



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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the June 3, 2025 Planning and Zoning meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Resolution No. 2025-013R
Clermont West Phase 2 CUP

Consider a Conditional Use Permit to allow 2 hotels along with shared parking and two special conditions in the C-2 General Commercial zoning.

Item 2 - Ordinance No. 2025-026
CarMax Expansion SSCPA

Consider a request for a small-scale comprehensive plan amendment for CarMax expansion off of Auto Plex Lane.

Item 3 - Ordinance No. 2025-027
CarMax Expansion Rezoning

Consider a request for a rezoning for CarMax expansion off of Auto Plex Lane.

Item 4 - Proposed Rules and Discussion

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 AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, July 1, 2025**

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
JUNE 3, 2025

CALL TO ORDER

Chair Bain called the meeting of the Planning and Zoning Commission to order on Tuesday, June 3, 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:

ALSO PRESENT: Development Services Director Henschel, Planning Manager Kruse, Planning Economic Development Officer Nicholas Gonzalez, City Attorney Waugh

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the May 6, 2025, Minutes of the Planning and Zoning Commission meeting made by Commissioner Hoisington, seconded by Vice-Chair Colby. Motion passed 7-0.

REPORTS

City Attorney Waugh stated that he has prepared a set of rules and policies that will enable the Commission to do site visits if they choose and to have certain discussions that would be up for consideration that will be drafted for the July Planning and Zoning meeting.

Commissioner May spoke at the last City Council meeting about an overlay in the downtown area. She stated that there will be a workshop in regard to the downtown area.

Commissioner Colby attended the Growth Management session with interesting discussions of becoming a charter county. He stated that the Caribbean Jerk Festival will be at waterfront this Saturday at noon.

Vice-Chair Niemiec expressed his concerns about how introductions were handled at the May 13, 2025, City Council meeting.

Commissioner Cramer thanked fellow commissioners, he stated that they are an advisory Board tasked with holding public hearings and making recommendations to City Council who has the final authority, and he respects their decisions.

Commissioner Hoisington hears what fellow Commissioners are saying and their responsibility as a Board to bring a recommendation. She stated that if they have reviewed, discussed, and voted they have provided their part of a process.

Commissioner Tidona stated that he has finished his course with Ohio State University. He stated that it has prompted him to look and listen more, ask more questions, and see what kind of voice he could be for the Clermont residents. He questioned about Comp Plan Section 10, Policy 1.1.1 stating that 10 acres of open space for every 1,000 residents. He suggested creating a Historic Preservation Committee.

Chair Bain stated that Lake County is doing some growth management workshops to decide if they want to be charter county. He stated this would allow them to dictate how many seats are on the Board, whether they will be voted on by district versus county wide, and if they are partisan or nonpartisan races. He stated that he believes City Council is moving forward with the City's Comprehensive Plan update. He also commented on the role of the Planning and Zoning Commission and the process of their role versus City Councils and recommended holding their selves at a higher standard and accountability.

NEW BUSINESS

Item No. 1 - Ordinance No. 2025-022 - 963 W. Juniata Street Small-scale Comprehensive Plan Amendment

Item No. 2 - Ordinance No. 2025-011R - 963 W. Juniata Street Conditional Use Permit

Planning Manager Kruse presented as follows:

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 $\frac{1}{4}$ 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 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.

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.

The applicant is also requesting a Conditional Use Permit (CUP) 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 currently. 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 provides 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 most 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.

Robert Walker, Burkett Engineering, 105 E. Robinson St., Orlando, stated that they agree with the staff report and are present to answer any questions.

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

Commissioner May asked when the zoning of the other property on that block get changed.

Mr. Kruse stated in 1990.

Commissioner May asked about the parking requirements for the other property.

Mr. Kruse stated that he could not speak on the parking regulations that were in effect in 1990.

Commissioner May asked about the church being located in the medium density residential.

Mr. Kruse stated that churches are allowed to go in a variety of land uses and zonings with a conditional use permit.

Commissioner May asked when the dentist office allowed in.

Mr. Kruse stated that in the last 10 years, he was mainly focused on the subject parcel.

Commissioner May asked if the intention of the City for this block to be residential mixed use in the future as an overlay.

Mr. Kruse stated that with the current comprehensive plan it is medium residential, but applicants have the right to petition for a change.

Commissioner May asked if they are adding a sidewalk.

Mr. Kruse stated that they are adding a sidewalk.

Commissioner May asked if the property would only be used as office and not as a living area.

Dr. Blair Handy, 104 Blackstone Creek Rd., Groveland, stated that there will be no one living on the property.

Commissioner Colby stated that he is in favor of the ordinance and the resolution.

Vice-Chair Niemiec asked about landscaping.

Mr. Walker stated that they will put in landscaping as required by code.

Dr. Handy stated that they will do landscape based on code and will let it grow to shield the parking.

Vice-Chair Niemiec stated that the parking will be upfront rather than behind the building like the dentist office. He questioned about medical waste.

Dr. Handy stated that there would be no medical waste.

Commissioner Cramer stated the proposed plan appears to align with the City's goals with providing a transition from more intense commercial and residential in this area. He stated he would like to see a time limit on the conditional use permit.

City Attorney Waugh stated that it is possible to include an expiration date. He stated would have to tie to the health, safety, and welfare for the property to lose an entitlement.

Commissioner Hoisington stated that she is in support of this project.

Commissioner Tidona asked if there will be any modifications to the interior that will impact building and fire codes.

Mr. Walker stated that the building code will require the ADA accessibility so there will be modifications.

Commissioner Tidona stated that if they can put the five parking spaces in without taking out the tree, he would prefer that.

Chair Bain stated the idea of the conditions brought up by Commissioner Cramer is worthy of some conversation.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-022 963 W. Juniata St. Small-scale Comprehensive Plan Amendment; Moved by Commissioner Cramer, Seconded by Commissioner Colby. Motion passed 7-0.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2025-011R 963 W. Juniata St, Conditional Use Permit; Moved by Commissioner Cramer, Seconded by Commissioner Niemiec. Motion passed 7-0.

DISCUSSION OF NON-AGENDA ITEMS

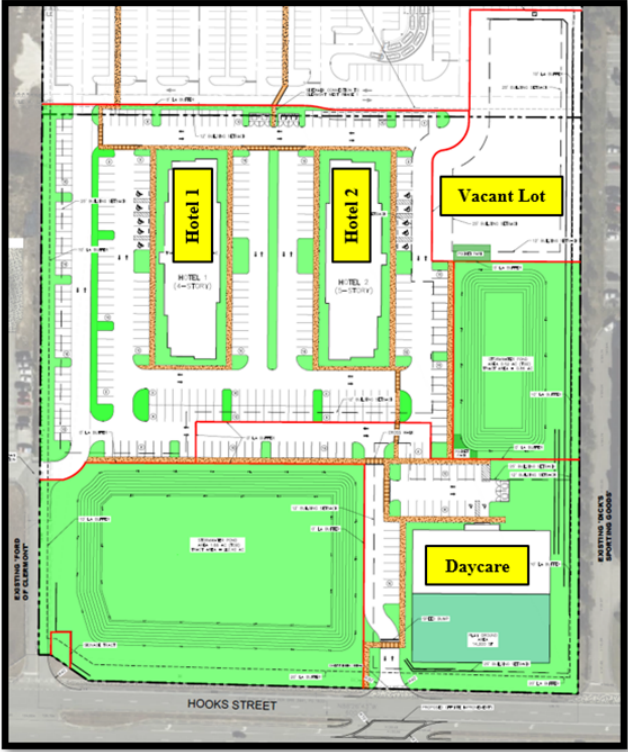
There were no discussions of non-agenda items.

ADJOURNMENT – 7:54 pm

Chair Bain

ATTEST:

AGENDA ITEM

Meeting Date	
Tuesday, July 1, 2025	
Agenda Item Name	
Resolution No. 2025-013R <i>Clermont West Phase 2 CUP</i>	
Requested Action	
Recommend approval of Resolution 2025-013R.	
Staff Report	
<p>The applicant, Clermont West Investors, LLC is requesting to develop the southern portion of a C-2 General Commercial zoned parcel fronting on Hooks Street, located south of Portillo's, between Hobby Lobby and Ford of Clermont. The property is approximately 10 +/- acres in size. The applicant is proposing two (2) hotels in the interior portion of the property, up to five-stories in height, with a maximum square footage of 70,000 square feet each and a total of 250 rooms collectively. The southernmost portion of the property will consist of a stormwater pond and a 12,500 square foot daycare facility. An interior vacant lot (1.12 +/- acres) will be available for C-2 General Commercial uses. No user has been identified by the applicant at this time for the vacant lot.</p> <p>The applicant is required to seek a conditional use permit due to the proposed hotel building sizes over 20,000 square feet, shared parking between the hotels, and two (2) special conditions: (1) to allow zero (0) foot internal landscape buffers between internal lot line and (2) to allow a maximum grade within the perimeter landscape buffer up to 25%. Last year, the applicant previously applied for a similar project with hotel use, three-story self-storage, and daycare use that was not approved by City Council along with 6 special conditions. The applicant has revised the site plan with removing the self-storage component and reduction in the number of special conditions.</p>	
	

Access to the site will be from the existing western driveway access point on Hooks Street, serving the Ford of Clermont and this development. In addition, the site will be accessed from the existing SR 50 entrance and the Sandy Grove access point to the east. The secondary access point on Hooks Street between the stormwater pond and the proposed daycare site has been acknowledged by Lake County and will warrant improvements along Hooks Street, as indicated in the traffic impact analysis review memo.

Staff has reviewed the CUP application in accordance with Sec. 101-212 of the Land Development Code. With the revised changes, the project does not appear to conflict with the Comprehensive Plan. The future land use is Commercial and the proposed uses, particularly the hotel use, is supported by Policy 1.9.3. The applicant has made some revisions to the original proposal to lessen the intensity along with other site changes that alleviates staffs' concerns on the compatibility of the development in the area. In addition, with the revision of parking areas within the development, pedestrian safety appears have been improved. Staff recommends approval of Resolution 2025-013R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2025-013R -Clermont West Ph 2 (06.19.25)	2025-013R -Clermont West Ph 2 (06.19.25).pdf
2.	Maps	Maps.pdf
3.	2025-04-21 Clermont West Phase 2 CUP - Conceptual Site Plan	2025-04-21 Clermont West Phase 2 CUP - Conceptual Site Plan.pdf
4.	Hotel Rendering 1	Hotel Rendering 1.pdf
5.	Hotel Rendering 2	Hotel Rendering 2.pdf
6.	Clermont West South TIA Review Memo_2025.5.19	Clermont West South TIA Review Memo_2025.5.19.pdf
7.	CUP Application (Signed)	CUP Application (Signed).pdf
8.	Legal Ad - Clermont West Ph 2 CUP 2025 PZ	Legal Ad - Clermont West Ph 2 CUP 2025 PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2025-013R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT (2025-013R), TO ALLOW FOR TWO HOTELS TO OCCUPY MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE AND TO ALLOW SHARED PARKING AMONG THE HOTELS. IN ADDITION, THE APPLICANT IS REQUESTING THE FOLLOWING SPECIAL CONDITIONS TO BE INCLUDED IN THE CONDITIONAL USE PERMIT: (1) TO ALLOW ZERO (0) FOOT INTERNAL LANDSCAPE BUFFERS BETWEEN INTERNAL LOT LINES AND (2) TO ALLOW A MAXIMUM GRADING WITHIN THE PERIMETER LANDSCAPE BUFFERS UP TO 25% SLOPE; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 1, 2025 recommended approval of this Conditional Use Permit to allow for two hotels to occupy more than 20,000 square feet of floor space and to allow shared parking among the hotels. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) to allow zero (0) foot internal landscape buffers between internal lot lines and (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope; at the following location:

LOCATION:

Vacant property located north of Hooks Street,
between Ford of Clermont and Dick’s Sporting Goods
(Portion of Alternate Key 1103916)
10.61 +/- Acres

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

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



CITY OF CLERMONT
RESOLUTION NO. 2025-013R

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 two hotels to occupy more than 20,000 square feet of floor space and to allow shared parking among the hotels. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) to allow zero (0) foot internal landscape buffers between internal lot lines and (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. 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 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 through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
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.



CITY OF CLERMONT
RESOLUTION NO. 2025-013R

7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. 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 construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USE

HOTEL USE:

1. The property shall be developed to allow for two (2) hotels up to five-stories and up to 70,000 square feet each.
2. Total hotel guest rooms, combined between both hotels, shall not exceed 250 guest rooms overall.
3. The maximum building height will be 55 feet.
4. The hotels shall not be used for extended stay purposes, which is considered as 15 consecutive days per stay or more.
5. The building shall be constructed in substantial accordance with the conceptual elevations and style as shown in **Exhibit B**.

ENTIRE SITE:

6. The property shall be developed to allow for two (2) hotels up to five-stories and up to 70,000 square feet each in the C-2 General Commercial Zoning District. The project, Clermont West – Phase 2, shall be developed in substantial accordance with the Overall Site Plan, dated 12/26/2024 with a revised date of April 21, 2025, as prepared by Kimley-Horn and as identified as **Exhibit A**. Any new development on the property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
7. The site may have zero (0) foot internal landscape buffers between internal lot lines.



CITY OF CLERMONT
RESOLUTION NO. 2025-013R

8. The perimeter landscape buffer may have a maximum grade up to a 25% slope.
9. The site shall be developed according to the City of Clermont Land Development Codes, and all buildings must comply with the City of Clermont Architectural Design Standards.
10. Subject to Lake County Public Work's review, additional storage within the existing left turn lane (eastbound) on Hooks Street at the western access point may be required to increase capacity of the turn lane. The length of turn lanes will be determined and approved by Lake County Public Works at the time of site plan review.
11. In no event shall the operation of any business within the project be or become a public nuisance as defined by City Code Section 1-142(c) or other applicable nuisance statutes, such as §823.05, Fla. Stat. In addition to all other remedies at law or equity, if the City issues a Notice of Violation or other notice to the property owner citing such public nuisance activity, the case shall be heard by the City Public Nuisance Abatement Board or City Code Enforcement Board, as provided by the City Code. Nothing herein is intended to supplant or reduce the City's authority granted in Chapter 162, Florida Statutes.
12. The daycare shall require students to be escorted in by an adult, with no unescorted drop-off or pick-up by policy.
13. The site may also be used for any permitted use in the C-2 General Commercial Zoning District.
14. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
15. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2025-013R

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-013R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 12th day of August, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, Interim City Attorney

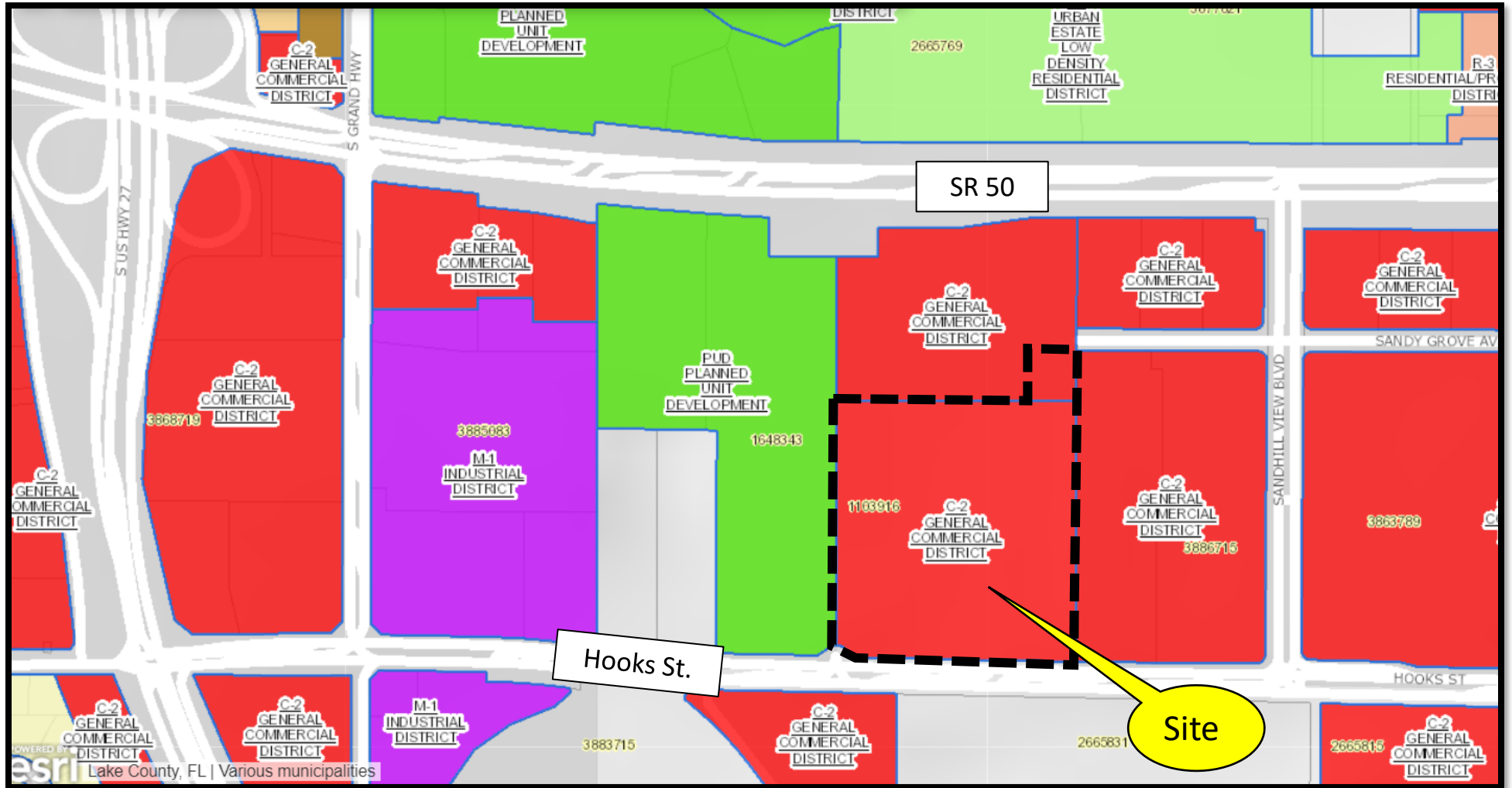
Exhibit B



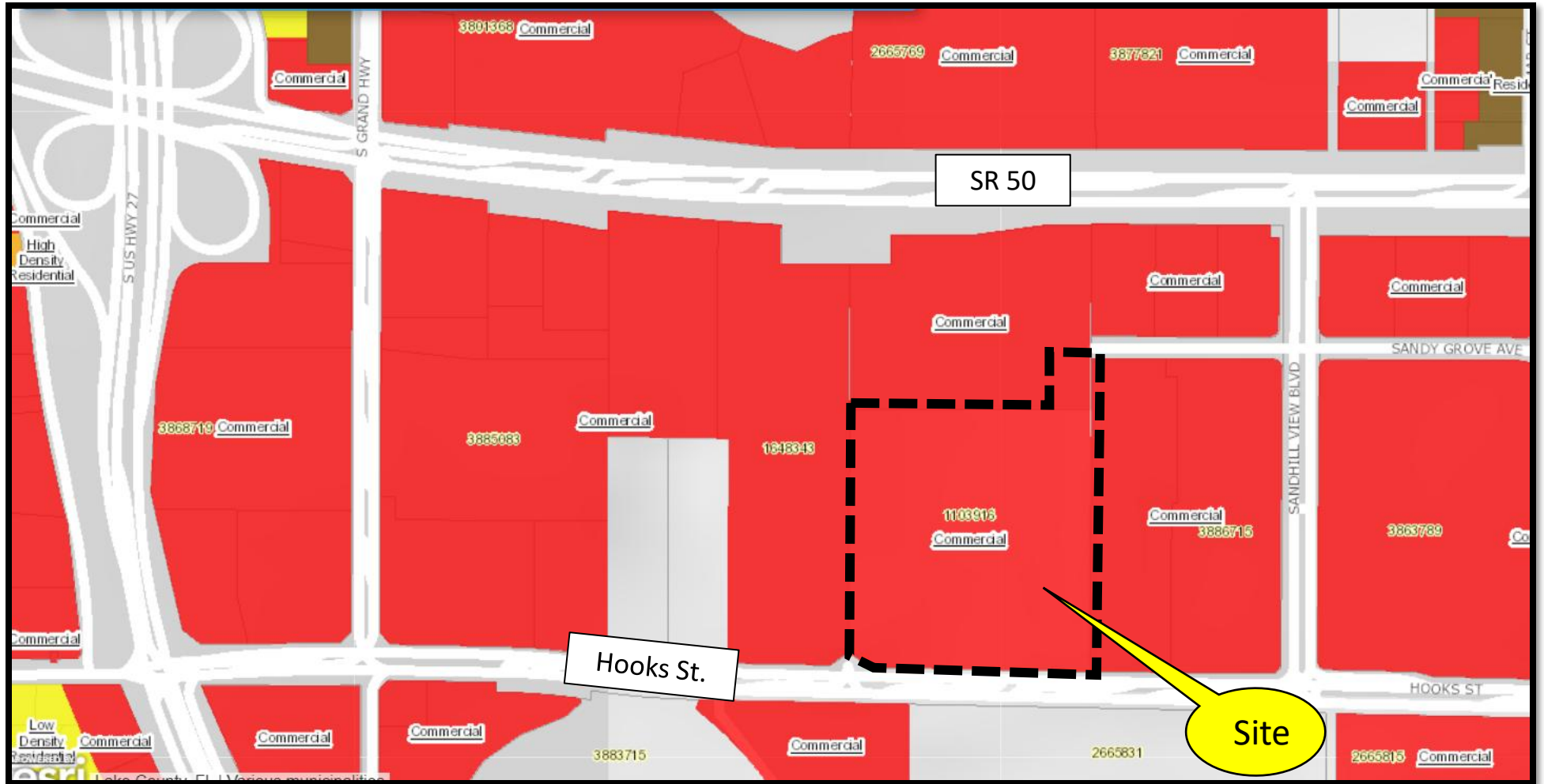
Clermont West Phase 2 – Aerial Map



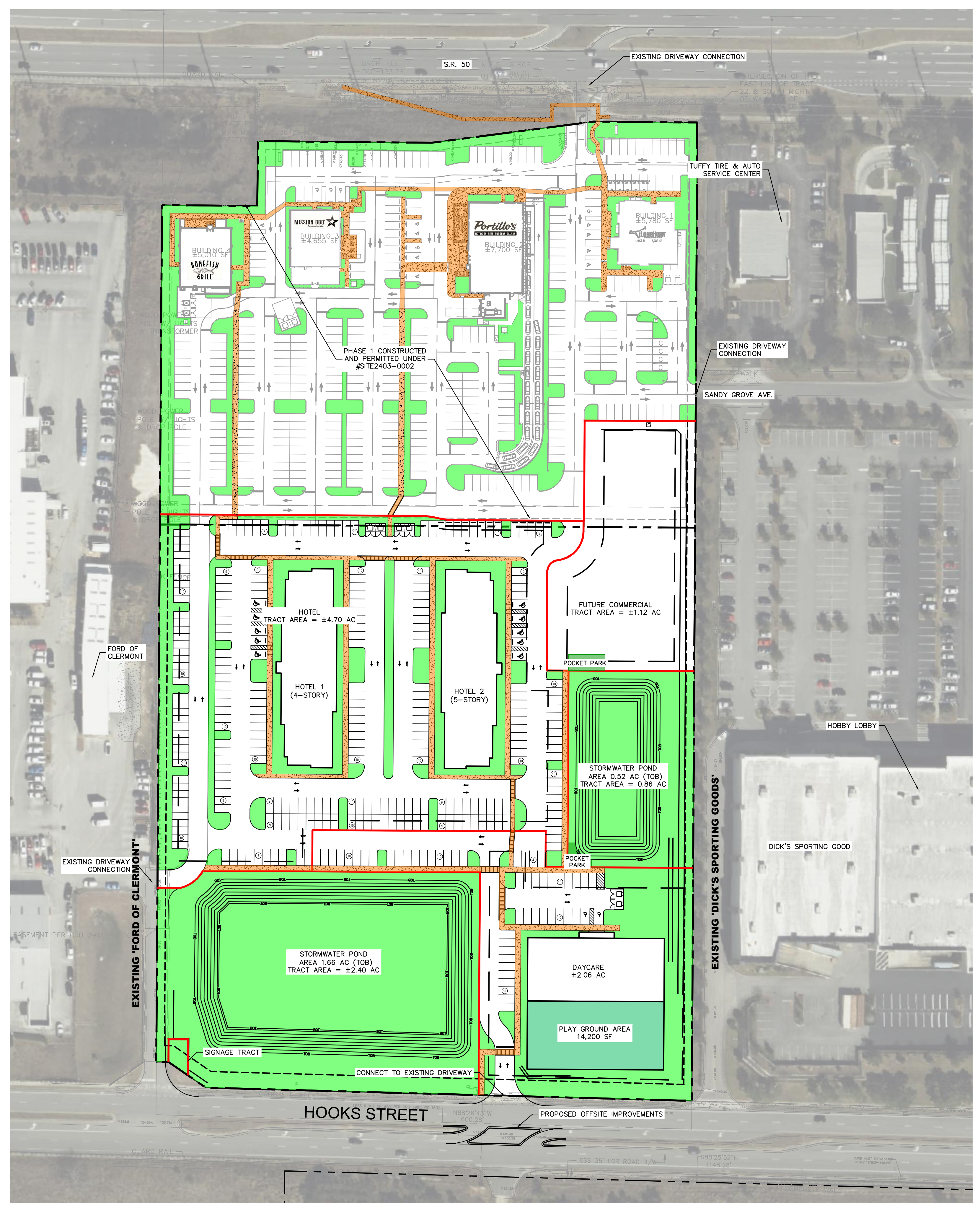
Clermont West Phase 2 – Zoning Map



Clermont West Phase 2 – Future Land Use Map



Plotted By: Siller, Cory. Sheet: SCLClermont West - PHASE 2 - LOUUC:CAD:OVERALL SITE PLAN - April 21, 2025 - 05:48:52pm. K:\ORL\Civil\149170021-Clermont West\CADD\CONCEPT\SP-38-South Phase.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA FOR PHASE 2 ONLY

TOTAL AREA:	11.15 ACRES
EXISTING ZONING:	C-2 (GENERAL COMMERCIAL DISTRICT)
FUTURE LAND USE:	COMMERCIAL
EXISTING LOT USE:	VACANT / UNDEVELOPED
PROPOSED LOT USE:	COMMERCIAL
PROPOSED COMBINED HOTEL BUILDING AREA:	± 130,000 SF
PROPOSED DAY CARE BUILDING AREA:	± 13,000 SF

BUILDING CRITERIA:
 MAX BUILDING HEIGHT: 65 FT

OVERALL IMPERVIOUS AREA:

TOTAL MAX IMPERVIOUS COVERAGE (80%)	= 11.15 AC * 80% = 8.92 AC
BUILDING AREA:	1.88 AC
PAVEMENT/CONCRETE AREA:	3.65 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.53 AC (49.60 %)
TOTAL PROPOSED PERVIOUS AREA:	5.62 AC (50.40 %)

OPEN SPACE:

REQUIRED:	20%
TOTAL SITE AREA	11.15 AC
MINIMUM OPEN SPACE	0.20 X 11.15 AC = 2.23 AC
PROVIDED:	
TOTAL PROVIDED:	5.62 AC (50.40 %)

BUILDING SETBACKS MINIMUM

HOTEL 1	
FRONT (WEST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (EAST)	25 FT
HOTEL 2	
FRONT (EAST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (WEST)	25 FT
DAYCARE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT
FUTURE COMMERCIAL	
FRONT (WEST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (EAST)	25 FT

LANDSCAPE BUFFERS MINIMUM

HOTEL 1	
FRONT (WEST)	10 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (EAST)	0 FT
HOTEL 2	
FRONT (EAST)	0 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (WEST)	0 FT
DAYCARE	
FRONT (SOUTH)	20 FT
SIDE (WEST)	0 FT
SIDE (EAST)	10 FT
REAR (NORTH)	0 FT
FUTURE COMMERCIAL	
FRONT (WEST)	0 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (EAST)	10 FT
POND TRACT	
FRONT (SOUTH)	10 FT
SIDE (WEST)	0 FT
SIDE (EAST)	10 FT
REAR (NORTH)	20 FT

PARKING:
 ALLOWED:
 FULL SIZE PARKING TO COMPACT IS 90 TO 10

REQUIRED PARKING:
 COMBINED HOTEL REQUIRED PARKING:
 (1 PER EACH ACCOMMODATION/KEY) = 250 KEYS/1 = 250 SPACES
 (1 PER EACH 3 EMPLOYEES) = 30 EMPLOYEES/3 = 10 SPACES
 SUBTOTAL REQUIRED SPACES = 260

CHILDCARE REQUIRED PARKING:
 (1 PER 300 SF CLASSROOM SPACE + 1 FOR EACH STAFF MEMBER + A FOR EACH 4 EMPLOYEES)
 = 8,570 SF/300 + 22 STAFF = 29 + 22 = 51 SPACES
 SUBTOTAL REQUIRED SPACES = 51

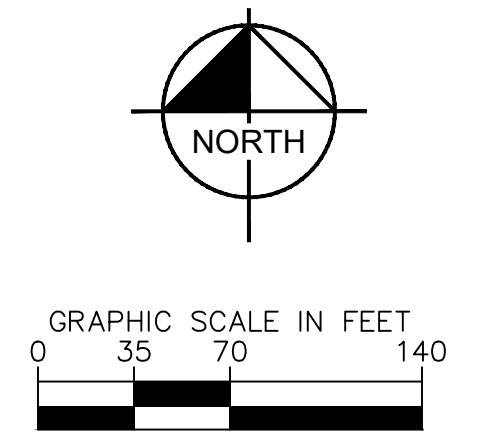
FUTURE COMMERCIAL REQUIRED PARKING:
 FUTURE PARCEL WILL PROVIDE PARKING PER THE CITY OF CLERMONT LDC.

TOTAL REQUIRED PARKING = 311

PROVIDED PARKING:
 COMBINED HOTEL PARKING:
 STANDARD PARKING (20'X10'): 258
 HANDICAP PARKING (20'X12'): 10

CHILDCARE
 STANDARD PARKING (20'X10'): 49
 HANDICAP PARKING (20'X12'): 2

TOTAL PROVIDED PARKING = 319 SPACES
 STANDARD PARKING (20'X10'): 307
 HANDICAP PARKING (20'X10'): 12



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINES
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- PROPOSED CONCRETE SIDEWALK
- (X) PARKING COUNT
- PROPOSED PEDESTRIAN ACCESS
- PROPOSED OPEN SPACE

REQUESTED CONDITIONS

1. 0-FT INTERNAL LA BUFFERS BETWEEN INTERNAL LOT LINES.
2. ALLOW MAX GRADING WITHIN LA BUFFERS UP TO 25% SLOPE.

PHASING

EACH USER WILL PERMIT & CONSTRUCT THEIR RESPECTIVE PROJECTS INDEPENDENTLY UNDER SEPARATE PHASES.

STORMWATER MANAGEMENT

STORMWATER RUNOFF FROM THE PROPOSED PROJECT WILL BE MANAGED BY DRY RETENTION PONDS TO PROVIDE ADEQUATE WATER TREATMENT AND ATTENUATION VOLUMES. THE PROPOSED STORMWATER SYSTEM WILL BE DESIGNED TO MEET OR EXCEED ALL THE REQUIREMENTS OF ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD), THE CITY OF CLERMONT, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

CITY COMMENTS #1	07/01/24	MB
No.		REVISIONS
		DATE

Kimley & Horn

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 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

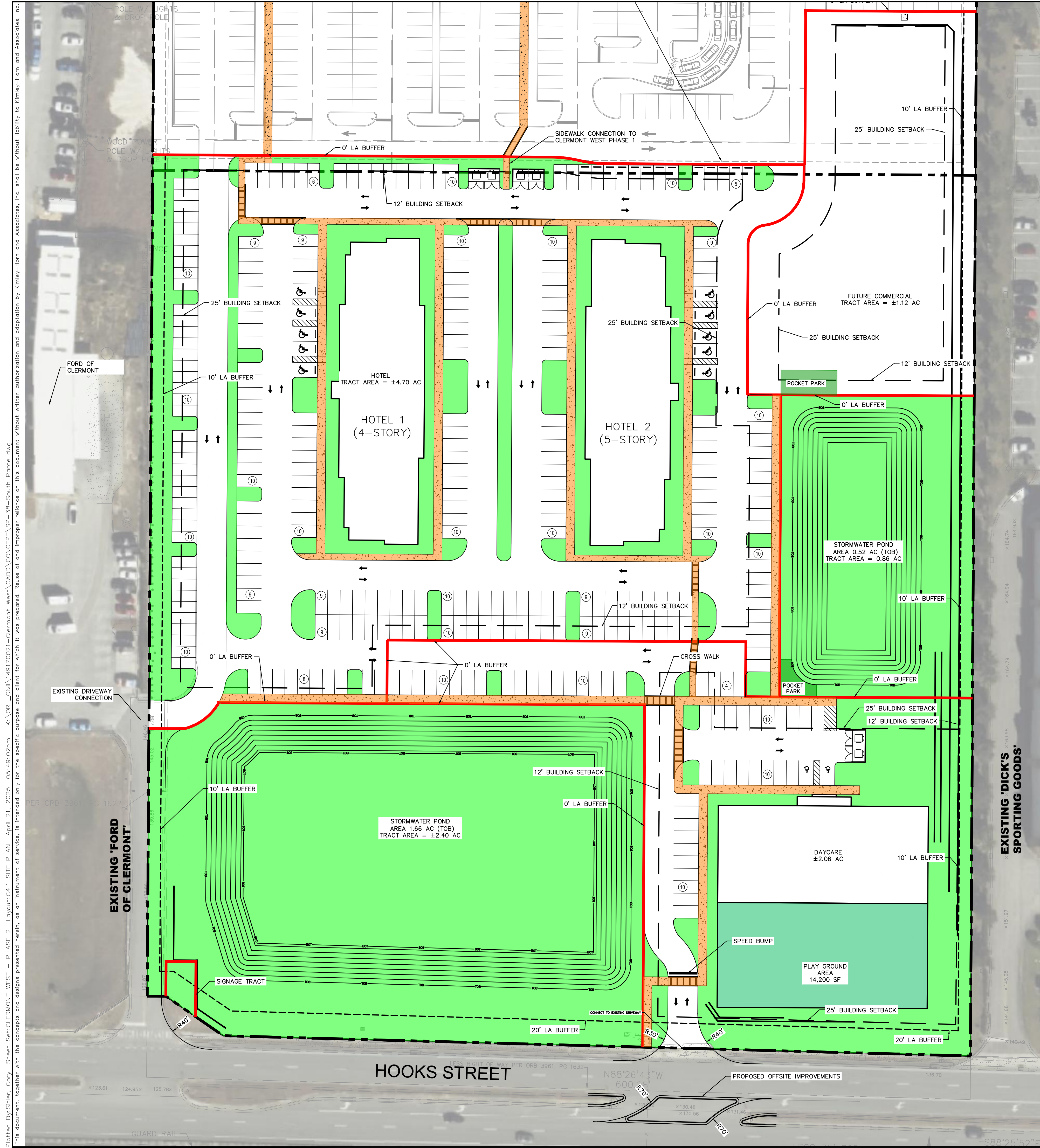
LICENSED PROFESSIONAL	CORY SILLER
FLORIDA LICENSE NUMBER	89984
DATE	12/26/2024

OVERALL SITE PLAN

CLERMONT WEST
- PHASE 2
 SHEET NUMBER
C4.0

CITY OF CLERMONT FLORIDA

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW!
 DIAL 811
 Know what's below.
 Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.



SITE DATA FOR PHASE 2 ONLY
 TOTAL AREA: 11.15 ACRES
 EXISTING ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
 FUTURE LAND USE: COMMERCIAL
 EXISTING LOT USE: VACANT / UNDEVELOPED
 PROPOSED LOT USE: COMMERCIAL
 PROPOSED COMBINED HOTEL BUILDING AREA: ± 130,000 SF
 PROPOSED DAY CARE BUILDING AREA: ± 13,000 SF

BUILDING CRITERIA:
 MAX BUILDING HEIGHT: 65 FT

OVERALL IMPERVIOUS AREA:
 TOTAL MAX IMPERVIOUS COVERAGE (80%) = 11.15 AC * 80% = 8.92 AC
 BUILDING AREA: 1.88 AC
 PAVEMENT/CONCRETE AREA: 3.65 AC
 TOTAL PROPOSED IMPERVIOUS AREA: 5.53 AC (49.60 %)
 TOTAL PROPOSED PERVIOUS AREA: 5.62 AC (50.40 %)

OPEN SPACE:
 REQUIRED: 20%
 TOTAL SITE AREA: 11.15 AC
 MINIMUM OPEN SPACE: 0.20 X 11.15 AC = 2.23 AC
 PROVIDED:
 TOTAL PROVIDED: 5.62 AC (50.40 %)

BUILDING SETBACKS MINIMUM

HOTEL 1	MINIMUM
FRONT (WEST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (EAST)	25 FT
HOTEL 2	
FRONT (EAST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (WEST)	25 FT
DAYCARE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT
FUTURE COMMERCIAL	
FRONT (WEST)	25 FT
SIDE (NORTH)	12 FT
SIDE (SOUTH)	12 FT
REAR (EAST)	25 FT

LANDSCAPE BUFFERS MINIMUM

HOTEL 1	MINIMUM
FRONT (WEST)	10 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (EAST)	0 FT
HOTEL 2	
FRONT (EAST)	0 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (WEST)	0 FT
DAYCARE	
FRONT (SOUTH)	20 FT
SIDE (WEST)	0 FT
SIDE (EAST)	10 FT
REAR (NORTH)	0 FT
FUTURE COMMERCIAL	
FRONT (WEST)	0 FT
SIDE (NORTH)	0 FT
SIDE (SOUTH)	0 FT
REAR (EAST)	10 FT
POND TRACT	
FRONT (SOUTH)	10 FT
SIDE (WEST)	0 FT
SIDE (EAST)	10 FT
REAR (NORTH)	20 FT

PARKING:
 ALLOWED:
 FULL SIZE PARKING TO COMPACT IS 90 TO 10

REQUIRED PARKING:
 COMBINED HOTEL REQUIRED PARKING:
 (1 PER EACH ACCOMMODATION/KEY) = 250 KEYS/1 = 250 SPACES
 (1 PER EACH 3 EMPLOYEES) = 30 EMPLOYEES/3 = 10 SPACES
 SUBTOTAL REQUIRED SPACES = 260

CHILDCARE REQUIRED PARKING:
 (1 PER 300 SF CLASSROOM SPACE + 1 FOR EACH STAFF MEMBER + A FOR EACH 4 EMPLOYEES)
 = 8,570 SF/300 + 22 STAFF = 29 + 22 = 51 SPACES
 SUBTOTAL REQUIRED SPACES = 51

FUTURE COMMERCIAL REQUIRED PARKING:
 FUTURE PARCEL WILL PROVIDE PARKING PER THE CITY OF CLERMONT LDC.

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 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PHASE 2 SITE PLAN

CLERMONT WEST - PHASE 2

CITY OF CLERMONT FLORIDA

SHEET NUMBER **C4.1**

DATE: 07/01/24

REVISIONS

NO. _____

BY _____

DATE _____

CITY COMMENTS #1

LICENSED PROFESSIONAL: CORY STILLER
 FLORIDA LICENSE NUMBER: 89984
 DATE: 12/26/2024

KHA PROJECT: 149170021
 DATE: 12/26/2024
 SCALE: AS SHOWN
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____

Plotted By: Stiller, Cory. Sheet: SET-CLERMONT WEST - PHASE 2. Location: C4.1. SITE PLAN. April 21, 2025. 05:49:02pm. K:\ORL\Civil\149170021-Clermont West\CADD\CONCEPT\SP-38-South Parcel.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CLERMONT
PROPOSED HOTEL



MEMORANDUM

Date: May 19, 2025 Project #: 24449.41

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP

Project: Clermont West – South Parcel Traffic Impact Analysis

Subject: TIS Review

This memorandum has been prepared to document the review of the Clermont West – South Parcel Traffic Impact Study. The TIS was completed by Kimley-Horn and was revised May 2025. The project proposes to build two hotels (123 rooms each), a day care center (12,500 SF), and a general strip retail plaza (10,000 SF) in Clermont, FL. The site is located between SR 50 and Hook Street, west of Sandhill View Boulevard. The original parcel fronting SR 50 was previously analyzed to contain four restaurants. A Portillo's opened on the adjacent Clermont West parcel in January 2024.

Comments were provided on the original traffic study to include the latest Lake County CMP Database and updated traffic counts incorporating Portillo's. The most recent update to the study updates the development program based on feedback from the City of Clermont and the access per Lake County. All comments have been addressed and we have no additional comments.

Per coordination with Lake County, the development will have one full access at the existing Ford driveway. The eastern access point on Hooks Street will need to be modified into a directional median opening. No other offsite improvements are required.



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date 5/7/2025	FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Clermont West Phase 2			
Applicant CLERMONT WEST INVESTORS, LLC			
Contact Person RYAN STAHL			
Address 630 S. MAITLAND AVENUE, SUITE 100	City MAITLAND	State FL	Zip 32751
Telephone 407-628-0077	Fax		
Email RSTAHL@EQUINOX-DEVELOPMENT.COM			
OWNER INFORMATION <input checked="" type="checkbox"/> (Check box if owner information is same as applicant)			
Owner's Name			
Owner Address	City	State	Zip
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 1250 E HWY 50	City CLERMONT	State FL	Zip 34711
General Location South of SR 50, east of Grand Hwy, west of Sandhill View Blvd, and north of Hooks St.			
Legal Description & Alternate Key (include copy of survey)			
<small>A PORTION OF: BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WAY TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY. AND TRACTS 22 AND 27, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT: BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WAY TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH LAKE HIGHLANDS 29-22-26, TRACTS 37A, 37B, 38A, E 170.51 FT OF TRACT 388—LESS BEG AT NE COR OF TRACT 37A, RUN S 0-15-47 W 35.01 FT, N 88-26-40 W 164.46 FT, N 0-15-47 E 35.01 FT, S 88-26-40 E 164.46 FT TO POB FOR RD R/W & LESS FROM SW COR OF NW 1/4 OF SEC 29 RUN S 88-26-37 E ALONG S LINE OF NW 1/4 A DIST OF 1483.16 FT, S 0-12-04 W 15 FT TO S LINE OF HOOKS ST & THE INTERSECTION WITH W LINE OF E 170.51 FT OF TRACT 388 FOR POB, CONT S 88-26-37 E 983.16 FT, S 0-15-50 W 35 FT, N 88-26-37 W 983.07 FT, N 0-12-04 E 35 FT FOR RD R/W—PB 2 PG 25 ORB 1008 PG 668. FOR A TOTAL OF ±17.72 AC.</small>			
Land Use (City verification required) C-2 GENERAL COMMERCIAL DISTRICT			
Zoning (City verification required) COMMERCIAL			



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.

Develop the rear ±10.61-acres south of the Clermont West (#SITE2301-0006) project to propose two 5-story hotels (±130,000 combined SF, ±250 combined rooms), ±12,500 SF child daycare center, and a future commercial parcel per the conceptual site plan. This project and the proposed uses are consistent with the existing zoning and the surrounding uses within this commercial corridor along SR-50.

RYAN STAHL

Applicant Name (print)

x _____
Applicant Name (signature)

RYAN STAHL

Owner Name (print)

x _____
Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020

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:	06/03/2025
Order Number:	11379287
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	52.0000
Height in Inches:	4.3100

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/16/2025 - 06/16/2025	Public Notices
LEE dailycommercial.com	1	06/16/2025 - 06/16/2025	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	\$84.16
Tax Amount	\$0.00
Service Fee 3.99%	\$3.36
Cash/Check/ACH Discount	-\$3.36
Payment Amount by Cash/Check/ACH	\$84.16
Payment Amount by Credit Card	\$87.52

Order Confirmation Amount	\$84.16
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, July 1, 2025 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2025-013R), to allow for two hotels to occupy more than 20,000 square feet of floor space and to allow shared parking among the hotels. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) to allow zero (0) foot internal landscape buffers between internal lot lines and (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope.

LOCATION

Vacant property located north of
Hooks Street,
between Ford of Clermont and
Dick's Sporting Goods
(Portion of Alternate Key 1103916)
10.61 +/- Acres

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. 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

6/16/2025

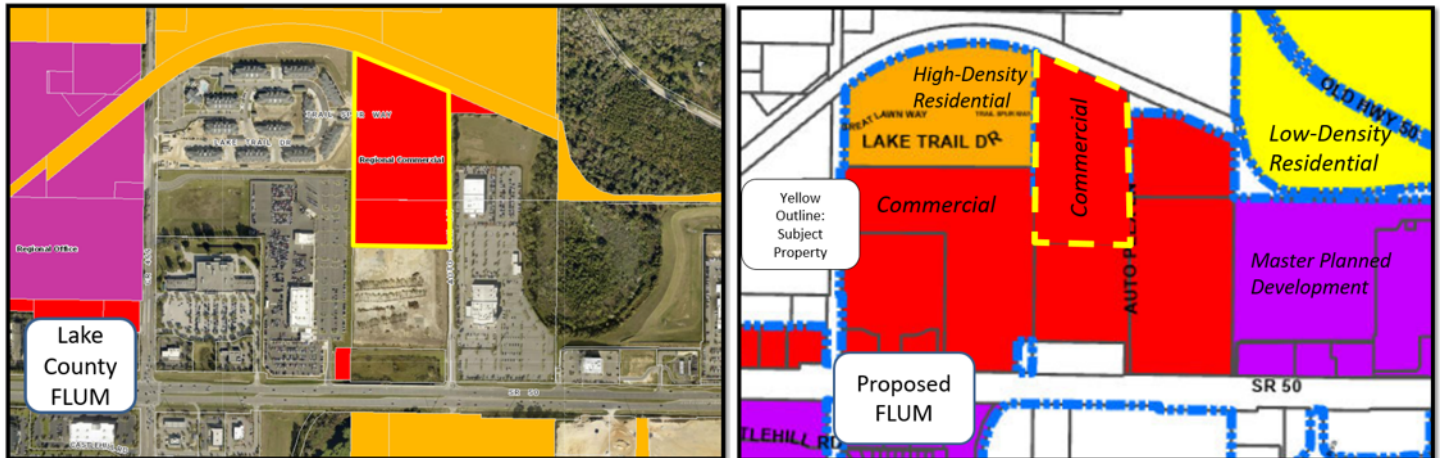


AGENDA ITEM

Meeting Date	
	Tuesday, July 1, 2025
Agenda Item Name	
	Ordinance No. 2025-026 <i>CarMax Expansion SSCP</i>
Requested Action	
	Recommend approval of Ordinance 2025-026.
Staff Report	

The applicant, Thomas Dixon, is requesting annexation, a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located east of County Road 455 and north of State Road 50, adjacent to Auto Plex Lane, and is approximately 17.242 +/- Acres. The property meets the requirements for consideration of annexation under Florida Statutes 171.044 by adjacency to the current City limits. The property is located within the JPA and ISBA service boundaries and the City issued a utility letter documenting intent to serve the property in September 2024. Lake County is in the final stages of approving the final site plan for development with an understanding the City will be providing water and sewer services. The property shall be developed as a continuation of the existing CarMax dealership to be used as auto inventory, wholesale auction, and other accessory uses to the dealership. The proposed site plan has been reviewed by the Clermont Site Review Committee as part of the JPA Agreement to ensure the proposed development is in compliance to the Clermont Land Development Regulations (LDR).

The current future land use in Lake County is Commercial. As part of the annexation process, the property will need a City of Clermont future land use designation. A similar designation in the City is Commercial and would be compatible with the proposed end development. A majority of the existing future land uses in the area (East, South, and a portion to the West) are Commercial future land use.



The applicant's request to change the future land use to the City's Commercial designation does not propose a conflict to the existing uses and land uses in the area. The proposed project and the existing Lake County future land use is commercial. Several parcels in the area are City of Clermont Commercial and this would be a continuation of that future land use. Staff recommends approval of the Small Scale Comprehensive Plan amendment to change the future land use from Lake County Commercial to City of Clermont Commercial. Staff recommends approval of Ordinance 2025-026.

Additional Analysis		
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Fiscal Impact Summary		
------------------------------	--	--

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

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

1.	Ord 2025-026 - CarMax Exp SSCPA (06.16.2025)	Ord 2025-026 - CarMax Exp SSCPA (06.16.2025).pdf
2.	Carmax Expansion Maps	Carmax Expansion Maps.pdf
3.	OVERALL SITE PLAN EXHIBIT (6.20.2025)	OVERALL SITE PLAN EXHIBIT (6.20.2025).pdf
4.	Clermont Utility Letter - GK Rogers	Clermont Utility Letter - GK Rogers.pdf
5.	20250527_Comp Plan Application_signed	20250527_Comp Plan Application_signed.pdf
6.	Legal Ad 2025-026 CarMax Exp SSCPA - Legal Ad PZ	Legal Ad 2025-026 CarMax Exp SSCPA - Legal Ad PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-026

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

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:



CITY OF CLERMONT
ORDINANCE NO. 2025-026

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14"

EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4,



CITY OF CLERMONT
ORDINANCE NO. 2025-026

PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO



CITY OF CLERMONT
ORDINANCE NO. 2025-026

THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22



CITY OF CLERMONT
ORDINANCE NO. 2025-026

SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE. DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG



CITY OF CLERMONT
ORDINANCE NO. 2025-026

THE SAID EAST LINE, A DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

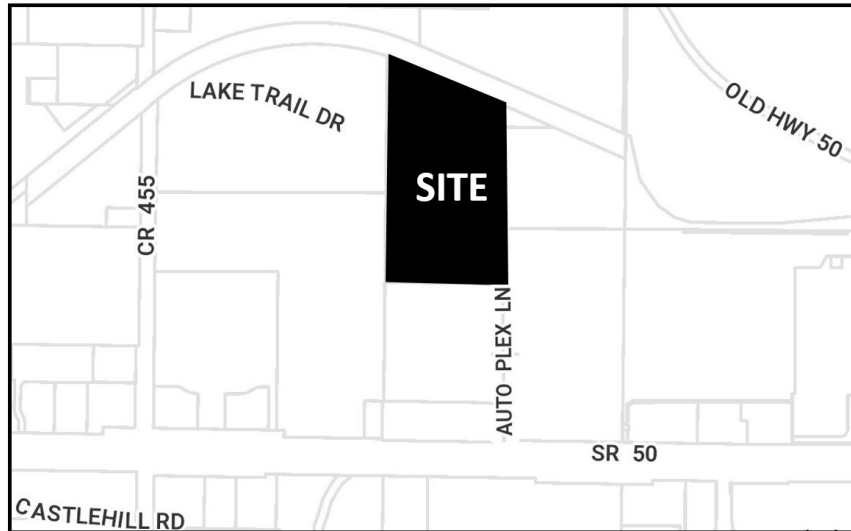
A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

LOCATION

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



CHANGE THE FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY COMMERCIAL
TO: CITY OF CLERMONT COMMERCIAL**

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. 2025-026

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. 2025-026

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 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

Exhibit - Location Map – CarMax Expansion

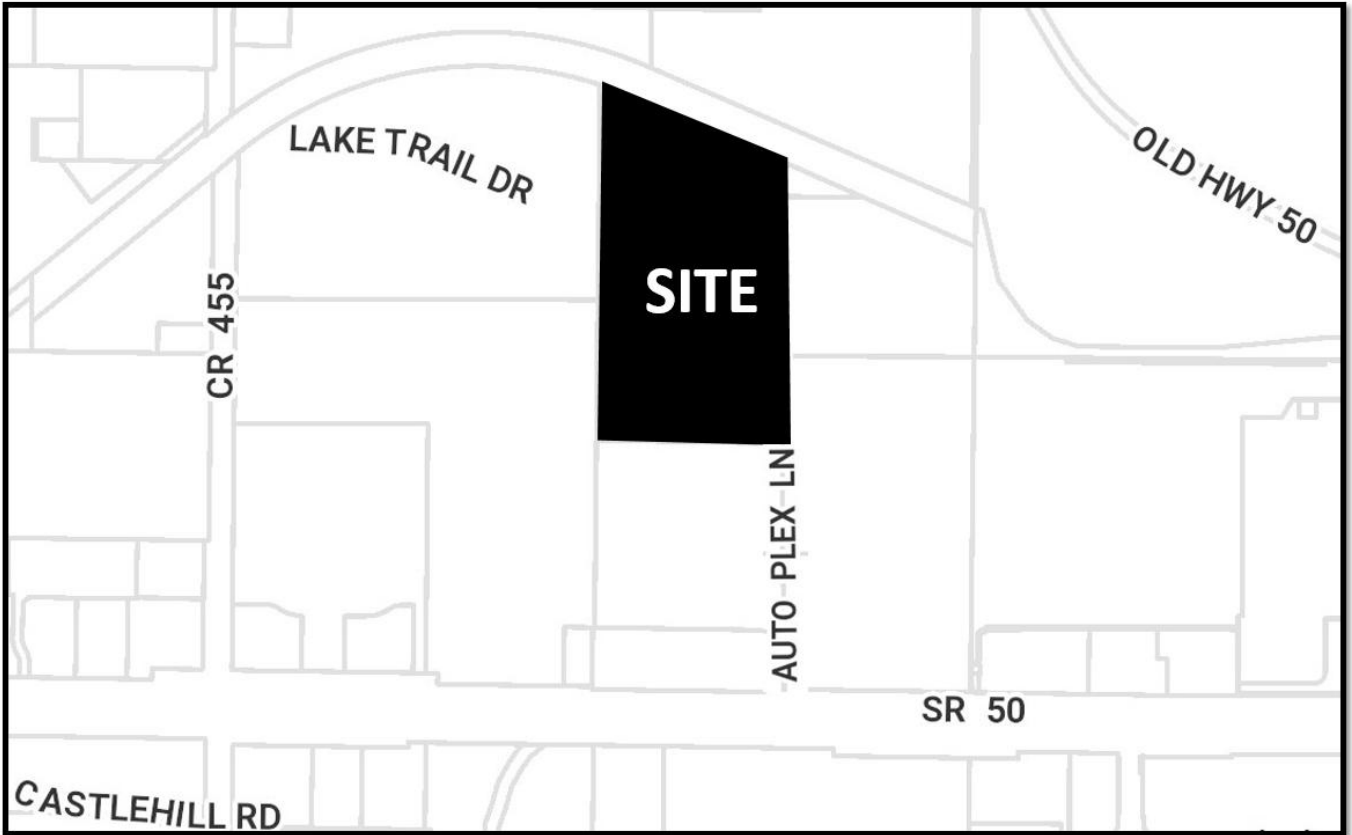


Exhibit – Future Land Use Map – CarMax Expansion

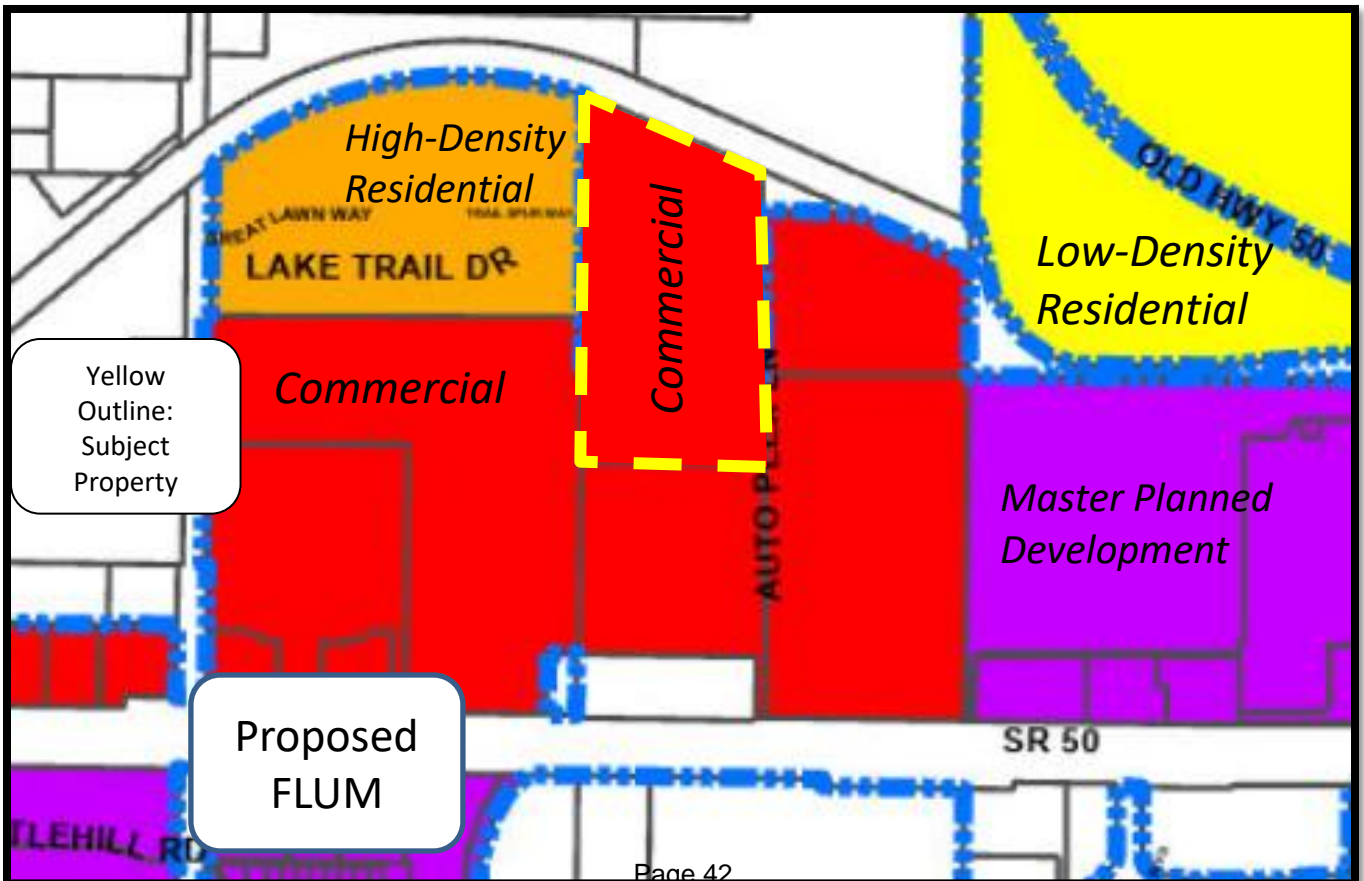
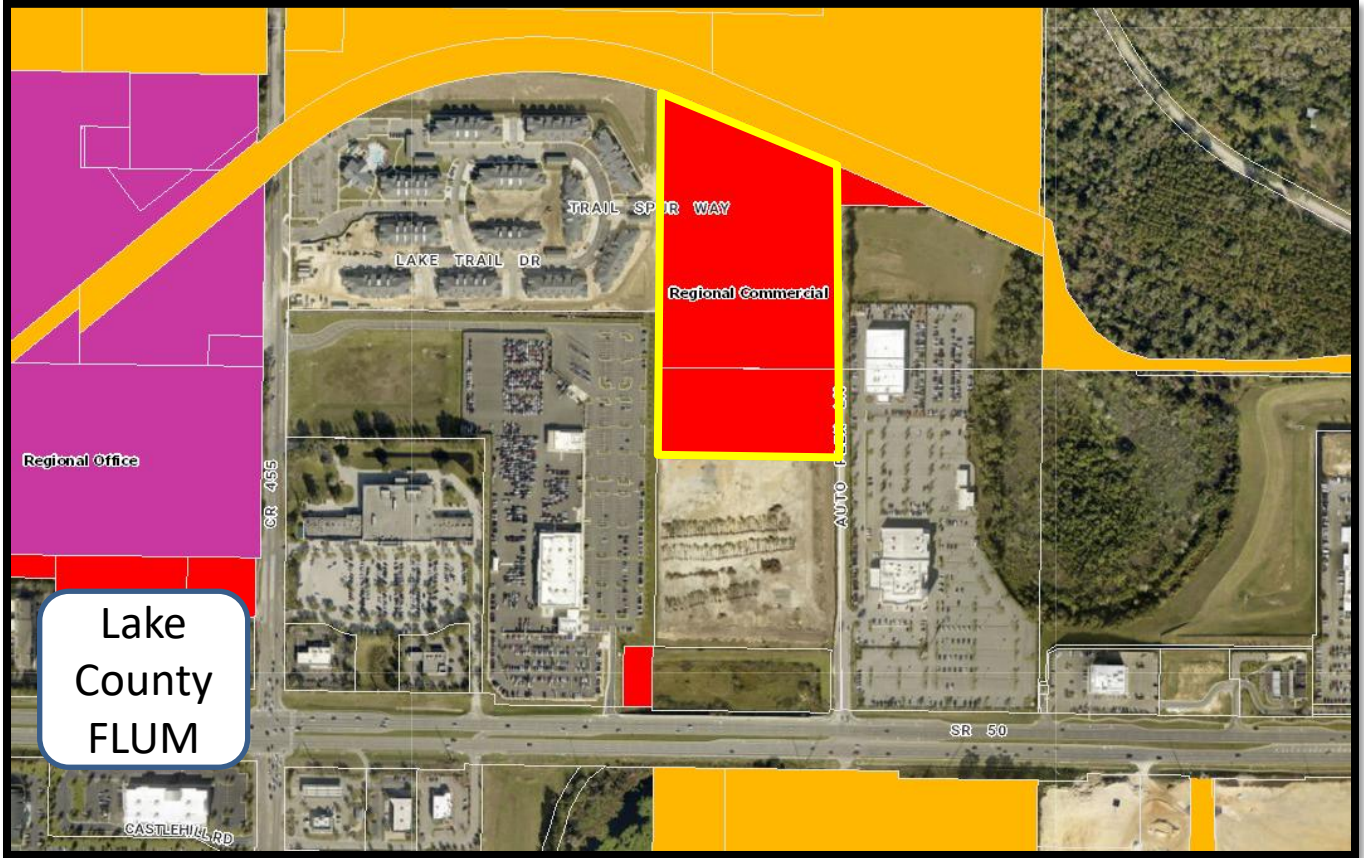


Exhibit – Zoning Map – CarMax Expansion

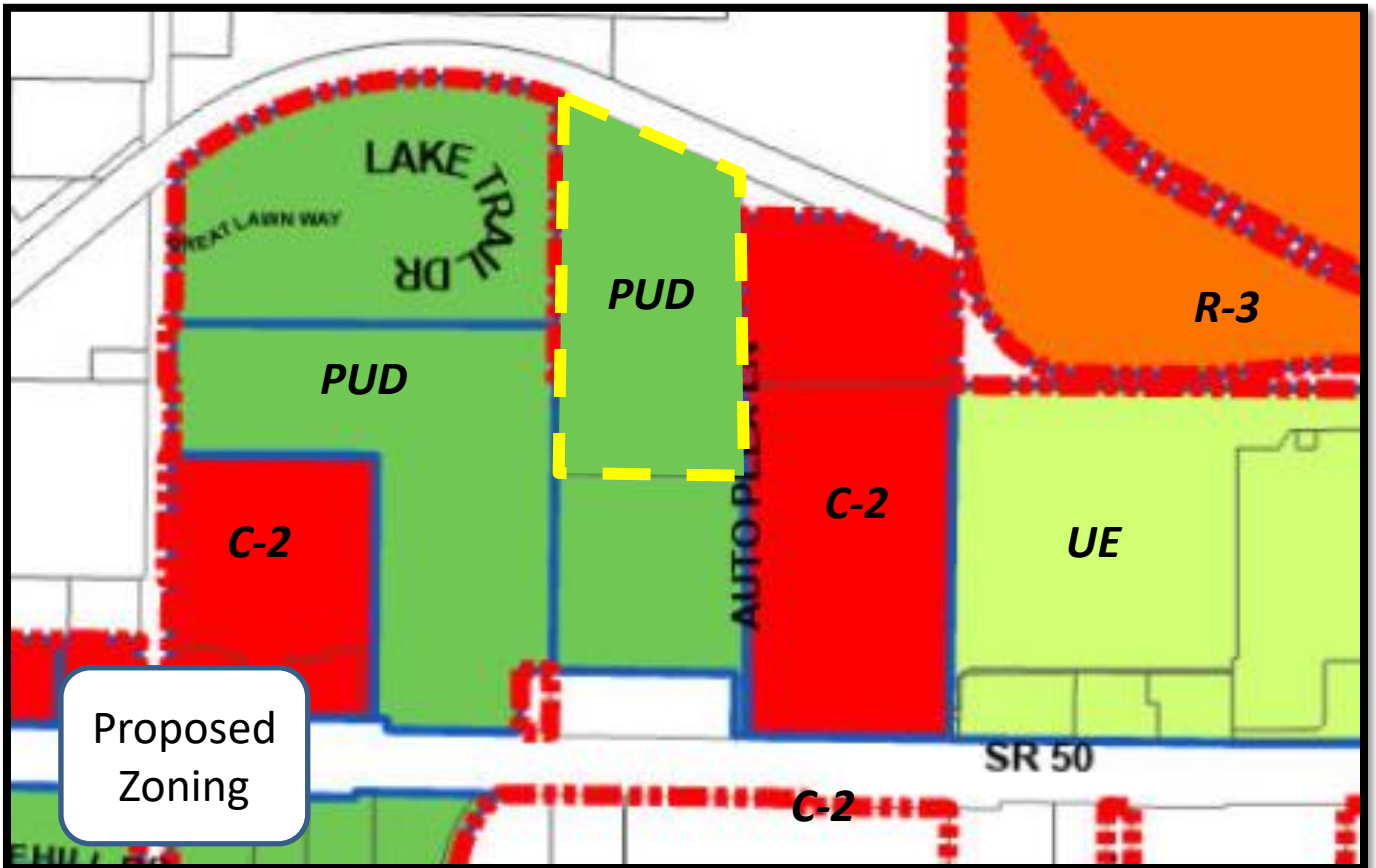
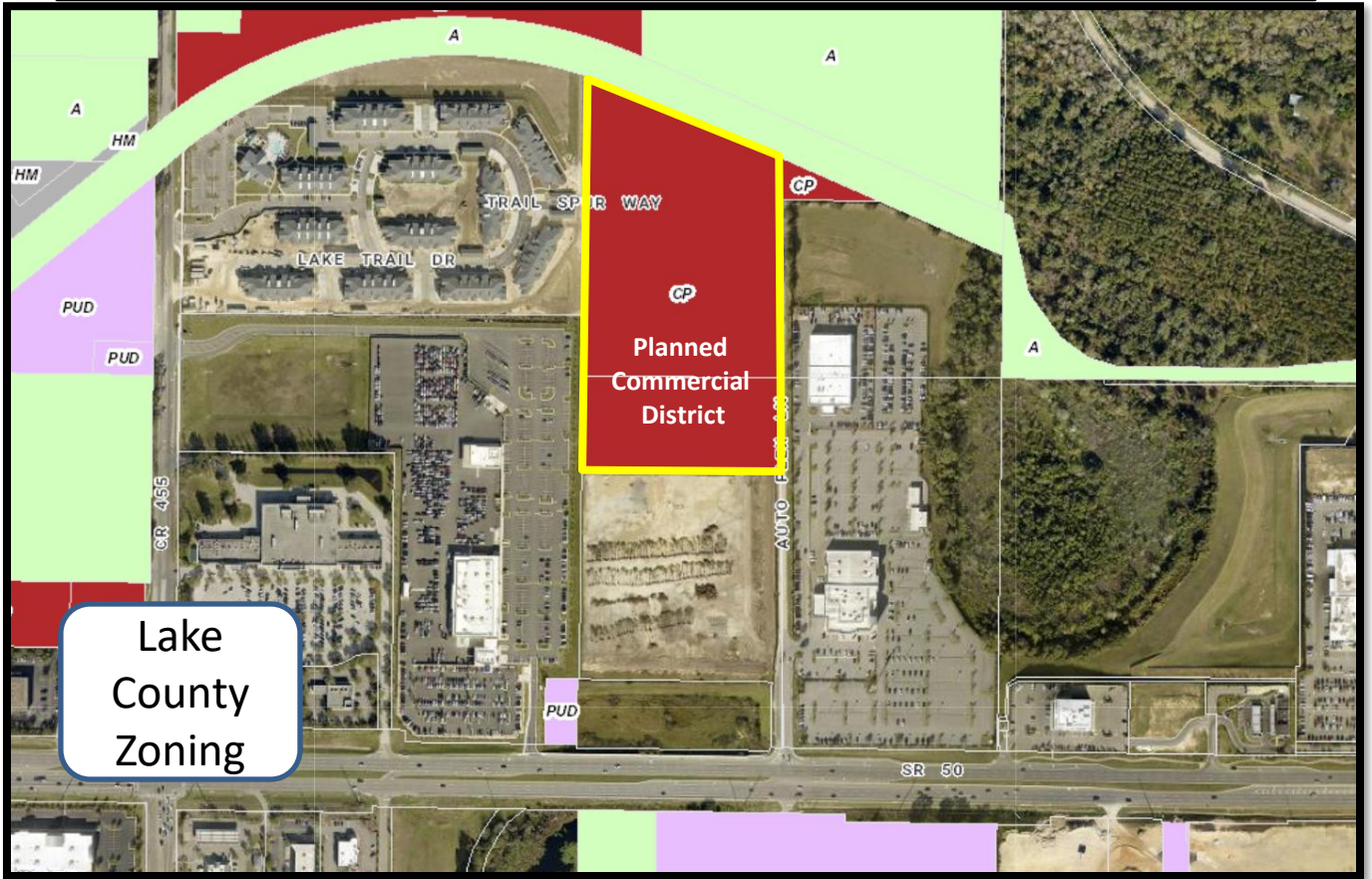
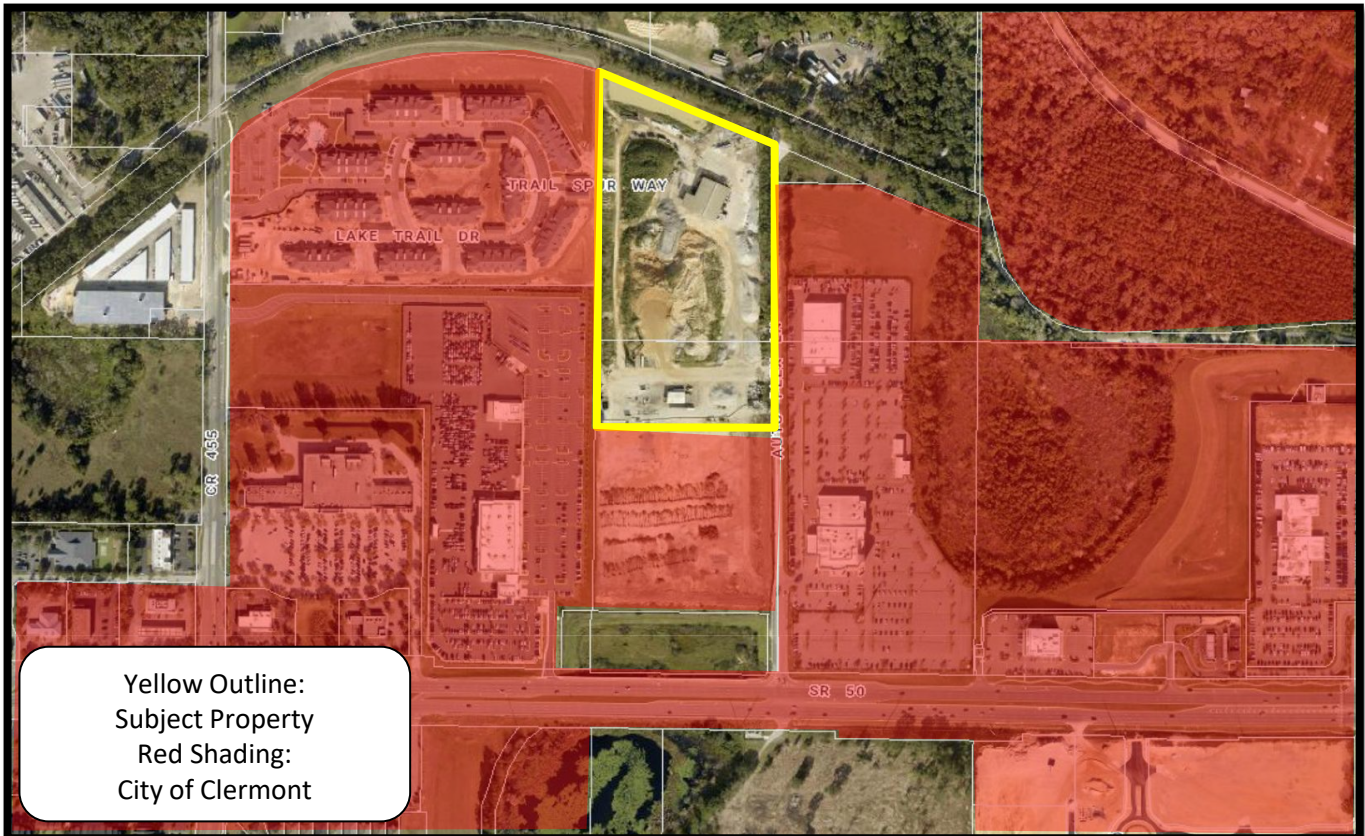
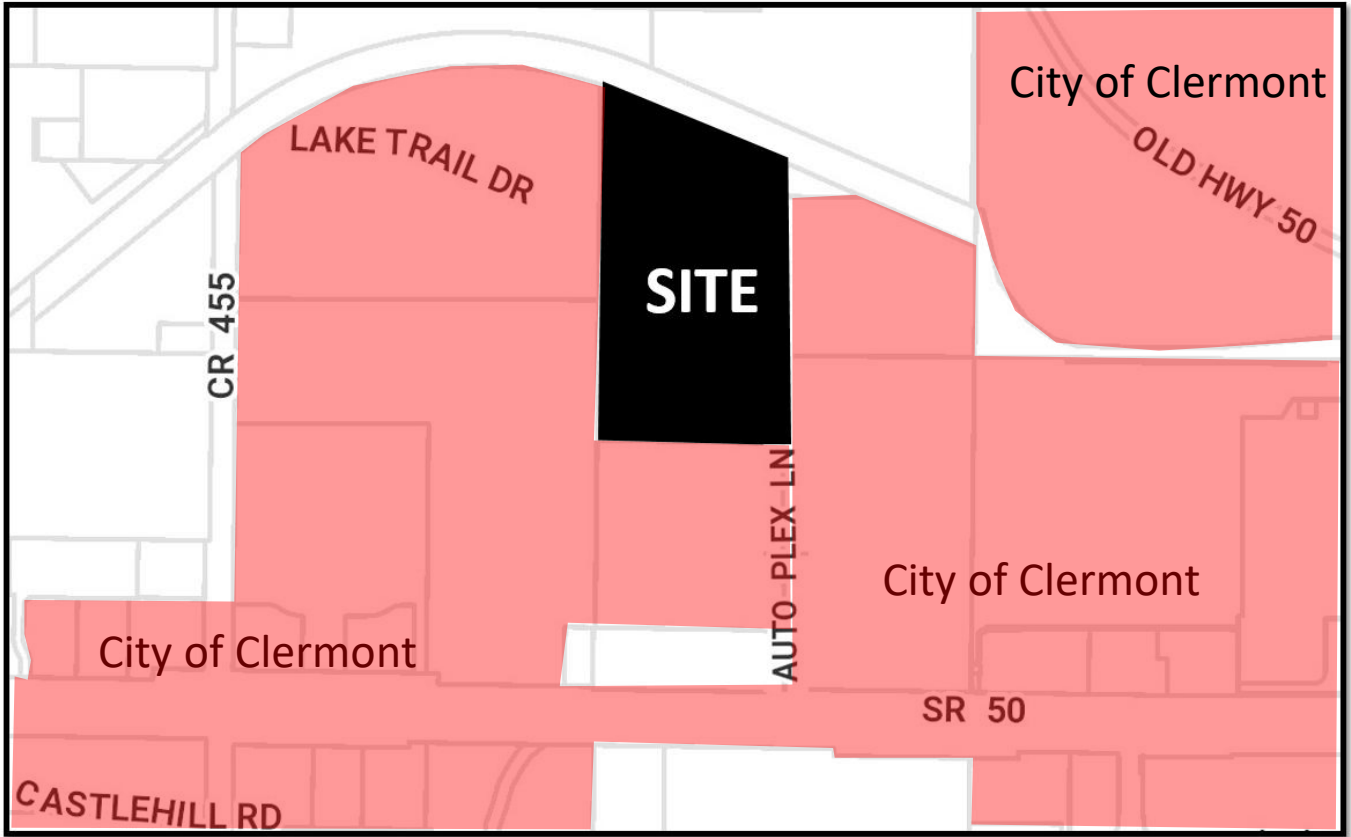
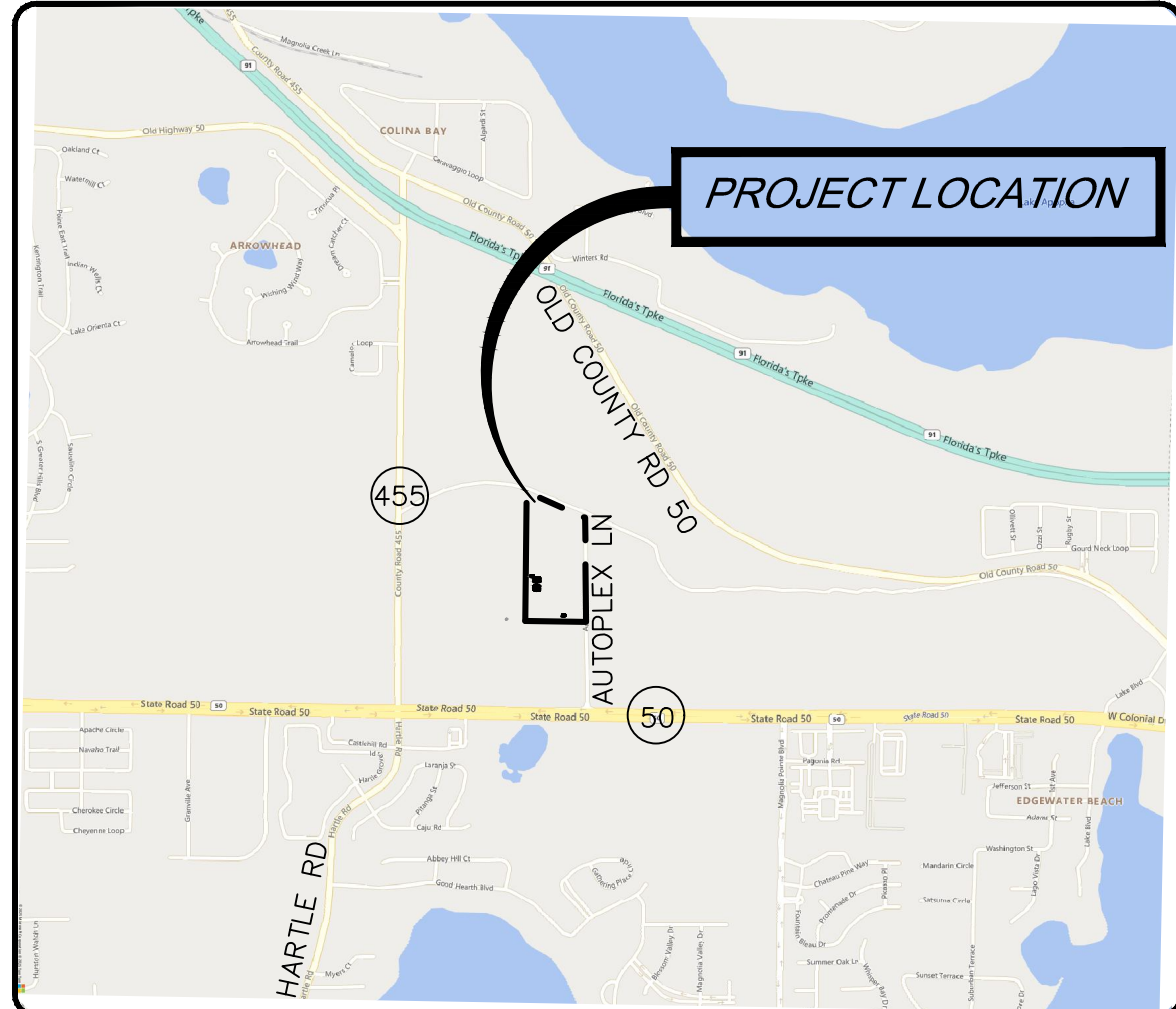


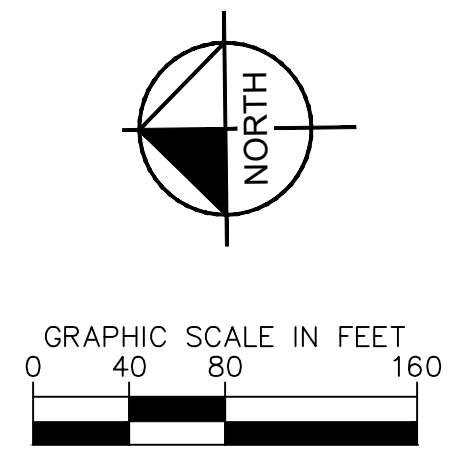
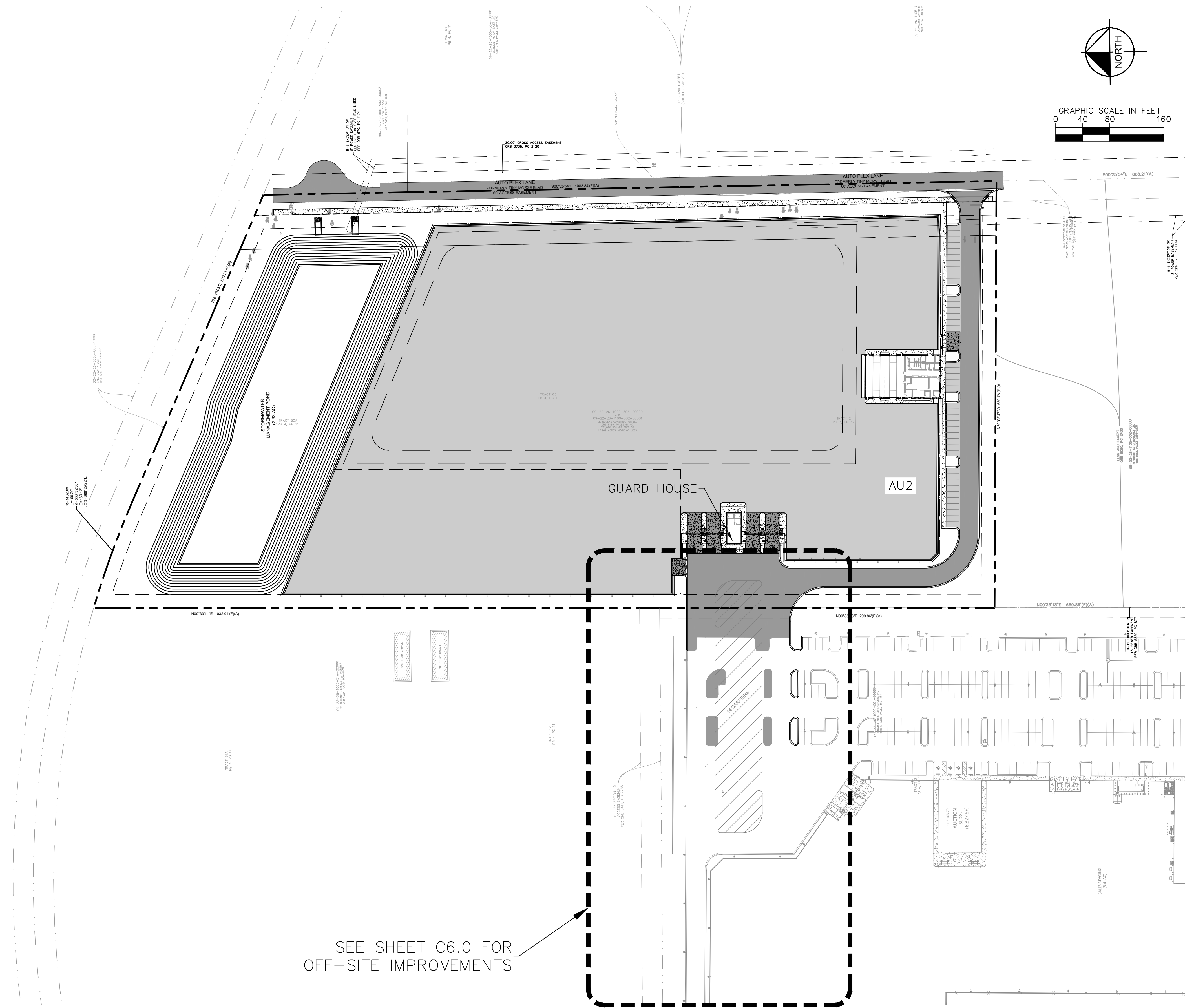
Exhibit – Annexation Map – Carmax Expansion



VICINITY MAP - 1" = 2,000'



SECTION 23, TOWNSHIP 22S, RANGE 26E



SITE DATA:

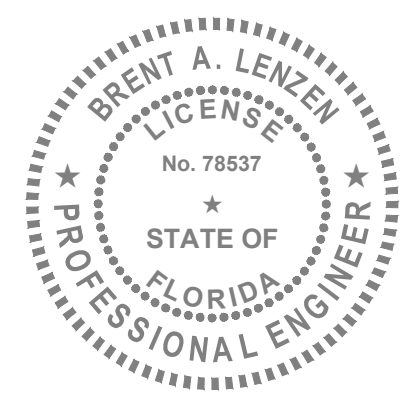
TOTAL SITE AREA:	17.24 AC
DEVELOPABLE AREA:	16.50 AC
EXISTING ZONING:	CP
EXISTING FUTURE LAND USE:	REGIONAL COMMERCIAL
EXISTING F.A.R.:	0.02
PROPOSED F.A.R. (3.0 MAX.):	0.01
EXISTING NON-RESIDENTIAL BUILDING AREA:	16,592 SF
PROPOSED NON-RESIDENTIAL BUILDING AREA:	8,107 SF
EXISTING DWELLING UNITS:	N/A
PROPOSED DWELLING UNITS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING IMPERVIOUS AREA:	0.97 AC
PROPOSED IMPERVIOUS AREA (75% MAX.):	11.47 AC (70.0%)
EXISTING OPEN SPACE:	16.27 AC
PROPOSED OPEN SPACE (15% REQUIRED):	4.83 AC (29.0%)
TOTAL AREA IN FLOODPLAIN:	N/A
TOTAL AREA IN WETLANDS:	N/A

LEGEND

	PROPERTY LINE
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.1)
	PROPOSED ASPHALT MILL AND RESURFACE (SEE DETAIL SHEET C7.1)
	PARKING COUNT

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
 PHONE: (407) 964-1515
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PERMIT SET



NOT RELEASED FOR CONSTRUCTION

LATEST D/A/PC

DRAWN BY:

CHECKED BY:

REV#	DATE	DESCRIPTION	BY
1	05/09/2025	PER REVIEW COMMENTS	
2	06/09/2025	PER REVIEW COMMENTS	VOP

CARMAX
 THE AUTO SUPERSTORE
 STORE NUMBER 4067
 16731 STATE RD. 50
 CLERMONT, FL 34711

PROJECT NO.	20-23040.00
DATE	09 MAY 2025
SHEET TITLE	SITE LAYOUT PLAN
SHEET NO.	C3.0



Mark Griffin
Public Services Assistant Director
3335 Hancock Road
Clermont, FL 34711

352-241-0178 X 6623
mgriffin@clermontfl.org

September 24, 2024

GK Rogers Construction
C/O Jimmy Crawford, Esq.
702 W. Montrose Street
Clermont, FL 34711

RE: GK Rogers Construction Utility Service – AK 3938448 & 2665637

This letter is in response to your request regarding utility availability for the project located at:

14013 Auto Plex Lane, Clermont, FL 34711

The property referenced is not located within the City Limits of Clermont; however, the property is located within the City's utility service area and therefore, the City can provide water and sewer service up to 5,000 gallons per day subject to compliance with applicable City Codes and fees.

Final approval for the provision of utility services to the property must be granted by the City Council and may be subject to additional conditions. To initiate the consideration process, the property owner must submit a request for utility service along with a conceptual site plan specifying how the property will be and the description of commercial usage to be approved by City Council. Please contact Curt Henschel, Planning and Development Services Director, to proceed with requesting utility service for this project, (352) 241-7308.

If you have any questions regarding the information provided, please contact me at (352) 241-0178.

This Utility Notification is valid **UNTIL SEPTEMBER 10, 2025**. If an application to annex the subject property into the City of Clermont, Florida, is received by the City on or before that date, this Utility Notification shall remain valid until the disposition of such annexation application.

Sincerely,

A handwritten signature in black ink that reads "Mark Griffin".

Mark Griffin
Public Services Assistant Director



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments* and *Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 05/27/2025

FEE:

Project Name (if applicable): CarMax - Auto Plex Ln

Applicant: Thomas A. Dixon

Contact Person: Cassidy Clements

Address: 1626 Cole Blvd

City: Lakewood State: CO Zip: 80027

Phone: 7046086034 Fax:

E-Mail: cclements@centerpoint-is.com

OWNER: Greg Rogers, GK Rogers Construction

Address: 4240 Martin Luther King Jr Dr SW

City: Atlanta State: GA Zip: 30336

Phone: Fax:

E-Mail:

General Location: 14031 Auto Plex Ln, Clermont, FL

Legal Description (include copy of survey): Legal Description Attached

Property size (in acres or square feet):

Flood hazard area (yes) and approx. acreage (no) NO

Existing (Actual) Land Use: Industrial

Existing Zoning: Planned Commercial (CP) - Lake County

Existing Future Land Use: Regional Commercial - Lake County; No identified FLU in City of Clermont

Proposed Future Land Use: Commercial

Type of development proposed: Automobile and Truck Sales



Proposed density (dwelling units/acre) or intensity: N/A

Proposed Zoning District: Planned Unit Development

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).

Amendment is required in order to Annex and Rezone the subject parcel to allow for an expansion to the existing CarMax off of Auto Plex Ln. Annexation is required to obtain water and sanitation services from the City of Clermont. The development is similar to the surrounding parcels. The proposed development will be landscaped in conformance with the JPA between the City of Clermont and Lake County, and will be more appropriate in this area compared to the existing industrial development that exists.

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>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</p>



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Thomas A Dixon

_____, 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 Regional Commercial, Lake County to Commercial 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.

Thomas A Dixon

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

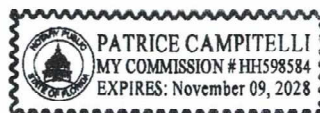
or personally known by me this 28th

day of May, 2025

X

Patrice Campitelli
Notary Public, State of Florida at Large

My Commission Expires: 11/9/28





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared
Greg Rogers for GK Rogers Construction, 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 Regional Commercial, Lake County to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Thomas A Dixon 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.

Greg Rogers
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 27th day of May, 2025.

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

My Commission Expires: 1/31/2029



CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
ORDINANCE NO. 2025-026

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, July 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 17.242 +/- acre parcel from Lake County Commercial to City of Clermont Commercial Land Use Designation.



LOCATION

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres

FUTURE LAND USE MAP AMENDMENT

From: Lake County Commercial
TO: City of Clermont Commercial

ORDINANCE NO. 2025-026

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.

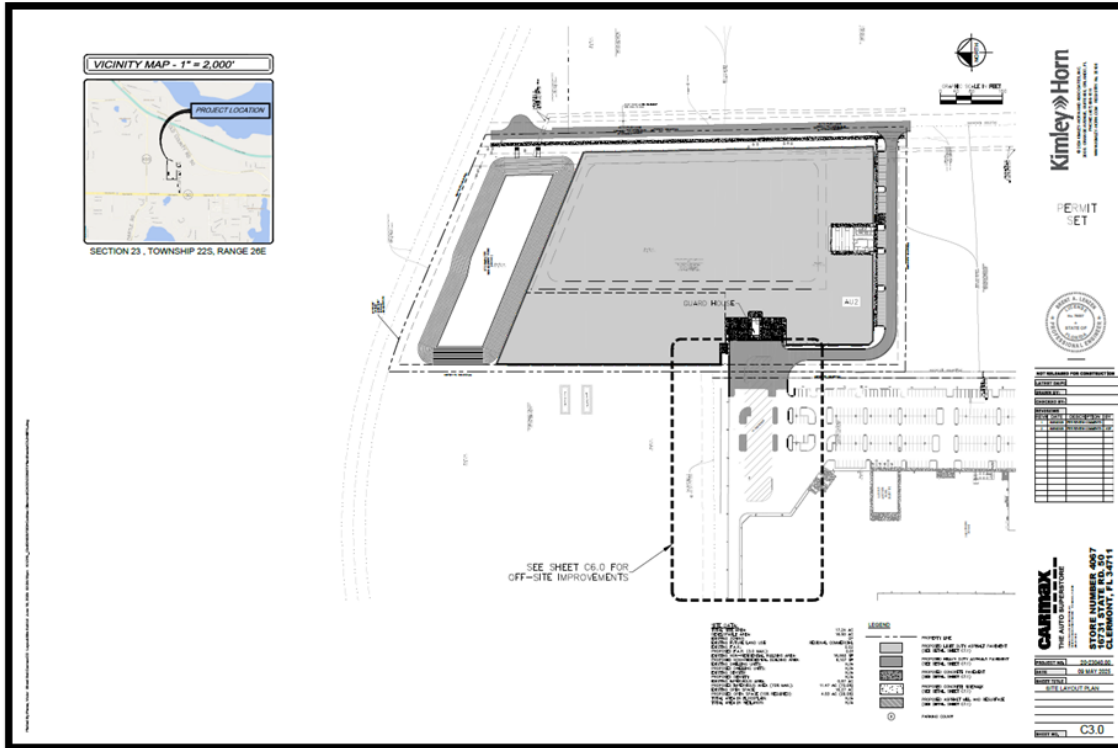
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

Meeting Date	
Tuesday, July 1, 2025	
Agenda Item Name	
Ordinance No. 2025-027 <i>CarMax Expansion Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2025-027.	
Staff Report	
<p>The applicant, Thomas Dixon, is requesting annexation, a small scale comprehensive plan amendment and rezoning of the subject property. The property is located east of County Road 455 and north of State Road 50, adjacent to Auto Plex Lane, and is approximately 17.242 +/- Acres. The property meets the requirements for consideration of annexation under Florida Statutes 171.044 by adjacency to the current City limits. The property is located within the JPA and ISBA service boundaries and the City issued a utility letter documenting intent to serve the property in September 2024. Lake County is in the final stages of approving the final site plan for development with an understanding the City will be providing water and sewer services. The property shall be developed as a continuation of the existing CarMax dealership to be used as auto inventory, wholesale auction, and other accessory uses to the dealership.</p> <p>The applicant is requesting a rezoning from Lake County Planned Commercial (CP) to City of Clermont Planned Unit Development (PUD) as part of the annexation process. The property has an existing ordinance, Ordinance 2025-03, issued by Lake County that includes specific development requirements relating to the proposed end use as auto inventory, wholesale auction, and other accessory uses with the adjoining existing CarMax dealership. The property was previously used as an asphalt plant operating under Lake County Industrial zoning prior to the recent zoning change to Planned Commercial in Lake County.</p>	
<p>Looking south towards SR 50</p>	
<p>The requested City's PUD zoning would allow the transfer of the existing specific development requirements. As part of the PUD, the applicant would be required to develop the site in substantial accordance to a site plan. The proposed site plan as part of the City's Ordinance has been reviewed by the Clermont Site Review Committee as part of the JPA Agreement to ensure the proposed development is in compliance to the Clermont Land Development Regulations (LDR). This site plan would replace the one currently in Lake County's Ordinance.</p>	



Majority of the specific development requirements have been incorporated in the City's ordinance with a few changed to coincide with the City's Land Development Code or been eliminated since the City's code addresses the issue; such as noise and mass grading, or is no longer applicable, such as annexation requirements. The capturing of the existing zoning of Planned Commercial is most appropriately suited to the City's Planned Unit Development, since this allows an ordinance format and allows specific uses to be documented as conditions. Staff is in support of the rezoning request and recommends approval of Ordinance 2025-027.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)

1.	Ord 2025-027 CarMax Exp Rezoning (06.24.2025)	Ord 2025-027 CarMax Exp Rezoning (06.24.2025).pdf
2.	CarMax Expansion Maps	CarMax Expansion Maps.pdf
3.	Aerial view	Aerial view.pdf
4.	OVERALL SITE PLAN EXHIBIT (6.20.2025)	OVERALL SITE PLAN EXHIBIT (6.20.2025).pdf
5.	OVERALL LANDSCAPE PLAN (6.20.2025)	OVERALL LANDSCAPE PLAN (6.20.2025).pdf
6.	Clermont Utility Letter - GK Rogers	Clermont Utility Letter - GK Rogers.pdf
7.	Lake County Zoning 2025-03 CP	Lake County Zoning 2025-03 CP.pdf
8.	Rezoning Application_signed	Rezoning Application_signed.pdf
9.	Legal Ad 2025-027 CarMax Exp REZ - Legal Ad PZ	Legal Ad 2025-027 CarMax Exp REZ - Legal Ad PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-027

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

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY



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MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14"

EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23,



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ORDINANCE NO. 2025-027

TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.



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THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE. DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST



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CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION

AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

LOCATION:

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



**From: Lake County Planned Commercial (CP)
To: City of Clermont Planned Unit Development (PUD)**

SECTION 2: CONDITIONS

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The Property shall be developed in substantial accordance with the Site Layout Plan (AR5957/Major SP-PZ2025-68) dated May 9, 2025 with a revision date of June 9, 2025, as prepared by Kimley-Horn (previously called Lake County Site Plan), Exhibit A. Formal construction plans 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.



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- 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. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to every condition set out in this Ordinance.
- 5. Major changes as determined by the Site Review Committee may require an amendment to this Ordinance.

SECTION 3: LAND USES AND DEVELOPMENT STANDARDS

- 1. The property may be used for an automobile dealership inventory lot with supporting accessory uses to the existing CarMax dealership, included but not limited to a wholesale auction sales facility, as identified in the Site Layout Plan. The property may also be developed with any permitted uses allowed in the in the C-2 General Commercial zoning district and Land Development Regulations.
- 2. Building Setbacks:

All roads or ROW easements	50 feet from the property line
Side Setback	15 feet from the property line
Rear Setback	15 feet from the property line
- 3. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR), as amended and with the additions below:
 - a. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
 - b. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.
 - c. Best Management Practices for native landscaping and “right plant-right place” landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
 - d. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.
- 4. Fifteen percent (15%) open space shall be provided within the project.



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ORDINANCE NO. 2025-027

5. The maximum Impervious Surface Ratio (ISR) for the subject property is seventy-five (75) percent.
6. The maximum building height will be fifty (50) feet.
7. The maximum floor area ratio (FAR) shall be 0.25.
8. An environmental assessment dated within six (6) months of the date the site plan is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence compliance in accordance with the Comprehensive Plan and LDR, as amended.
9. Transportation requirements:
 - a. An eight (8) foot wide sidewalk will be required along Auto Plex Lane road frontage.
 - b. Auto Plex Lane will be required to be improved with the development.
 - c. A traffic impact study shall be submitted to the FDOT for review and mitigation. The impacted roadway of SR 50 from County Road (CR) 455 to the Orange County line is currently operating with a v/c of ninety-seven (97) percent of its capacity at a LOS “D”. Appropriate mitigation shall be required to address any identified reductions in the LOS of SR 50 contributed to this development, to preserve a LOS “D”, as required pursuant to FDOT standards, Comprehensive Plan and LDC, as amended. Any such mitigation agreement shall come before the Lake County Board of County Commissioners and/or the City of Clermont City Council for approval prior to execution.
 - d. All access management shall be in accordance with the Comprehensive Plan and LDC, as amended and coordinated with Lake County, City of Clermont and FDOT.
10. All utilities for water and sewer connections must be in accordance to Clermont Standards and shall comply with all applicable City of Clermont, State, and Regional policies and regulations.
11. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns Water Management District (SJWMD) standards and requirements. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
12. External lighting is required and will comply with Clermont Land Development Regulations and in accordance with dark-sky principles.
13. Signage must comply with the City of Clermont Sign Code.



CITY OF CLERMONT
ORDINANCE NO. 2025-027

14. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents, as amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, to the preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

SECTION 4: CONFLICT

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

SECTION 5: 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 6: 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 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida. Recording fees will be at the expense of the applicant.

SECTION 8: 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. 2025-027

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of August 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

Exhibit - Location Map – CarMax Expansion

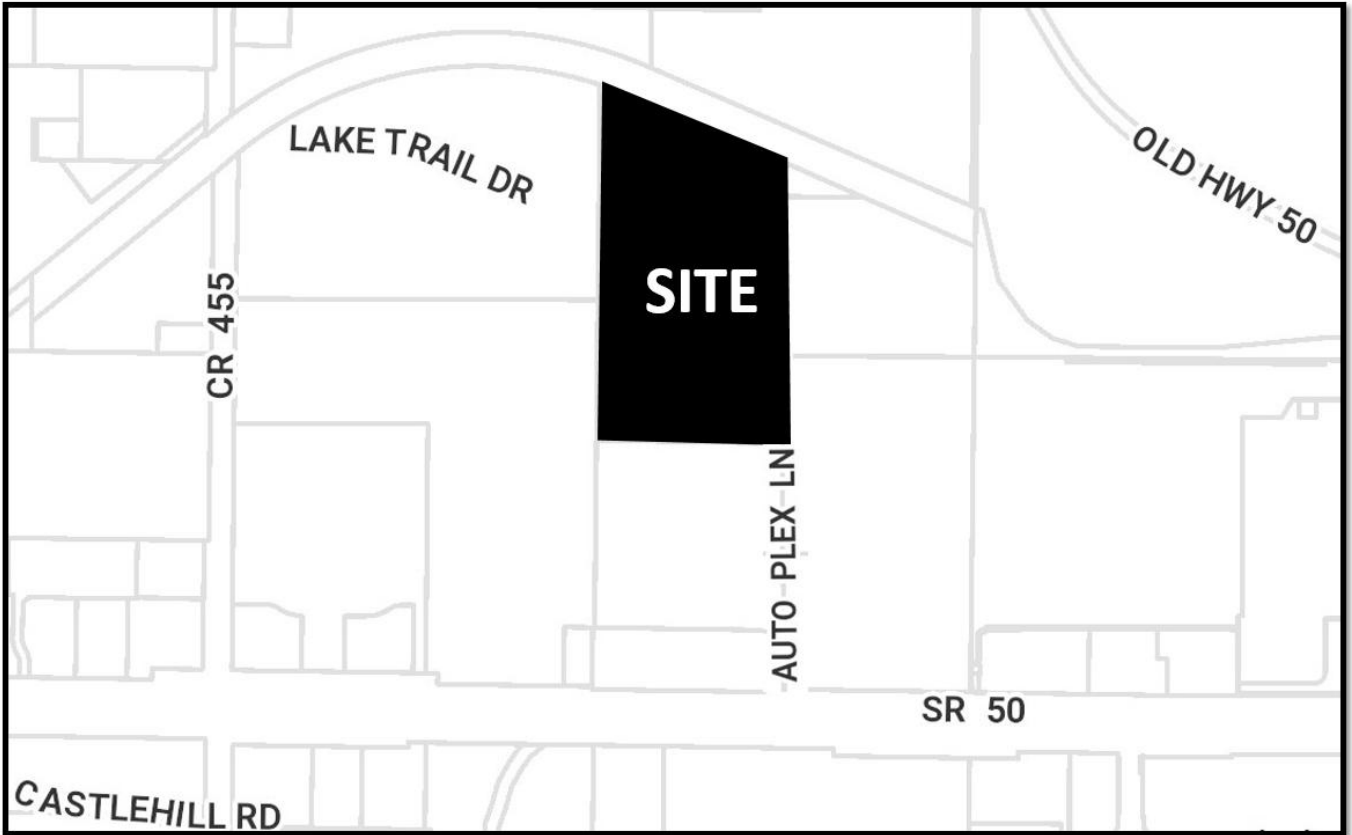


Exhibit – Future Land Use Map – CarMax Expansion

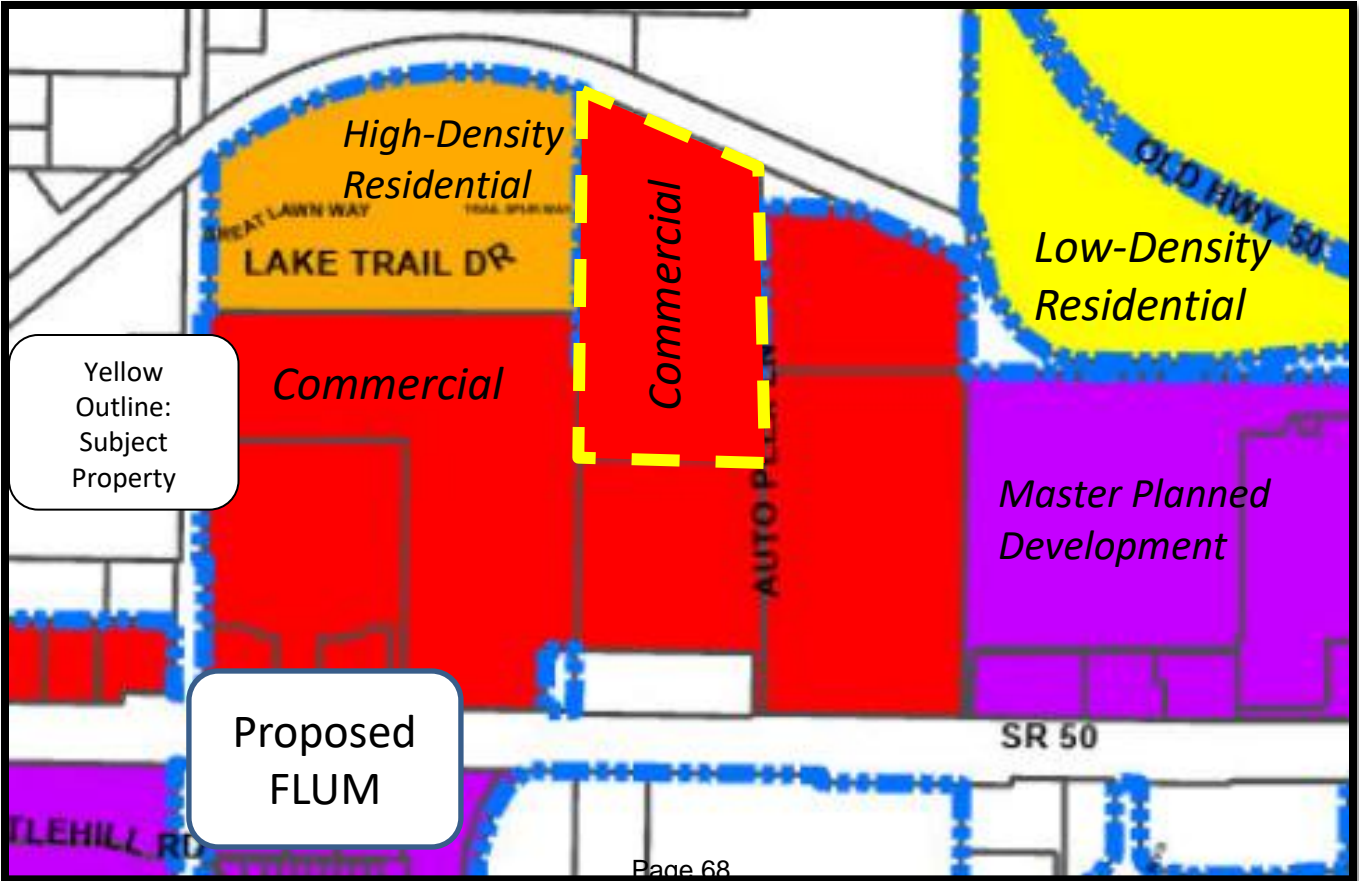
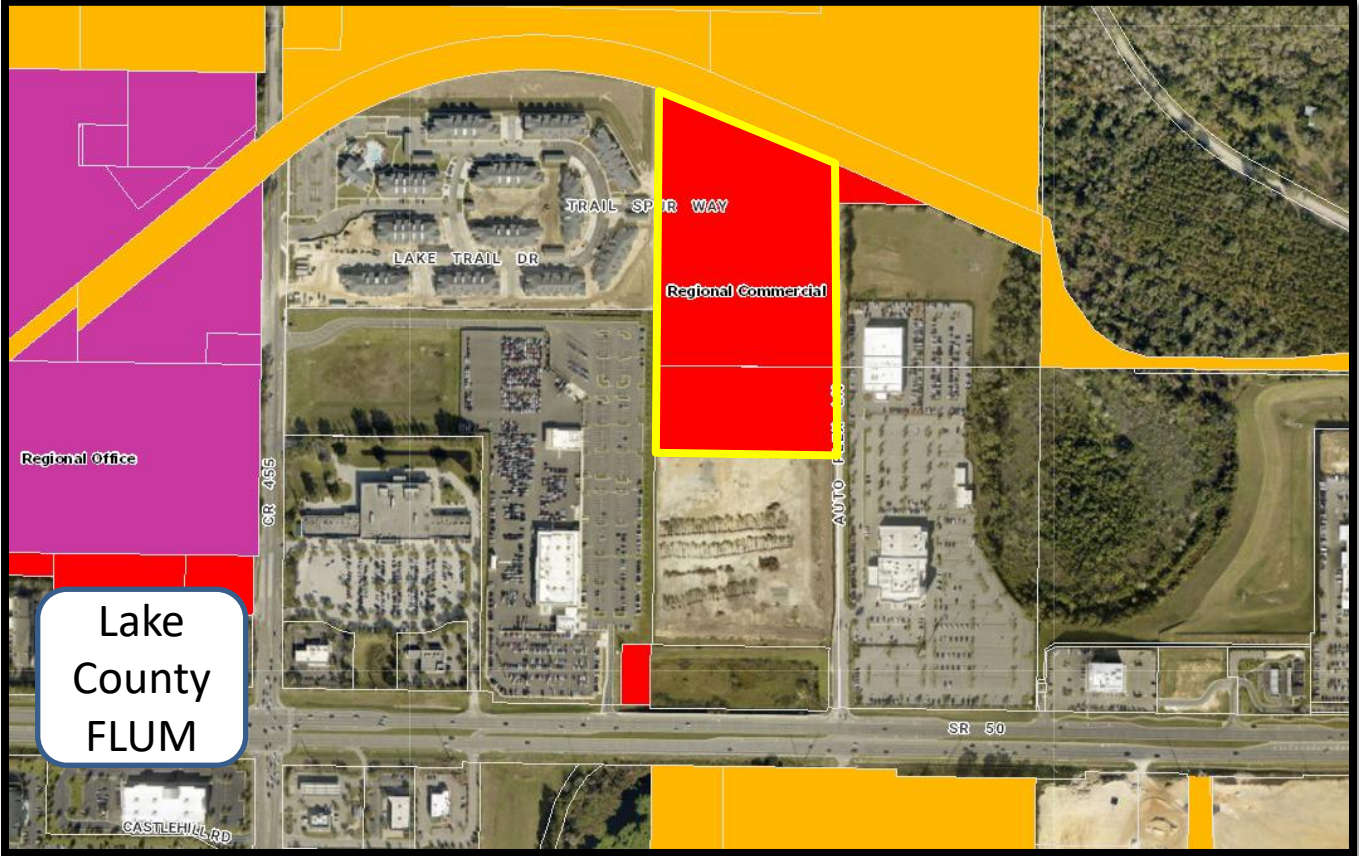
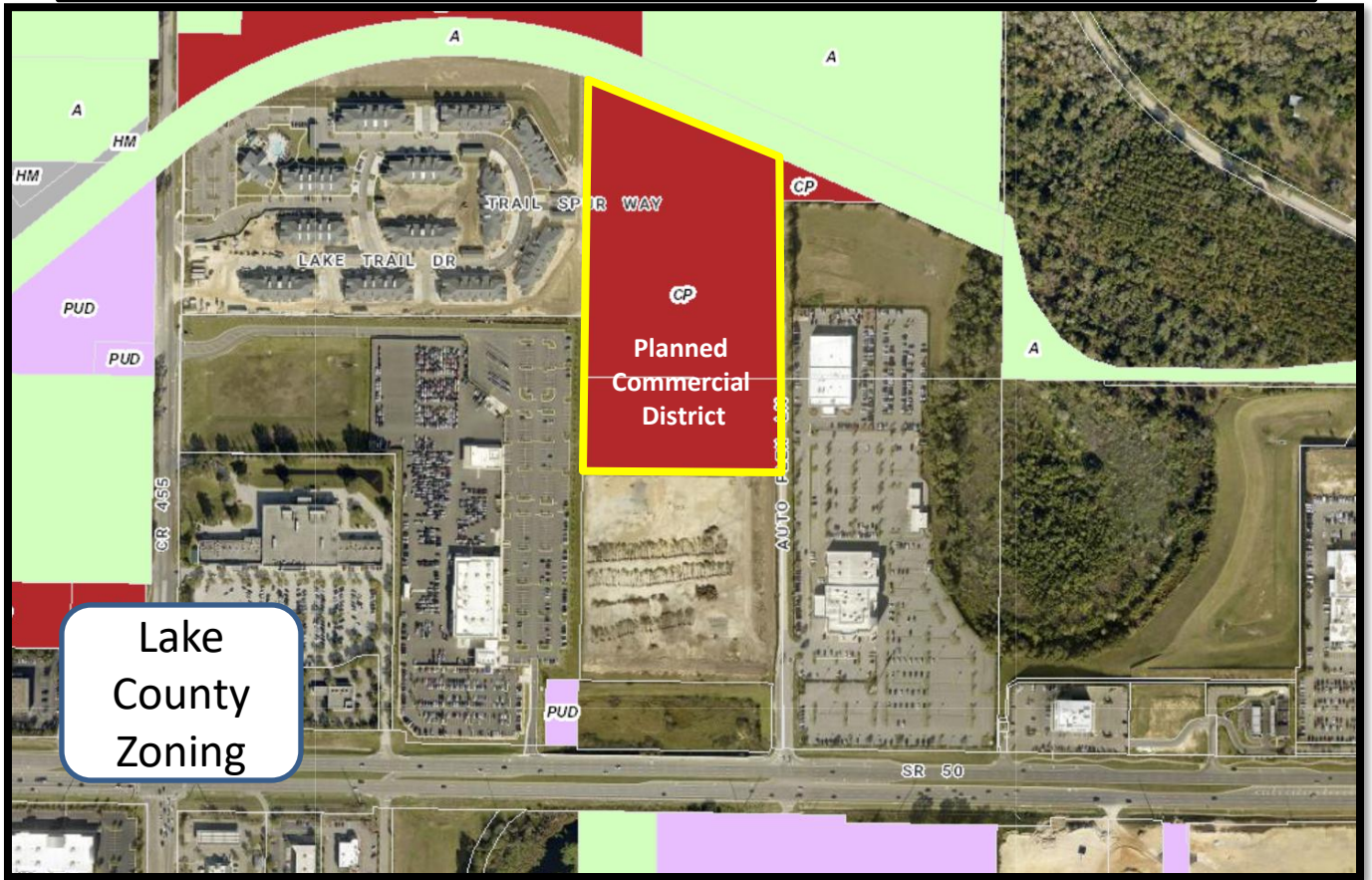
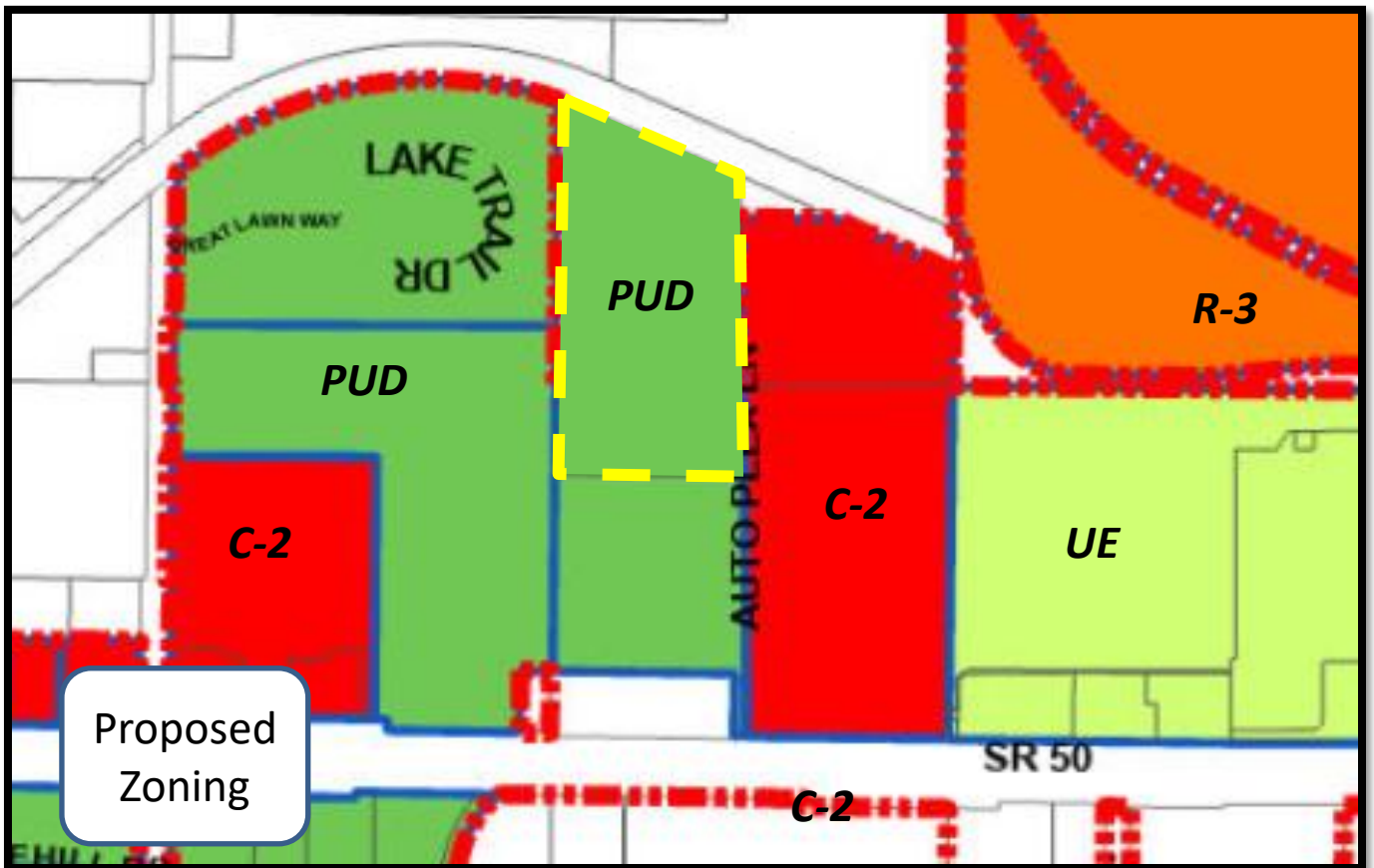


Exhibit – Zoning Map – CarMax Expansion

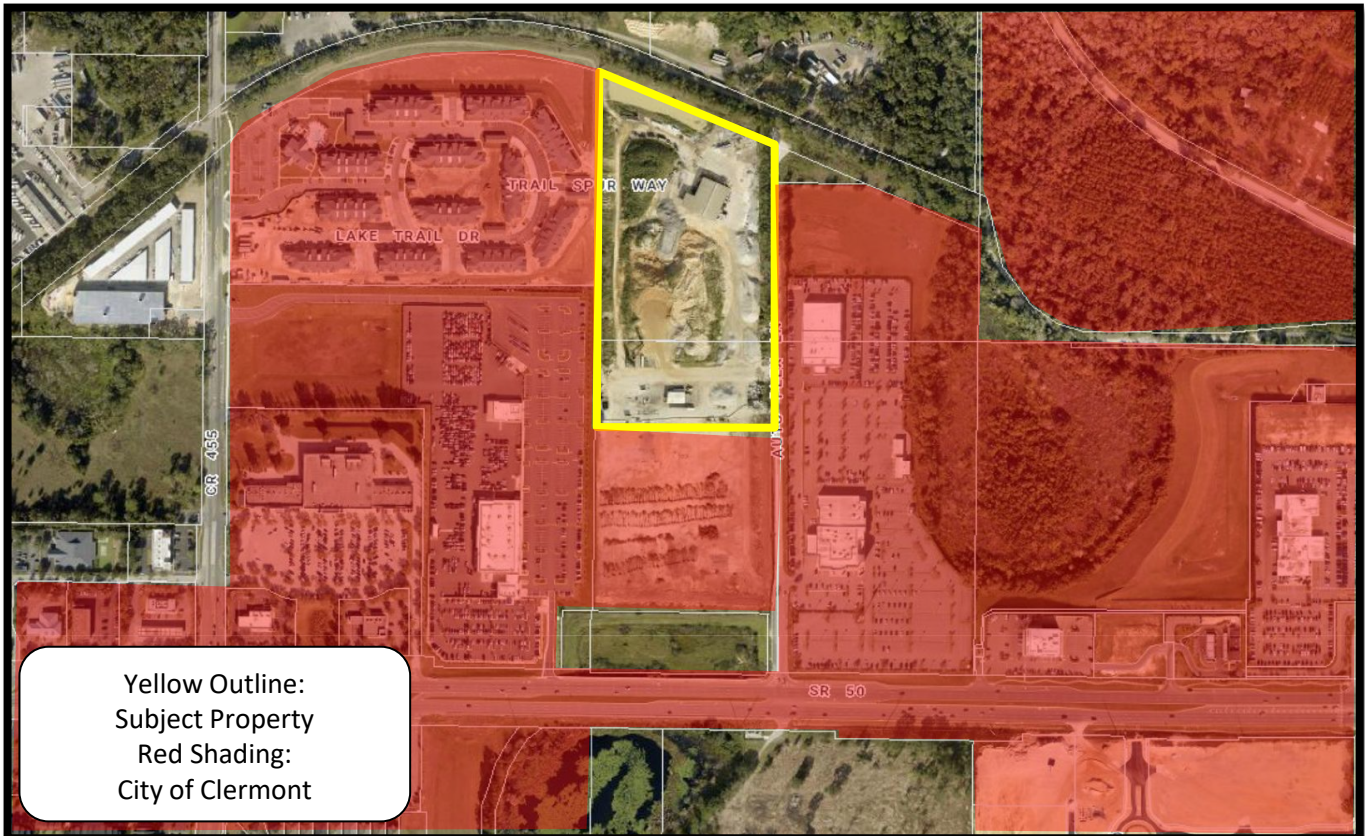
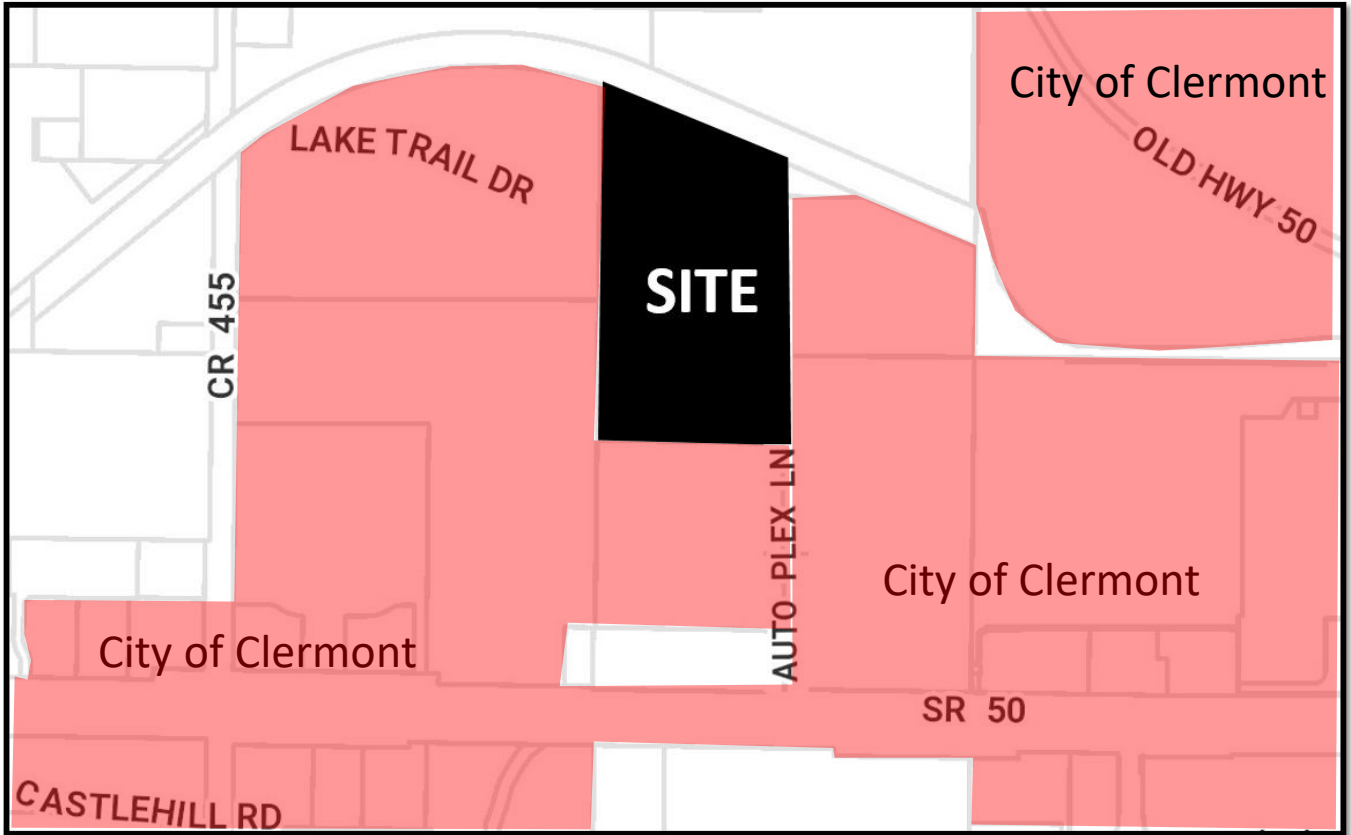


Lake County Zoning



Proposed Zoning

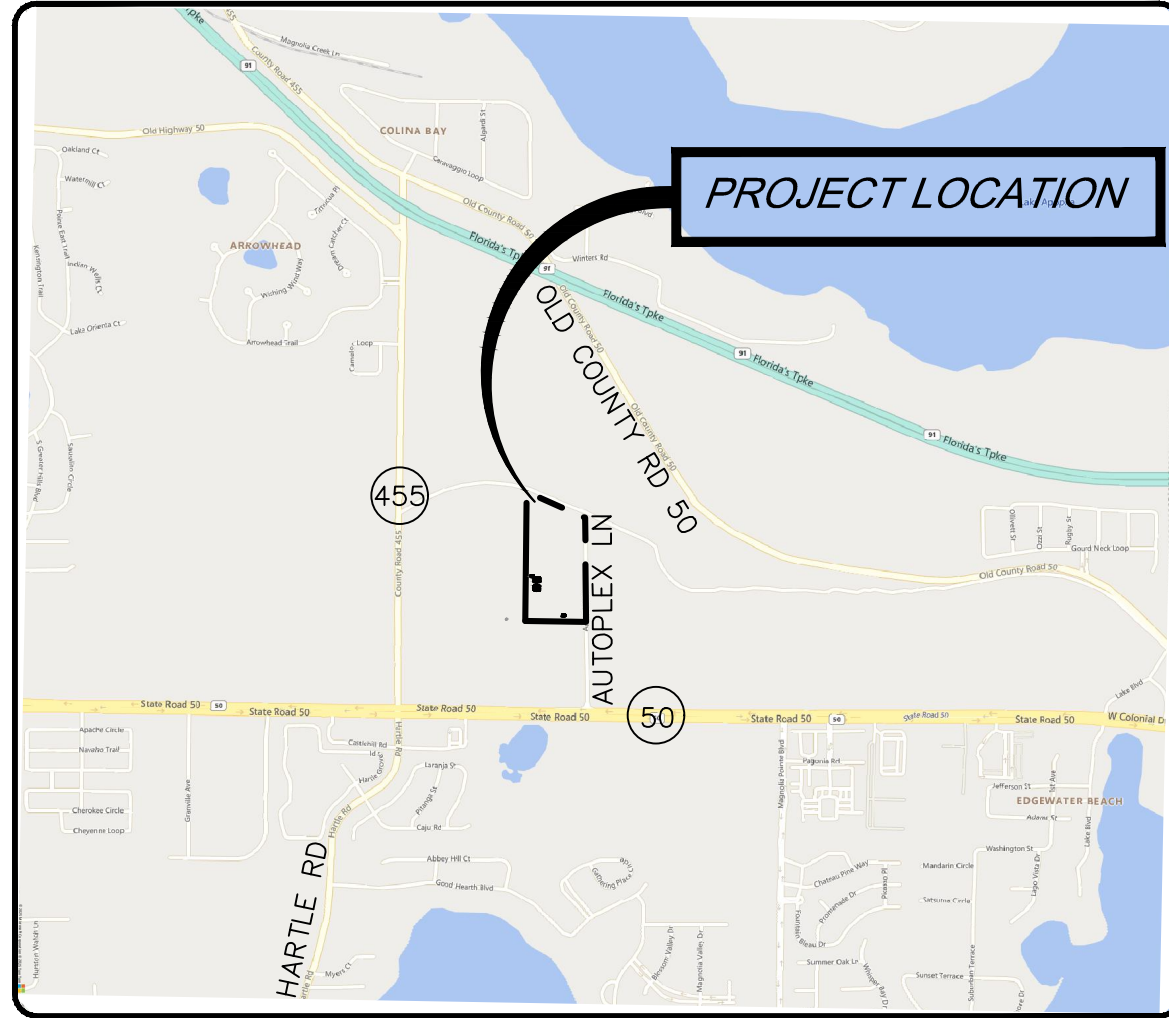
Exhibit – Annexation Map – Carmax Expansion



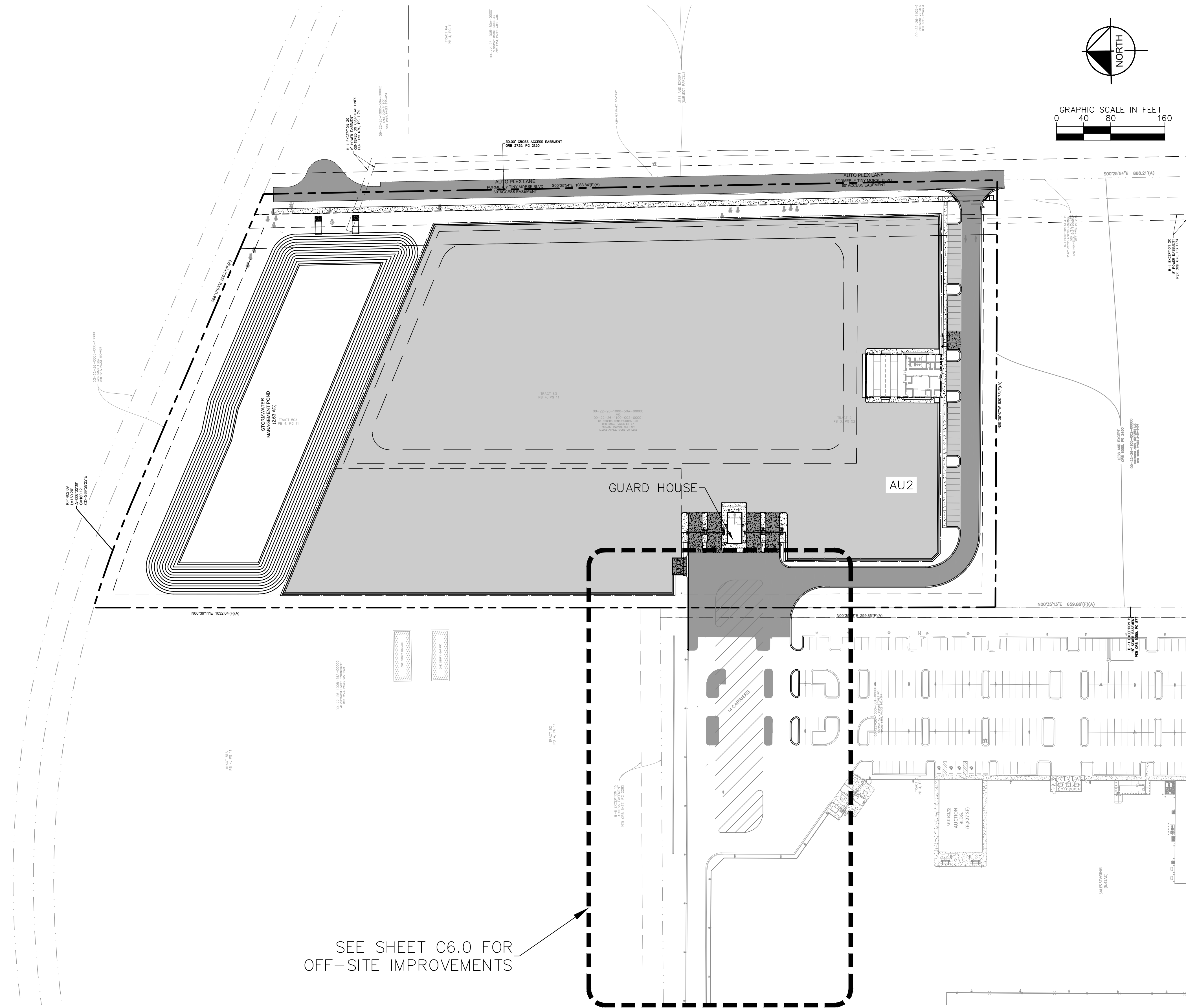
CarMax Expansion Aerial



VICINITY MAP - 1" = 2,000'



SECTION 23, TOWNSHIP 22S, RANGE 26E



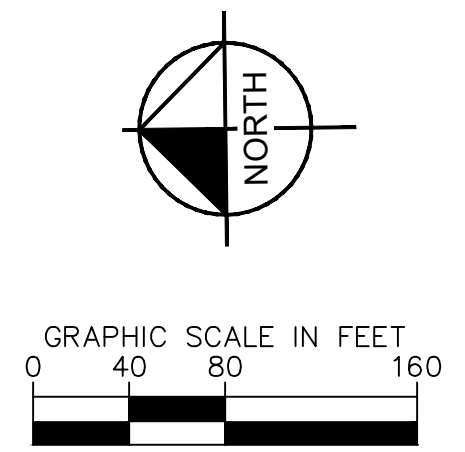
SEE SHEET C6.0 FOR OFF-SITE IMPROVEMENTS

SITE DATA:

TOTAL SITE AREA:	17.24 AC
DEVELOPABLE AREA:	16.50 AC
EXISTING ZONING:	CP
EXISTING FUTURE LAND USE:	REGIONAL COMMERCIAL
EXISTING F.A.R. (3.0 MAX.):	0.02
PROPOSED F.A.R. (3.0 MAX.):	0.01
EXISTING NON-RESIDENTIAL BUILDING AREA:	16,592 SF
PROPOSED NON-RESIDENTIAL BUILDING AREA:	8,107 SF
EXISTING DWELLING UNITS:	N/A
PROPOSED DWELLING UNITS:	N/A
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	N/A
EXISTING IMPERVIOUS AREA:	0.97 AC
PROPOSED IMPERVIOUS AREA (75% MAX.):	11.47 AC (70.0%)
EXISTING OPEN SPACE:	16.27 AC
PROPOSED OPEN SPACE (15% REQUIRED):	4.83 AC (29.0%)
TOTAL AREA IN FLOODPLAIN:	N/A
TOTAL AREA IN WETLANDS:	N/A

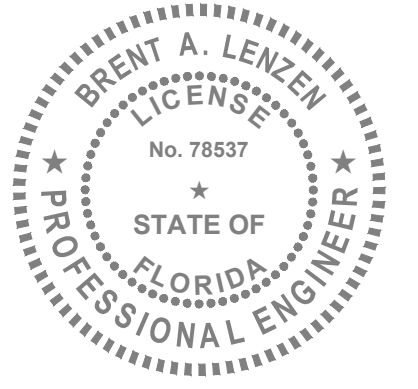
LEGEND

	PROPERTY LINE
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C7.1)
	PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.1)
	PROPOSED ASPHALT MILL AND RESURFACE (SEE DETAIL SHEET C7.1)
	PARKING COUNT



Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
 PHONE: (407) 964-1515
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PERMIT SET



NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC

DRAWN BY:

CHECKED BY:

REV#	DATE	DESCRIPTION	BY
1	05/09/2025	PER REVIEW COMMENTS	
2	06/09/2025	PER REVIEW COMMENTS	VOP

CARMAX
 THE AUTO SUPERSTORE
 STORE NUMBER 4067
 16731 STATE RD. 50
 CLERMONT, FL 34711

PROJECT NO.	20-23040.00
DATE	09 MAY 2025
SHEET TITLE	SITE LAYOUT PLAN
SHEET NO.	C3.0



Mark Griffin
Public Services Assistant Director
3335 Hancock Road
Clermont, FL 34711

352-241-0178 X 6623
mgriffin@clermontfl.org

September 24, 2024

GK Rogers Construction
C/O Jimmy Crawford, Esq.
702 W. Montrose Street
Clermont, FL 34711

RE: GK Rogers Construction Utility Service – AK 3938448 & 2665637

This letter is in response to your request regarding utility availability for the project located at:

14013 Auto Plex Lane, Clermont, FL 34711

The property referenced is not located within the City Limits of Clermont; however, the property is located within the City's utility service area and therefore, the City can provide water and sewer service up to 5,000 gallons per day subject to compliance with applicable City Codes and fees.

Final approval for the provision of utility services to the property must be granted by the City Council and may be subject to additional conditions. To initiate the consideration process, the property owner must submit a request for utility service along with a conceptual site plan specifying how the property will be and the description of commercial usage to be approved by City Council. Please contact Curt Henschel, Planning and Development Services Director, to proceed with requesting utility service for this project, (352) 241-7308.

If you have any questions regarding the information provided, please contact me at (352) 241-0178.

This Utility Notification is valid **UNTIL SEPTEMBER 10, 2025**. If an application to annex the subject property into the City of Clermont, Florida, is received by the City on or before that date, this Utility Notification shall remain valid until the disposition of such annexation application.

Sincerely,

A handwritten signature in black ink that reads "Mark Griffin".

Mark Griffin
Public Services Assistant Director

1 **ORDINANCE 2025 -03**

2 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING**
3 **THE LAKE COUNTY ZONING MAPS; REZONING FROM PLANNED INDUSTRIAL (MP) DISTRICT**
4 **BY ORDINANCE #95-89 TO PLANNED COMMERCIAL (CP) DISTRICT; FOR PROPERTY**
5 **IDENTIFIED AS ALTERNATE KEY NUMBERS 3938448 AND 2665637, LOCATED IN SECTIONS 23**
6 **AND 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.**

7 **WHEREAS**, Jimmy D. Crawford, Esquire (the "Applicant") submitted a rezoning application on behalf of GK
8 Rogers Construction, LLC (the "Owner"), to rezone the subject property from Planned Industrial (MP) District by
9 Ordinance #95-89 to Planned Commercial (CP) District; and

10 **WHEREAS**, the subject property consists of approximately 17.242 +/- acres located north of State Road 50
11 and West of Autoplex Lane in the unincorporated Lake County in Sections 23 and 26, Township 22 South, Range 26
12 East, known as Alternate Key Numbers 3938448 and 2665637, and more particularly described in Exhibit "A"; and

13 **WHEREAS**, the property is located within the Regional Commercial Future Land Use Category; and

14 **WHEREAS**, on the 19th day of December 1989, the Lake County Board of County Commissioners approved
15 a rezoning for Tracts 50A and 63 of Lake Highlands to MP (Planned Industrial) for existing use (E.G. Asphalt Plant)
16 and amend MP Ordinance #13-86 for soil remediation and bituminous processing plant, concrete casting, yard, soil
17 remediation with existing asphalt plant; and

18 **WHEREAS**, the Lake County Planning and Zoning Board did on the 4th day of December 2024, review
19 Petition PZ2024-149; after giving Notice of Hearing on petition for a change in the use of land, including notice that
20 the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of
21 January 2025; and

22 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the Lake
23 County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding
24 property owners at a Public Hearing duly advertised; and

25 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described property have
26 been duly approved.

27 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida,
28 that:

29 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned
30 Commercial (CP) District for the property described in Exhibit "A". The uses of the property will be
31 limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan
32 attached as Exhibit "B". To the extent there are conflicts between Exhibit "B" and this Ordinance,
33 this Ordinance will take precedence. The adoption of this Ordinance shall revoke and replace
34 Planned Industrial (MP) District Ordinance #95-89 and all previous zoning ordinances regarding the
35 Subject Property.

Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

- 1 **A. Permitted Land Uses.**
- 2 1. Uses of the subject property shall be limited to uses identified as allowed uses in CP zoning
- 3 district with the exception of the following uses: Mining and Quarrying, Adult Uses,
- 4 Obnoxious Uses, Marina, Self-Service Laundry, Junkyard, Cemetery, Major Utilities, and
- 5 Multi-Family Units shall not be allowed.
- 6 2. Outdoor Storage shall be allowed in connection with the Permitted Land Uses.
- 7 3. Accessory uses directly associated with the above uses may be approved by the County
- 8 Manager or designee.
- 9 4. Existing uses on the Property may continue operating until the Property receives site plan
- 10 approval.
- 11 5. Any other use of the site not specified above will require approval of an amendment to this
- 12 Ordinance by the Board of County Commissioners.
- 13 **E. Clermont Joint Planning Area (JPA).** Development shall comply with all applicable regulations
- 14 of Chapter XV of the LDR, as amended.
- 15 **F. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.**
- 16 1. The maximum Impervious Surface Ratio (ISR) for the subject property is seventy-five (75)
- 17 percent consistent with the Comprehensive Plan, as amended.
- 18 2. The maximum building height will be fifty (50) feet.
- 19 3. All other development standards must be in accordance with the Comprehensive Plan and
- 20 Land Development Regulations, as amended.
- 21 **G. Setbacks.** Setbacks for non-residential development will be as follows:
- 22 1. All non-residential buildings shall be setback no less than 50' from all roads, or ROW
- 23 easements bounding the project area.
- 24 2. Side and Rear Setbacks shall be 15 feet from the property line (based on the 15-foot Type
- 25 "B" landscape buffer requirements) and in accordance with the LDR, as amended.
- 26 3. The minimum wetland setback is 50-feet from jurisdictional wetland line.
- 27 4. All setbacks must be measured from the property line.
- 28 **H. Lake Apopka Basin Overlay District.** Development shall be in accordance with the LDR, as
- 29 amended, and consistent with the standards for the Lake Apopka Basin Overlay District, in
- 30 accordance with Objective I-6.3 of the Comprehensive Plan, and with any other applicable
- 31 provisions of the Comprehensive Plan and Land Development Regulations, as amended.
- 32 **I. Landscaping, Buffering, and Screening.** Landscaping, buffering and screening shall be in
- 33 accordance with the Comprehensive Plan and LDR, as amended.
- 34 1. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for
- 35 all street trees, landscape buffers, and stormwater retention/detention areas.

Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

- 1 2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100%
2 Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed.
3 Existing vegetation located along the perimeter of the PUD may be used to count towards
4 the minimum perimeter landscaping requirement.
- 5 3. Best Management Practices for native landscaping and "right plant-right place"
6 landscaping techniques shall be utilized in the design and installation of invasive exotic
7 plant species in all landscape plantings is prohibited.
- 8 4. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation
9 and shall incorporate soil moisture and rain sensors into the irrigation design.
- 10 5. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land
11 Development Regulations (LDR), as amended.
- 12 **J. Noise.** Compliance must be in accordance with the LDR, as amended.
- 13 **K. Environmental Requirements.**
- 14 1. Fifteen percent (15%) open space shall be provided in accordance with the
15 Comprehensive Plan, as amended.
- 16 2. An environmental assessment dated within six (6) months of the date the preliminary plat
17 is submitted will be required to demonstrate the presence of vegetation, soils, threatened
18 and endangered species that may exist on the site. Any State permitting or mitigation will
19 be required before development can commence compliance in accordance with the
20 Comprehensive Plan and LDR, as amended.
- 21 **L. Transportation.**
- 22 1. An eight (8) foot wide sidewalk will be required along Auto Plex Lane road frontage.
- 23 2. Auto Plex Lane will be required to be improved with the development.
- 24 3. A traffic impact study shall be submitted to the FDOT for review and mitigation. The
25 impacted roadway of SR 50 from County Road (CR) 455 to the Orange County line is
26 currently operating with a v/c of ninety-seven (97) percent of its capacity at a LOS "D".
27 Appropriate mitigation shall be required to address any identified reductions in the LOS of
28 SR 50 contributed to this development, to preserve a LOS "D", as required pursuant to
29 FDOT standards, Comprehensive Plan and LDR, as amended. Any such mitigation
30 agreement shall come before the Lake County Board of County Commissioners for
31 approval prior to execution.
- 32 4. All access management shall be in accordance with the Comprehensive Plan and LDR, as
33 amended.
- 34 **M. Stormwater Management.** The stormwater management system shall be designed in
35 accordance with all applicable Lake County and St. Johns River Water Management District
36 (SJRWMD) requirements, as amended.
- 37 **N. Mass Grading for Site Development.** All Grading for the site development shall be in
38 accordance with the Clermont JPA, Comprehensive Plan and LDR, as amended.
- 39 **O. Utilities.** The development will be serviced by central and sewer systems, in accordance with
40 the Comprehensive Plan and LDR, as amended. Potable water and wastewater services shall

Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

- 1 be provided by the City of Clermont, Florida, a Florida Municipal Corporation, or by other central
2 system approved by Lake County.
- 3 **P. Annexation.** Owner agrees not to enter into any covenant with a municipality to annex which
4 alters the prerequisites of a voluntary annexation under Section 171.044, Florida Statutes.
- 5 **Q. Lighting.** All development will adhere to the dark-sky principles set forth in Section 3.09.00,
6 LDR, as amended.
- 7 **R. Signage.** All signage must be in accordance with the Land Development Regulations (LDR),
8 as amended.
- 9 **S. Concurrency Management Requirements.** Any development must comply with the Lake
10 County Concurrency Management System, as amended.
- 11 **T. Development Review and Approval.** Prior to the issuance of any permits, the Owner shall
12 submit site plans generally consistent with the Conceptual Plan attached as Exhibit "B" for
13 review and approval in accordance with the Comprehensive Plan and Land Development
14 Regulations (LDR), as amended.
- 15 **U. Expiration.** Physical development shall commence within three (3) years from the date of this
16 Ordinance approval. Failure to commence construction within three (3) years of approval shall
17 cause the revocation of this ordinance, in accordance with the Comprehensive Plan or
18 superseding documents, as amended. Prior to expiration of the three-year time frame, the
19 Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time
20 frame for a maximum of two (2) years upon a showing that reasonable efforts have been made
21 towards securing the required approvals and commencement of work. Notwithstanding the
22 foregoing, if at any time the developer is granted an extension of time pursuant to Section
23 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the preliminary plat,
24 construction plans, or final plat, commencement of physical development shall be equally
25 extended so long as the development is proceeding in good faith and does not allow the
26 originally extended development order to expire.
- 27 **V. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references
28 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
29 Comprehensive Plan, and Lake County LDR shall include any future amendments to the
30 Statutes, Code, Plans, and/or Regulations.
- 31 **Section 2. Conditions.**
- 32 **A.** After establishment of the facilities as provided in this Ordinance, the property identified in this
33 Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed
34 use must be specifically authorized by the Board of County Commissioners.
- 35 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,
36 move, convert, or demolish any building structure, add other uses, or alter the land in any
37 manner within the boundaries of the above-described land without first obtaining the necessary
38 approvals in accordance with the Lake County Code, as amended, and obtaining the permits
39 required from the other appropriate governmental agencies.
- 40 **C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the land
41 and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present
42 Owner and any successor and will be subject to each condition in this Ordinance.
- 43 **D.** The transfer of ownership or lease of any or all the property described in this Ordinance must
44 include in the transfer or lease agreement, a provision that the purchaser or lessee is made

Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

1 good and aware of the conditions established by this Ordinance and agrees to be bound by
2 these conditions. The purchaser or lessee may request a change from the existing plans and
3 conditions by following procedures contained in the Land Development Regulations, as
4 amended.

5 E. The Lake County Code Enforcement Special Master will have authority to enforce the terms
6 and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

7 **Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or
8 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of
9 the remaining portions of this Ordinance.

10 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this Ordinance
11 to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

12 **Section 5. Effective Date.** This Ordinance shall become effective upon recordation in the public records of
13 Lake County, Florida. The Applicant shall be responsible for all recording fees.

14 ENACTED this 7th day of January, 2025.

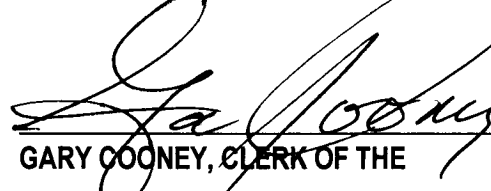
15 FILED with the Secretary of State January 13th, 2025.

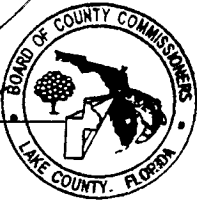
16 EFFECTIVE January 7th, 2025.

17
18
19 BOARD OF COUNTY COMMISSIONERS
20 LAKE COUNTY, FLORIDA

21 
22
23 **LESLIE CAMPIONE, CHAIRMAN**

24
25 ATTEST:

26
27 
28
29 **GARY COONEY, CLERK OF THE**
30 **BOARD OF COUNTY COMMISSIONERS**
31 **LAKE COUNTY, FLORIDA**



32
33 **APPROVED AS TO FORM AND LEGALITY**

34
35
36 Melanie Marsh 1/7/2025
37 **MELANIE MARSH, COUNTY ATTORNEY**

Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

1

EXHIBIT "A" – LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14" EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE (5) INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

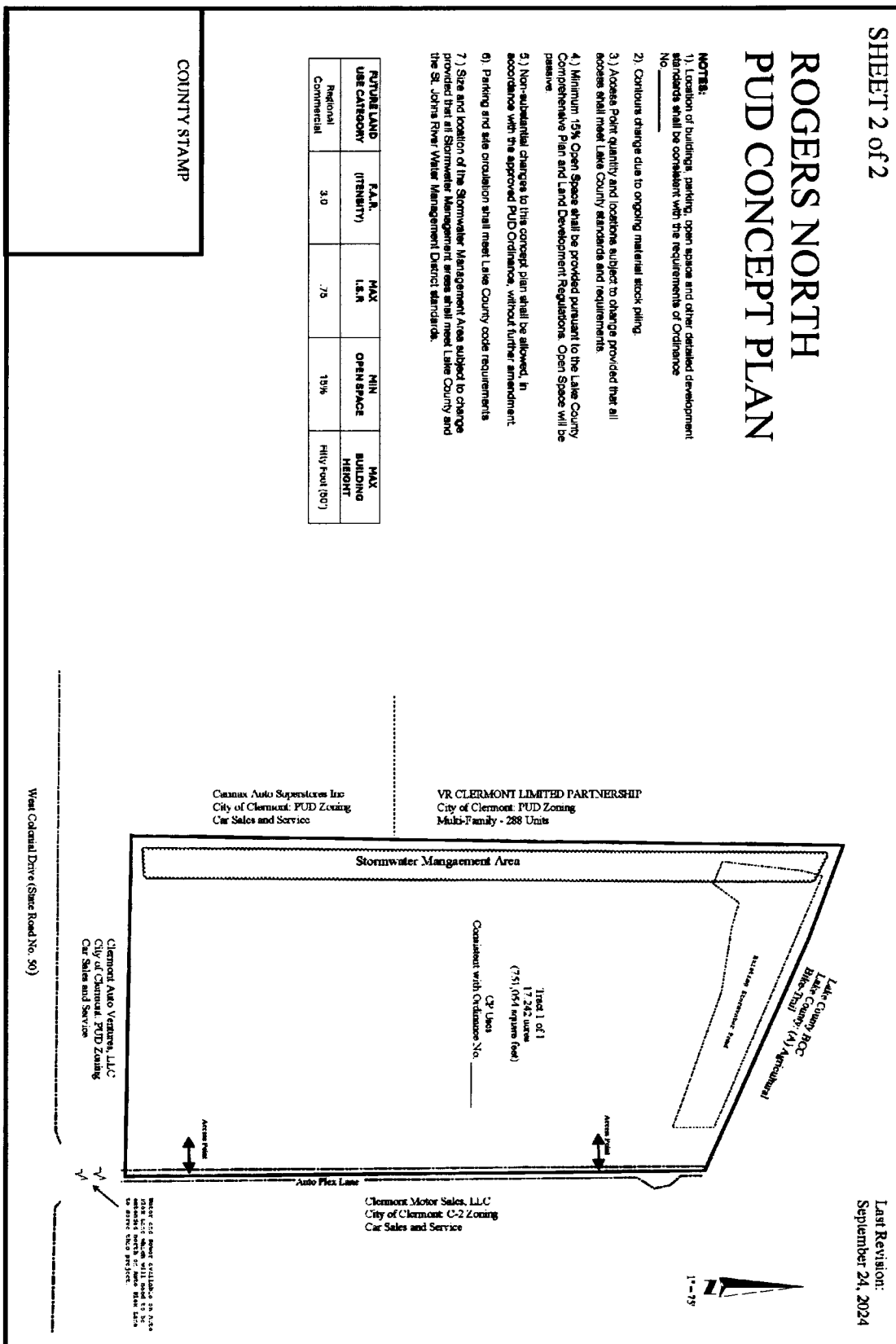
LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

2

Ordinance 2025 - 03
PZ-2024-149, GK Rogers North

1

EXHIBIT "B" - CONCEPTUAL PLAN (PAGE 2 OF 2)



2



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT
REZONING
 APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary		
Project Name (if applicable) CarMax #4067 Clermont				
Applicant Thomas Dixon				
Contact Person				
Address 1300 Country Ln		City Orlando	State FL	Zip 32804
Telephone		Fax		
Email tad@dixoncap.com				
OWNER INFORMATION				
Owner's Name GK Rogers Construction, LLC				
Owner Address 4240 Martin Luther King Jr Dr SW		City Atlanta	State GA	Zip 30336-1612
Telephone		Email		
PROPERTY INFORMATION				
Address of Subject Property 14031 Auto Plex Lane		City Clermont	State FL	Zip 34711
Legal Description (include copy of survey)				
Acreage 17.24		Land Use (City verification required) Used auto auction		
Present Zoning (City verification required) N/A (annexation required)		Proposed Zoning Planned Unit Development		



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?

Check box to indicate additional materials are provided via attachment.

Thomas Dixon

Applicant Name (print)

x

Applicant Name (signature)

Greg Rogers, GK Rogers Construction

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

LEGAL NOTICE

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

ORDINANCE NO. 2025-027

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

14013 Auto Plex Lane
East of CR 455, North of SR 50 and west of Auto Plex Lane
Alternate Key 2665637 & 3938448
17.242 +/- Acres



PROPERTY REZONING

**From: Lake County Planned Commercial (CP)
To: City of Clermont Planned Unit Development (PUD)**

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED IN OFFICIAL RECORDS BOOK 5169, PAGE 61:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND, TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14"

EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'36" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS FIRM HAS FOUND THAT THE ABOVE LEGAL DESCRIPTION FOR THE PARENT PARCEL DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE FOLLOWING DESCRIPTION CONTAINS THE DESCRIPTION UTILIZED TO DEPICT THE LANDS SURVEYED BY THIS FIRM AND SUPPORTED BY BOUNDARY MARKERS FOUND AND SHOWN HEREON:

LEGAL DESCRIPTION "ALSO DESCRIBED AS" PER AMENDMENT OF MEMORANDUM OF LEASE IN OFFICIAL RECORDS BOOK 6067, PAGE 1151:

A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

A PORTION OF TRACTS 2, 15, AND 15A OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST LINE, RUN NORTH 89°06'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.90 FEET TO THE SOUTHEAST CORNER OF THE FDOT WATER RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°53'28" EAST, ALONG THE EAST LINE AND THE NORTHERLY LINE OF THE SAID FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN NORTH 89°05'48" WEST, ALONG THE NORTH LINE OF SAID FDOT WATER RETENTION AREA, A DISTANCE OF 609.73 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 15; THENCE RUN NORTH 00°35'13" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 15 AND ALONG THE WEST LINE OF THE AFORESAID TRACT 2, A DISTANCE OF 959.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE RUN NORTH 00°39'11" EAST, ALONG THE WEST LINE OF THE AFORESAID TRACT 63 AND THE WEST LINE OF THE AFORESAID TRACT 50A, A DISTANCE OF 1032.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1402.69 FEET, A CENTRAL ANGLE OF 06°32'38", A CHORD BEARING OF SOUTH 69°29'22" EAST AND CHORD LENGTH OF 160.12 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NON TANGENT CURVE AND ALONG THE NORTH LINE OF SAID TRACT 50A FOR A DISTANCE OF 160.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'03" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 500.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°25'54" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1952.05 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN NORTH 89°06'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178 482 SQUARE FEET, OR 27.05 ACRES MORE OR LESS.

LESS AND EXCEPT:

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

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