 West Juniata Street

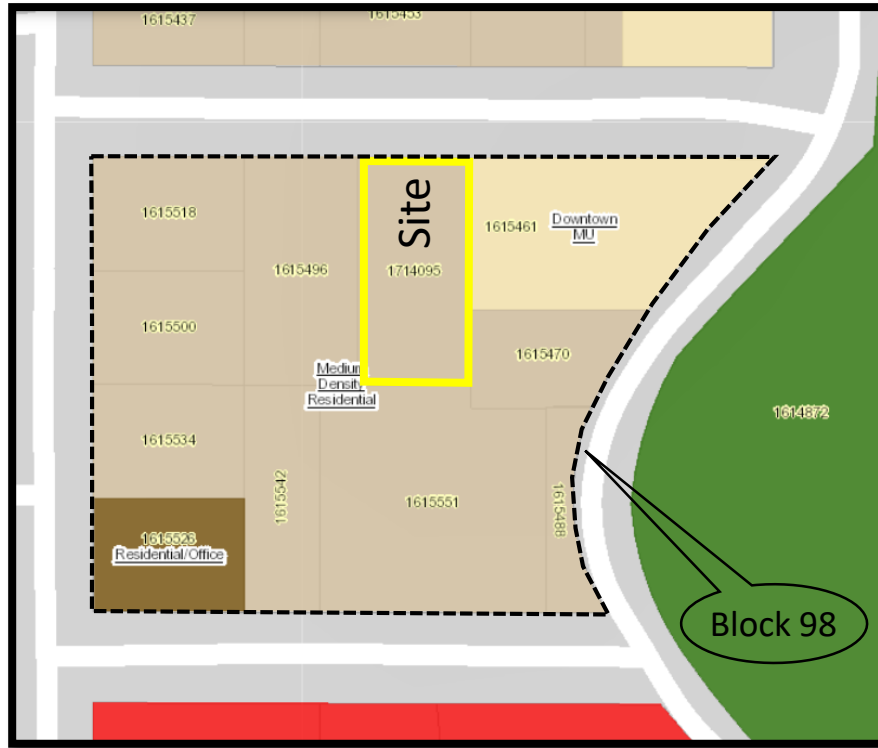
Zoning



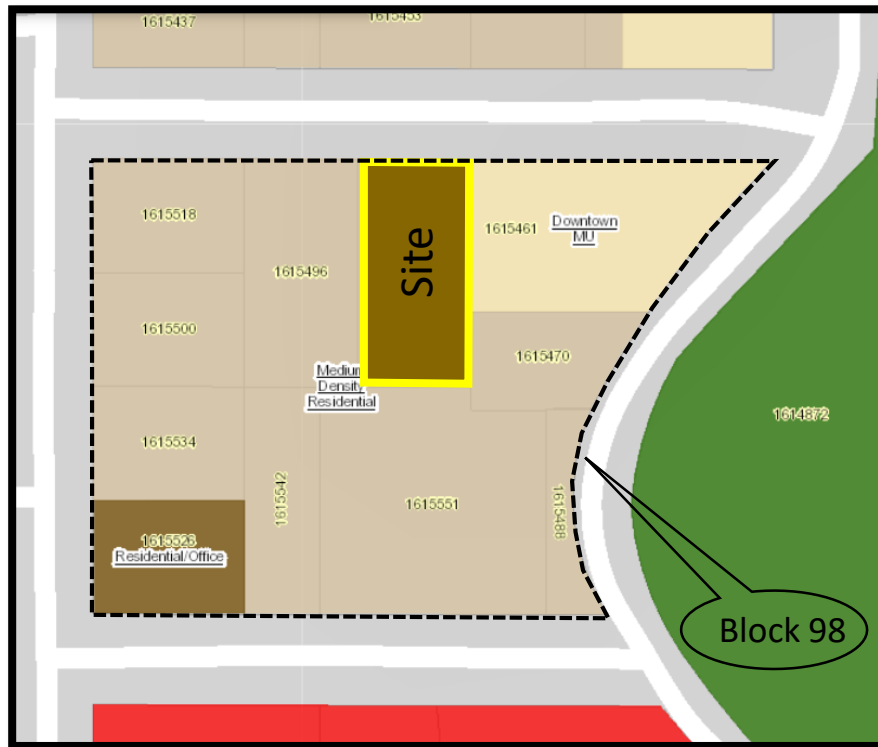
CURRENT Zoning Map: R-3 Residential/Professional

963 West Juniata Street

Future Land Use



CURRENT FLU Map: Medium Density Residential



PROPOSED FLU Map: Residential/Office

963 West Juniata Street



963 West Juniata Street



Looking towards the east of the property



Looking towards the west of the property



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
 APPLICATION**

Date	FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)			
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
Telephone	407-465-7930			
Email	dhazley@h-trans.com			
PROPERTY OWNER INFORMATION <input checked="" type="checkbox"/> (Check box if owner information is same as applicant)				
Property Owner Name	Blair Handy			
Owner Address	963 W Juniata St.	City	Clermont	State FL Zip 34711
Telephone	407-342-7319		Email	bhandy0@gmail.com
PROPERTY INFORMATION				
Address of Subject Property	963 W. Juniata St	Alternate Key	1714095	Zip 34711
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 & Alternate Key (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. Alt Key - 1714095			
Land Use (City verification required)	Single Family Dwelling Unit			
Zoning (City verification required)	R-3 Residential / Professional District			



CITY OF CLERMONT
CONDITIONAL USE PERMIT
APPLICATION

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

A Conditional Use Permit is requested to facilitate the use-conversion of the existing single family residential dwelling unit to a doctor's office building. The requested conditional use is consistent with Clermont LDC, Section 125-217 (a). A special condition / variance is also requested to reduce the required parking from 8 spaces to 5 spaces and to extend the parking stalls into the right of way, due to the existing configuration of the property.

The requested conditional use permit and variance would 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.

Blair Handy

Applicant Name (print)

Applicant Name (signature)

Blair Handy

Owner Name (print)

Owner Name (signature)

*****NOTICE*****

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

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

02/08/2024

It should be noted that a Comprehensive Plan Amendment was previously submitted to request a Future Land Use amendment to Downtown Mixed Use and a Rezoning to Central Business District to facilitate this land use conversion. The request was heard at Planning and Zoning on April 1, 2025 with an approval of 6 to 1, but was then subsequently heard at City Council on April 8, 2025 with a denial of 3 to 2. Furthermore, during both sessions no residents opposed the changes.

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

Date:	05/12/2025
Order Number:	11313125
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	59.0000
Height in Inches:	4.8900

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/19/2025 - 05/19/2025	Govt Public Notices
LEE dailycommercial.com	1	05/19/2025 - 05/19/2025	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	\$95.22
Tax Amount	\$0.00
Service Fee 3.99%	\$3.80
Cash/Check/ACH Discount	-\$3.80
Payment Amount by Cash/Check/ACH	\$95.22
Payment Amount by Credit Card	\$99.02

Order Confirmation Amount	\$95.22
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Ad Preview

LEGAL NOTICE

On Tuesday, June 3, 2025 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2025-011R), to allow for a professional office within the R-3 Residential/Professional Zoning District. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) a reduction in required parking spaces from eight (8) parking spaces to five (5) spaces and (2) to allow the five (5) parking spaces to be placed along the right-of-way, as shown in the Site Plan prepared by Burkett Engineering, dated 01-2025.

LOCATION

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

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Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
May 19, 2025
L 11313125 5/19/25