



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, August 5, 2025**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the July 1, 2025 Planning and Zoning Commission minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2025-028
Bloxam Offices Rezoning

Consider a request for a rezoning for a vacant parcel on Bloxam Ave and north of Pitt St.

Item 2 - Resolution No. 2025-019R
Church at South Lake Conditional Use Permit

Consider amending the Conditional Use Permit to allow for the expansion of the existing church campus.

Item 3 - Resolution No. 2025-020R -
WITHDRAWN
Samba Bite Cuisine Conditional Use Permit

Consider withdrawing a Conditional Use Permit to allow for a mobile food grill to operate at 1900 S US Highway 27.

DISCUSSION OF NON-AGENDA ITEMS

ADJOURN

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

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

Please be advised that if you intend to show any document, picture, video or items to the Board in support or opposition to any item on the agenda, a copy of the document, picture, video or item must be provided to the Clerk for the City's records.

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
JULY 1, 2025

CALL TO ORDER

Chair Bain called the meeting of the Planning and Zoning Commission to order on Tuesday, July 1, 2025, at 6:30 p.m.

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

ALSO PRESENT: Planning Manager Kruse, City Attorney Waugh, Planning Coordinator Rae Chidlow

PLEDGE OF ALLEGIANCE

MINUTES

***MOTION TO APPROVE** the June 3, 2025, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Colby, seconded by Vice-Chair May. Motion passed 7-0.*

REPORTS

Commissioner Colby had no reports.

Vice-Chair Niemiec had no reports.

Commissioner Cramer reflected on the last meeting, expressing appreciation for respectful and thoughtful engagement among commissioners, even during disagreements. He thanked legal counsel Mr. Christian Waugh for his guidance and communication with the City Council. He emphasized that the commission's discussions impact on the city's future and expressed pride in serving with integrity.

Commissioner Hoisington stated she attended two Board of County Commissioners meetings regarding charter counties and agriculture. She encouraged others to view the meetings online due to their informative nature. She stated that she hopes for future public meetings in various districts to broaden understanding.

Commissioner Tidona stated he would be absent from the August meeting due to vacation. He reiterated commitment to three priorities: overdevelopment as a life safety issue, conservation, and historic preservation. He mentioned two community organizations, Clermont Woman's Club that focuses on education and local charities; their historic schoolhouse is nationally recognized. The other organization is Central Florida Plant Rescue Team who volunteers to work to preserve native plants before development occurs. He expressed concerns about the imbalance in how citizen comments were handled, concern that development is prioritized over traffic and safety issues, pointed out inconsistencies in how code changes are evaluated, legal insights that Florida laws favor developers, citing environmental law feedback, and overdevelopment-related flooding as an emerging life safety concern and stressed the need for shelter-in-place readiness.

Commissioner May thanked Commissioner Cramer for fostering positive dynamics among members. She confirmed she was the Planning & Zoning Commissioner who was told to stop speaking during a council meeting. She referenced Section 101-282 of the code to affirm the commission's role in advising on rezoning and comp plan amendments. She requested the ability to submit a written summary of

commission findings to council to avoid repetitive questions and miscommunication, especially when minutes are not available.

Chair Bain supported the summary report idea and offered to coordinate with the City Manager and Attorney to explore a solution. He stated that the July 4th Red, White, and Boom event will be at Waterfront Park (5–9:30 p.m.), with fireworks at 9:00 and free shuttle services from four locations. He mentioned the FY26 budget was expected to be released that day and encouraged commissioners to review it. He stated that the upcoming City Council budget workshops would be held July 8, 10, and 15 at 9:00 a.m. in council chambers. He talked about County Growth Management workshops, commending their collaborative nature and encouraging commissioners to watch replays and review the survey online.

City Attorney Waugh gave an overview of Senate Bill 180, recently signed into law that temporarily restricts local governments from making more stringent changes to land development codes and comp plans (retroactive to August 2024 and in effect through 2027). He stated it was aimed at reducing post-hurricane regulatory burdens and may invalidate recent local code changes, such as added parking requirements. He stated that legal gray areas remain, especially regarding what constitutes "more burdensome" changes and further legal interpretation, or advisory opinions may be needed.

NEW BUSINESS

Item No. 1 – Resolution No. 2025-013R – Clermont West Phase 2 Conditional Use Permit

Planning Manager Kruse presented as follows:

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-story 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.

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 the City Council along with 6 special conditions. The applicant has revised the site plan with removing the self-storage component, reduction the number of special conditions and shifted the stormwater around within the site. 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 have 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 alleviate staff's concerns about the compatibility of the development in the area. In addition, with the revision of parking areas within the development, pedestrian safety appears to have been improved. Staff recommends approval of Resolution 2025-013R.

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

Commissioner Colby expressed appreciation for the revised plans and sought clarification about pedestrian connectivity and grade changes between development phases. He asked whether the trails would be steep or require stairs. He also asked about the landscaping.

Cory Sitler, 630 South Maitland Ave., Maitland, clarified that the grade change between phases is minimal and ADA-compliant sidewalks would ensure accessibility. He stated the plan includes walkable paths connecting hotels to nearby restaurants, which enhances the site's marketability. He confirmed there would be enhanced greenery around the hotel buildings, tailored to tenant standards.

Commissioner Niemiec also expressed appreciation for the revised plans. He questioned staff on how to prevent an extended stay hotel. He asked for clarification about the dumpster location, pedestrian access, landscaping and the grade changes between the parcels. He asked about the drop-off/pick-up for the daycare. His concerns were about steep grading, and stormwater management. He questioned the ownership of the easement near the Ford dealership.

John Kruse confirmed the hotel is not intended to be an extended stay and any change would require council approval due to conditions in the conditional use permit.

Cory Sitler stated a daycare tenant hasn't been finalized yet. He confirmed there would be fencing between the daycare and stormwater ponds and that there would be no drive-through drop-off. He stated the parents must park and walk their children into the daycare. He confirmed the location of the dumpster.

Ryan Stahl, 630 South Maitland Ave., Maitland, confirmed that there is an easement in place.

Commissioner Cramer concerns included the zero internal landscape buffers, steep grading and maintenance, shared parking, the daycare, and the unassigned parcel.

John Kruse confirmed that similar zero internal landscape waivers had been granted in other developments. He noted that similar site grading allowances have been made in previously altered sites. He stated that any changes or expansion to the sites would require new approvals.

Cory Sitler explained the zero internal landscape waiver was to allow for a more cohesive and space-efficient design for the site. He confirmed the property owners' association would be responsible for the maintenance of the site. He said the unassigned parcel would be subject to the current C-2 General Commercial zoning regulations. He confirmed that there would be fencing and retaining walls in place that would separate the daycare from nearby stormwater ponds.

Ryan Stahl confirmed that a CC&R agreement exists and would be extended to new parcels to ensure shared maintenance, access, and shared parking.

Commissioner Hoisington stated that her concern is approving a site plan with an undesignated parcel, impacts on traffic, site cohesion, and possible requests for special conditions.

Commissioner Tidona is concerned with safety, traffic, infrastructure strain, and project compatibility related to the proposed mixed-use development. He stated with the uncertainty of the undesignated parcel and its impact on traffic. He emphasized concerns over life safety and overburdened infrastructure, particularly around Hook Street and other nearby developments.

Commissioner May showed concerns with traffic flow, pedestrian safety, landscaping, and site compatibility. She expressed concern over inadequate access to roads. She noted that traffic flows through parking lots, lacking dedicated roadways for vehicles, leading to potential congestion and safety hazards. She questioned whether the planned pedestrian elements were sufficient. She regarded Winter Garden Village's landscaped walkways as a better model. She criticized the location of the daycare near hotels, citing privacy and safety concerns. She highlighted the lack of a drop-off lane. She questioned the mitigation of the trees that were previously on the site. She is requesting a tree survey and the enforcement of Section 123 which governs tree removal and mitigation. She questioned the difference in the acres listed on the site plan parking verses the ordinance.

Cory Sitler stated that the property was previously used for utility purposes decades ago and the previous owner planted pine trees. He stated that they do have a landscape architect in house that can verify the species of the trees. He stated that they could add a condition that they provide a tree survey. He confirmed the discrepancy of the acreage on the parking verses the ordinance is a portion of a parcel that is technically in Phase 1, but it is included in the conditional use permit.

Chair Bain questioned what is required for a survey and tree mitigation. He has concerns about the traffic flow within the site. He asked what would be on the south side of the playground and mentioned the playground being fenced. His concern with the undisclosed parcel is what is allowed in the C-2 General Commercial zoning. He stated that it could be a bar or other undesirable commercial entity.

John Kruse stated that for tree mitigation a tree survey would be done on the site and identify the preferred trees. He stated that in this case the site was a mine. It was planted for agricultural purposes. He used an example, if there were 100 trees at 3 inches each, that would be 300 inches that they would have to replace. The way they estimate the cost is they must provide the city with a verifiable receipt from a landscaper showing the cost of the tree, the cost of installation, and a one-year warranty on the trees.

Cory Sitler stated that the playground was shifted to the south and added walls.

Ryan Stahl stated that with the CC&Rs that are in place, they restrict those types of uses such as a freestanding bar.

***MOTION TO RECOMMEND APPROVAL** of Resolution No. 2025-013R Clermont West Phase 2, Conditional Use Permit; Moved by Commissioner May with a condition to provide a tree survey and follow Section 123, Seconded by Commissioner Colby. Motion passed 5-2, with Commissioners Tidona and Niemiec not approving.*

Item No. 2 - Ordinance No. 2025-026 – CarMax Expansion Small-scale Comprehensive Plan Amendment

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

Planning Manager Kruse presented as follows:

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 an 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 complies with 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. Most 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 with the existing uses and land uses in the area. The proposed project and the existing Lake County future land use are commercial. Several parcels in the area are City of Clermont Commercial and this would be a continuation of that future land use. Staff recommend approval of the Small-Scale Comprehensive Plan amendment to change the future land use from Lake County Commercial to City of Clermont Commercial. Staff recommend approval of Ordinance 2025-026.

Rezoning

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.

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 with 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 complies with the Clermont Land Development Regulations (LDR). This site plan would replace the one currently in Lake County's Ordinance.

The majority of the specific development requirements have been incorporated in the City's ordinance with a few changes 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 are in support of the rezoning request and recommends approval of Ordinance 2025-027.

Jimmy Crawford, 702 W. Montrose St., stated that he is representing the applicant. He stated that the applicant has been working with Lake County and received their PUD approval. He stated that they applied for the site plan review and is required to supply a utility agreement. He stated that the agreement comes with a covenant to annex so that is their intent.

Cassidy Clemens, Denver, CO, showed her presentation.

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

Commissioner Colby stated that he is excited for the improvements to this site.

Commissioner Niemiec had no comments.

Commissioner Cramer expressed concerns about environmental conditions and increased delivery truck traffic.

Cassidy Clemens stated that during the feasibility period of the research is completing phase one environmental site assessment and if need be, a phase two environmental site assessment is completed if phase one indicates the need. She stated that there are no outstanding environmental concerns.

Jimmy Crawford stated that the previous site, Dewitt, was federally regulated that dealt with hazardous materials and therefore they were inspected and required to test frequently.

Brent Lenzen, Kimley-Horn, explained that there is no off-site traffic improvements associated with the project. He stated that the trips generated would be less than what the current site generates.

Commissioner Hoisington had no comments.

Commissioner Tidona asked that they expand on how they will be improving Autoplex Lane.

Brent Lenzen stated that the property was previously barricaded and fenced off so there was no access, except Toyota. When Tesla improved their site, they did the same resurfacing of the road to their northern limits. He stated that they will implement the same pavement restoration and resurface all the way to the north which gets to the County trail head.

Commissioner May questioned Autoplex Lane connecting to the trail head. She asked how many people show up for the weekly auctions.

Brent Lenzen explained the County's intention for the trail head.

Steve Hudac, 12800 Tuckahoe Creek Pkwy, Manakin-Sabot, VA, stated that their target for an auction is between 200-400 customers. They would be licensed dealers in the State of Florida. He stated that how many shows up on site depends on market conditions. He stated it is limited on site participation because most bid online.

Chair Bain mentioned four points, connection to the trail head, less traffic, improvement overall to physical, sound, environmental and quality of life. He also appreciates them annexing into the city.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-026 CarMax Expansion Small-scale Comprehensive Plan Amendment; Moved by Commissioner Niemiec, Seconded by Commissioner Cramer. Motion passed 7-0.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-027 CarMax Expansion Rezoning; Moved by Commissioner Niemiec, Seconded by Commissioner Cramer. Motion passed 7-0.

DISCUSSION OF PROPOSED RULES

The city attorney presented a proposal to enable commissioners to engage in more flexible, transparent information-gathering practices for quasi-judicial matters. The discussion centered around Florida Statute 286.0115, which would allow:

1. Site visits, expert consultations, and communications with applicants or the public—so long as those interactions are disclosed and made part of the public record before any vote is taken.
2. Written communications (e.g., emails) and ex-parte discussions to be considered non-prejudicial if properly disclosed.
3. Ordinance or resolution adoption by the City Council as a prerequisite to enabling these new procedures.

The city attorney clarified that while no directive had been issued by the City Council, a consensus from the Commission could prompt further action.

Key points raised by Commissioners included:

- Frustration with limited information in staff packets and the desire for more direct observation and input.
- Clarification of what kinds of conversations with residents and business owners would be permissible under the proposed change. Informal chats would be allowed if disclosures were made, and the information becomes part of the official record.
- Concerns about the Sunshine Law, especially unintentional violations at public events or online. The attorney emphasized that board members must avoid discussing agenda-related issues with one another outside of properly noticed meetings, even in casual or social settings.
- Discussion about the credibility and weight of resident input versus expert testimony, with some commissioners expressing interest in being able to consult independent experts to challenge or support development claims.
- Desire for parity between the commission and the City Council, noting that council members currently have more leeway in site visits and communications.

Commissioners broadly supported moving forward with the proposal, with the city attorney agreeing to share the draft resolution for review and discussion with the city manager and council.

DISCUSSION OF NON-AGENDA ITEMS

There were no discussions of non-agenda items.

ADJOURNMENT – 9:17 pm

Chair Bain

ATTEST:

Rae Chidlow



AGENDA ITEM

Meeting Date

Tuesday, August 5, 2025

Agenda Item Name

Ordinance 2025-028
Bloxam Offices Rezoning

Requested Action

Recommend approval of Ordinance 2025-028.

Staff Report

The applicant, Patrick Harb, is requesting a rezoning for the subject vacant parcel located north of Pitt Street and east of Bloxam Avenue. The 5.65 acre parcel is currently zoned R-3-A Residential/Professional District with a Future Land Use Designation of Commercial. The applicant is requesting to rezone the property to Planned Unit Development (PUD) with Office/Flex space uses.

The Planned Unit Development (PUD) would allow for a multi-tenant development consisting of 5 Office/Flex Buildings with 48,500 square feet of space. The PUD shall comply with the R-3-A Residential/Office excluding single-family residential and C-2 General Commercial District Codes and Regulations as indicated in the Land Development Code, Section 122-261. The applicant has provided a list of prohibited uses under Section 3 of the Ordinance.



The Office/Flex buildings will consist of office space to include garage doors to utilize for storage capabilities for tenants, catering to businesses that require flexible use.

As part of the PUD zoning request, the applicant is requesting one waiver to the City Code.

1. To allow a 14-foot retaining wall adjacent to U.S. Highway 27 instead of the 6 feet required by the Land Development Code due to the existing topography.

Staff have also requested the applicant to have a 30% landscaping material increase on the south buffer that is adjacent to the residential property. Staff also recommend the elevations provided require additional architectural treatment during the Site Review process.

The rezoning to Planned Unit Development (PUD) will be consistent with the City of Clermont Comprehensive Plan Goals, Objectives and Policies. The mixed use development is consistent with the character of the surrounding properties and will be in harmony with the general intent and purpose of the Land Development Codes.

Staff recommends approval of Ordinance No. 2025-028, rezoning subject parcel from R-3-A to Planned Unit Development (PUD).

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2025-028 Bloxam Offices Rezoning (07.31.2025)	Ord 2025-028 Bloxam Offices Rezoning (07.31.2025).pdf
2.	Bloxom Offices Location Maps	Bloxom Offices Location Maps.pdf
3.	Bloxam Avenue Office Flex Space Concept Plan (07-30-2025) REV 1	Bloxam Avenue Office Flex Space Concept Plan (07-30-2025) REV 1.pdf
4.	20250728 Bloxam HH - Bloxam_Building Elevations [20250728]	20250728 Bloxam HH - Bloxam_Building Elevations [20250728].pdf
5.	20250606 Bloxam HH - Germana Engineering - Bloxam PUD Narative [V4 20250728]	20250606 Bloxam HH - Germana Engineering - Bloxam PUD Narative [V4 20250728].docx
6.	Rezoning Application	Rezoning Application.pdf
7.	Legal Ad for PZ	Legal Ad for PZ.pdf



**CITY OF CLERMONT
ORDINANCE NO. 2025-028**

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 (the “Property”):

LEGAL DESCRIPTION

LOT 3, AND THE SOUTH 110 FEET OF LOT 2, BLOCK K, CLERMONT, ACCORDINGLY TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ALL THAT PART THEREOF DEEDED TO THE STATE OF FLORIDA FOR RIGHT-OF-WAY FOR HIGHWAY.

LOCATION

Vacant Parcel on Bloxam Avenue
North of Pitt Street, East of Bloxam Avenue
And West of US Hwy 27
(Alternate Key 1109957)
5.65 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2025-028

PROPERTY REZONING

**From: Residential/Professional R-3-A
To: Planned Unit Development PUD with Office/Flex Uses**

SECTION 2. GENERAL CONDITIONS

This application for a Planned Unit Development to allow for a multi-tenant development consisting of 5 Office/Flex Buildings with 48,500 square feet of space. The permitted uses specified herein on and subject to the terms and conditions of this Ordinance (as hereinafter defined) be granted subject to the following 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 pursuant to the terms and conditions of this Ordinance and in substantial accordance with the Conceptual Plan attached hereto as Exhibit “A” (the “Conceptual Plan”). Formal construction plans incorporating all terms and conditions stated in this Ordinance shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
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 parcel without first submitting necessary plans and obtaining required approvals and permits in accordance with City Codes and Land Development Regulations and those of other appropriate jurisdictional entities.
4. This Ordinance, including the concept plan, must comply with all applicable requirements of the City Comprehensive Plan and City Land Development Codes and Regulations.

SECTION 3. LAND USES AND SPECIFIC CONDITIONS

1. The Planned Unit Development (PUD) shall comply with the R-3-A Residential/Office excluding single-family residential and C-2 General Commercial District Codes and Regulations as indicated in the Land Development Code, Section 122-261.
2. The following criteria shall apply to the development, improvement, operation and use of the property:
 - (a) As part of this project the following uses will be prohibited:
Prohibited Uses
 1. Tattoo or piercing parlors
 2. Pawn shops
 3. Smoke or vape shops
 4. Used car sales or car lots



CITY OF CLERMONT
ORDINANCE NO. 2025-028

- 5. Junk yards or salvage yards
- 6. Heavy manufacturing
- 7. Outdoor storage as a primary use
- 8. Recycling centers (especially scrap metal)
- 9. Truck stops or fueling stations
- 10. Cannabis dispensaries
- 11. Animal processing or slaughterhouses
- 12. Temporary uses like carnivals or flea markets

- (b) A waiver shall be granted to allow a 14-foot retaining wall adjacent to U.S. Highway 27 instead of the 6 feet required by the Land Development Code due to the existing topography.
- (c) All Landscape buffers shall be planted with three canopy trees and five understory trees per 100 lineal feet and must provide a continuous three-foot-high opaque screen of landscape materials at time of plantings.
- (d) There shall be a 30% increase in landscaping along the south landscape buffer.
- (e) The property shall be allowed one (1) Master Development Multi-tenant ground monument sign that complies with City Code, Chapter 102 Signs, and a secondary monument sign that does not exceed one half (1/2) of the allowable copy area square footage of the Master sign.
- (f) 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.
- (g) A minimum five-foot wide sidewalk shall be constructed along each street's right-of-way adjacent to parcel that comply with the American Disabilities Act requirements and provide pedestrian access. Sidewalks construction shall be coordinated with appropriate government entity for designated streets.

- 3. Building Setbacks:
 - Front Setback (US 27): 50 feet from Property Lines
 - Rear Setback (Bloxam Ave): 25 feet from Property Lines
 - Side Setback (North): 12 feet from Property Lines
 - Side Setback (South): 25 feet from Property Lines

- 4. Landscape Buffer:
 - US 27 (East): 20 feet Buffer
 - Bloxam Avenue (West): 20 feet Buffer
 - Side (North): 10 feet Buffer
 - Side (South): 10 feet Buffer



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5. The maximum building height shall be 55 feet, measured at the highest point.
6. The maximum impervious surface area ratio for the Property shall be 80% with a floor area ratio for the property not to exceed 0.35.
7. There shall be no truck traffic, loading or deliveries of any kind on the property between the hours of 9 p.m. and 7 a.m.

SECTION 4. CONFLICT

All Ordinances or parts of this Ordinance 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 at the applicant's expense.

SECTION 8. PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-028

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

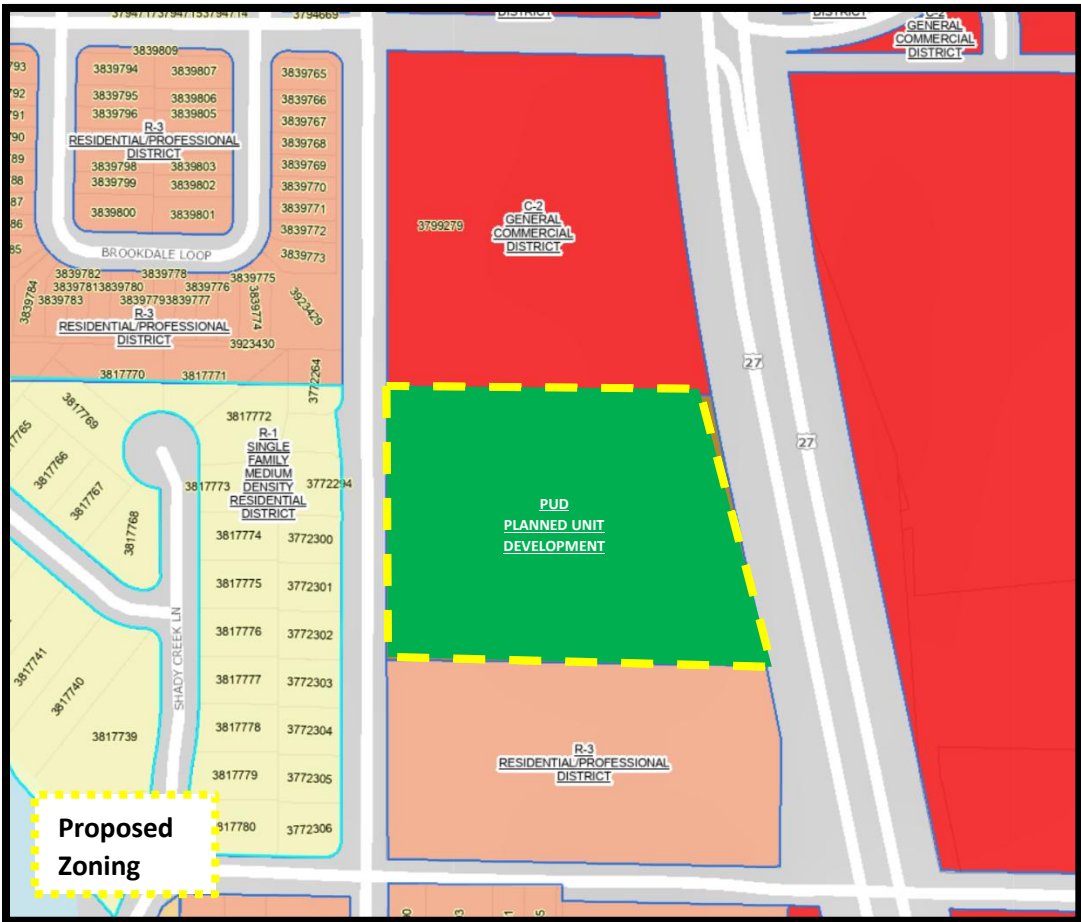
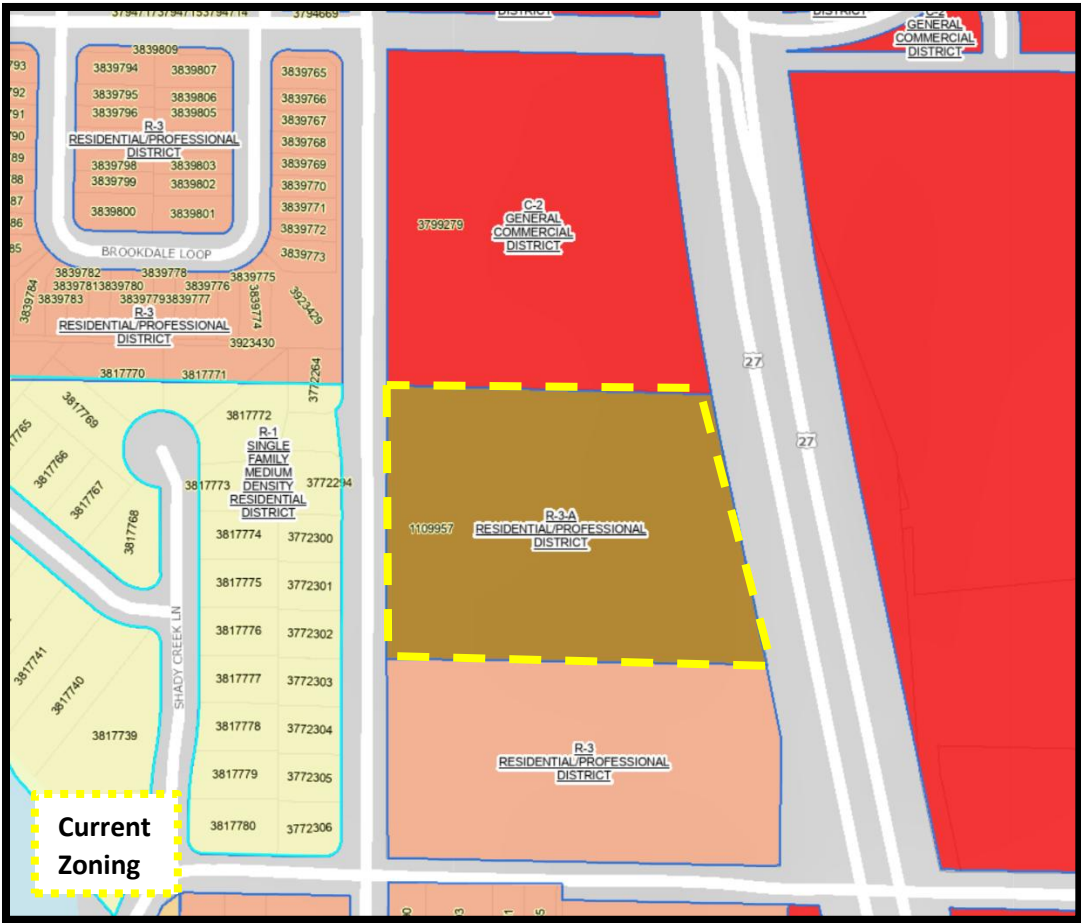
Approved as to form and legality:

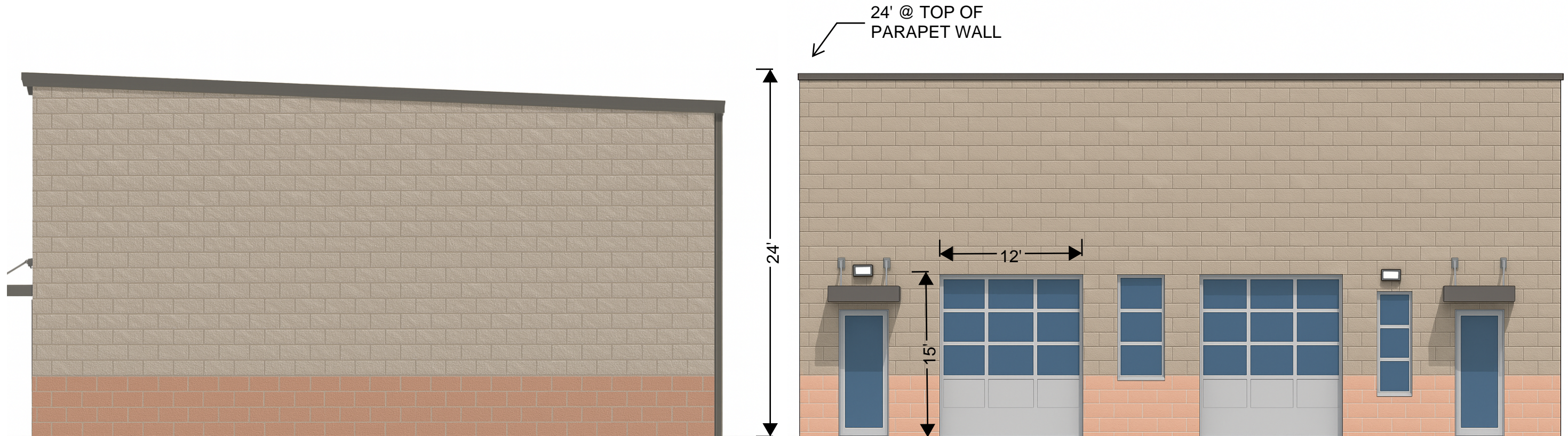
Christian W. Waugh, City Attorney

Exhibit - Location Map



Exhibit – Zoning Map





SIDE ELEVATION
NOT TO SCALE

FRONT ELEVATION
NOT TO SCALE

No.	REVISIONS	DATE	BY



PROJECT	###
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	##
DRAWN BY	##
CHECKED BY	##

CLERMONT SITE
BLOXAM AVE CLERMONT FL, 34711

CITY OF CLERMONT FLORIDA

BUILDING ELEVATIONS

SHEET NUMBER
EX-01

Project Narrative Bloxam Avenue Office Flex Space

The proposed project is located on Bloxam Avenue (Section 24, Township 22, Range 25 (Alt. Key: 1109957) Parcel number 0150-00K-00200) between Bloxam Avenue and U.S. Highway 27; approximately 0.26 miles north of East Montrose Street and approximately 0.07 miles north of Pitt Street.

The proposed Office Flex Space is located within the City of Clermont.

FLU

Existing: Commercial
Proposed: Commercial

Zoning

Existing: R-3-A (Residential / Profession District)
Proposed: PUD

This project will conceptually consist of 5 Office Flex Space Buildings with varying dimensions based on final layout and demands:

- Building 1 = 3,000 sf
 - Building 2 = 6,000 sf
 - Building 3 = 7,500 sf
 - Building 4 = 14,000 sf
 - Building 5 = 18,000 sf
- 48,500 sf (Total Proposed Buildings)

The project will consist of on-site parking, stormwater pond, and associated utilities. Access to the property will be provided along U.S. Highway 27 and an emergency fire access is proposed to Bloxam Avenue. An internal cross access easement is proposed to allow future access to the parcel to the north.

Waiver Requests will consist of:

Retaining Wall Height:

“Fences and walls in business, commercial and industrial districts shall be no higher than 6 feet.” (Section 125-521)

East Boundary

Due to the existing topography within the U.S. Highway 27 right-of-way; a 14 foot retaining wall height is needed to maintain the existing swale and drainage pattern between the project site and US Highway 27.

Prohibited Uses

As part of this project the following uses will be prohibited

1. Tattoo or piercing parlors
2. Pawn shops
3. Smoke or vape shops
4. Used car sales or car lots
5. Junk yards or salvage yards
6. Heavy manufacturing
7. Outdoor storage as a primary use
8. Recycling centers (especially scrap metal)
9. Truck stops or fueling stations
10. Cannabis dispensaries
11. Animal processing or slaughterhouses
12. Temporary uses like carnivals or flea markets

Alternative Permitted Uses

1. Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices and similar businesses.
2. Retail businesses. Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
3. Personal service establishments, such as, but not limited to, beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barbershop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
4. Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
5. Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
6. Restaurants and lounges.
7. Buildings, structures or uses maintained or operated by the city
8. Lodges and clubs.
9. Laundries.
10. Hotels and motels.
11. Convenience stores and gas stations.
12. Shopping centers. Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
13. Nursery schools, kindergartens or childcare centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.



CITY OF CLERMONT
REZONING
APPLICATION



DATE May 2, 2025		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary		
Project Name (if applicable) Bloxam Warehouse Office				
Applicant Bloxam HH LLC				
Contact Person Tom Harb				
Address 3700 34th St Ste 300		City Orlando	State Florida	Zip 32805
Telephone (407) 276 - 2618		Fax		
Email patrick.harb@harbco.com				
OWNER INFORMATION				
Owner's Name Bloxam HH LLC				
Owner Address 3700 34th St Ste 300		City Orlando	State Florida	Zip 32805
Telephone (407) 276 - 2618		Email patrick.harb@harbco.com		
PROPERTY INFORMATION				
Address of Subject Property Bloxam Avenue		City Clermont	State Florida	Zip 34711
Legal Description (include copy of survey) LOT 3, AND THE SOUTH 110 FEET OF LOT 2, BLOCK K, CLERMONT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ALL THAT PART THEREOF DEEDED TO THE STATE OF FLORIDA FOR THE RIGHT-OF-WAY FOR HIGHWAY				
Acreage 5.65		Land Use (City verification required) Commercial		
Present Zoning (City verification required) R-3-A		Proposed Zoning PUD		



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?
Use that is not consistent with current zoning and not possible through a conditional use.

Check box to indicate additional materials are provided via attachment.

Tom Harb
Applicant Name (print)

x 
Applicant Name (signature)

Tom Harb
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, August 5, 2025 at 6:30 PM, the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance at a public hearing.

ORDINANCE NO. 2025-028

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

Vacant Parcel on Bloxam Avenue
North of Pitt Street, East of Bloxam Avenue
And West of US Hwy 27
(Alternate Key 1109957)
5.65 +/- Acres



LEGAL DESCRIPTION

LOT 3, AND THE SOUTH 110 FEET OF LOT 2, BLOCK K, CLERMONT, ACCORDINGLY TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ALL THAT PART THEREOF DEEDED TO THE STATE OF FLORIDA FOR RIGHT-OF-WAY FOR HIGHWAY.

PROPERTY REZONING

**From: Residential/Professional R-3-A
To: Planned Unit Development PUD with
Commercial/Industrial Uses**

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

This ordinance 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 shall 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, August 5, 2025	
Agenda Item Name	
Resolution No. 2025-019R <i>Church at South Lake Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution 2025-019.	
Staff Report	
<p>The applicant, Brian Hammond, is requesting an amendment to an existing conditional use permit to allow for the development of a 16,355 square-foot building addition to the existing church campus. The subject property is located within a PUD and is operating under an existing CUP. The Church at South Lake was granted a conditional use permit in 2011 to operate a house of worship in the C-2 General Commercial Zoning District. The proposed expansion would include a new worship auditorium and staff offices.</p> <p>The site plan provided shows the development of a 16,355 square feet building addition being constructed between the two existing buildings. The current auditorium, which seats approximately 500, will be repurposed as space for the church's youth ministry. Upon completion of the expansion, the total seating capacity of the church auditorium will be 700 seats, representing a net seating increase of 200.</p> <p>Parking requirements for churches are calculated at a ratio of 1 parking space per 4 seats in the auditorium. Based on the proposed 700-seat capacity, the site requires 175 parking spaces. Staff has verified that the existing paved parking area, along with the additional parking available on the underdeveloped lots 3 and 4, provides sufficient capacity to meet this requirement.</p> <p>Additionally, peak traffic generation for the church occurs on Sundays, which typically does not conflict with weekday peak travel times. The applicant has submitted an engineer-reviewed letter stating that the anticipated increase in traffic is negligible and has requested an exemption from a formal traffic study. Based on this review and the operational nature of the facility, staff has no concerns regarding traffic impacts.</p> <p>In reviewing an application for a conditional use permit, Section 101-212 (c) of the Land Development Code is consulted. The proposed project expansion is consistent with the existing land use designation and surrounding development pattern. Staff has reviewed the proposed amendment and find it consistent with the City's Comprehensive Plan and Land Development Code.</p>	



Yellow outline is the parcel and the blue box indicates the proposed 16,355 sq ft building addition.

Staff recommends approval of Resolution 2025-019, amending the existing Conditional Use Permit to allow for a 16,355 square foot expansion of the Church at South Lake within the C-2 General Commercial Zoning District.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2025-019R -Church at South Lake (07.31.25)	2025-019R -Church at South Lake (07.31.25).pdf	
2. Maps	Maps.pdf	
3. Church at South Lake - Expansion_Traffic Memo 2025 0729	Church at South Lake - Expansion_Traffic Memo 2025 0729.pdf	
4. Church at South Lake_Render-Site	Church at South Lake_Render-Site.pdf	
5. Elevation Renderings	Elevation Renderings.pdf	
6. Application	Application.pdf	
7. Legal ad P&Z - Church at South Lake CUP Amendment	Legal ad P&Z - Church at South Lake CUP Amendment.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2025-019R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (2025-019R) TO ALLOW FOR AN EXPANSION TO THE EXISTING CHURCH AT SOUTH LAKE CAMPUS. 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 August 5, 2025 recommended for approval of this Conditional Use Permit to allow an expansion to the existing Church at South Lake Campus; at the following location:

LOCATION:

Church at South Lake
2500 & 2525 Hooks Street
AK 3860796, 3860797, 3860798, 3860799
4.45 +/- 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.

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 a church facility expansion in the C-2 General Commercial Zoning District; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2025-019R

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.
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.
11. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.
12. The church occupancy load shall be governed by the amount of parking on site. No more than 4 seats per 1 parking space. Other uses including administration offices and classroom areas shall also be included in all parking calculations in accordance with the Land Development Code.



CITY OF CLERMONT
RESOLUTION NO. 2025-019R

13. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.

SECTION 2: LAND USE

1. Hancock Town Center, Lots 1-4 (Northwest corner of Hooks Street & Hancock Road) may be used as a church facility in addition to any C-2 General Commercial permitted uses.
2. The building addition shall be constructed in substantial accordance with the Site Plan, as prepared by Germana Engineering, dated 7-18-25, depicted in **Exhibit A**. The expansion shall be a one-story building, not to exceed adding more than 17,000 square feet to the existing building.
3. The building shall be constructed in substantial accordance with the conceptual elevation and style as shown in **Exhibit B**.

SECTION 3: ARCHITECTURAL DESIGN STANDARDS

All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont. In addition, the following shall be allowed:

1. All fencing within public view shall be ornamental metal or brick as approved by the Site Review Committee.
2. All materials stored outside must be within an opaque enclosure, as part of the site plan and approved by the City's Site Review Committee. Storage trailers or other storage systems shall be prohibited.

SECTION 4: CONFLICT

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

SECTION 5: 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. 2025-019R

SECTION 6: 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 7: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-019R

DONE AND RESOLVED 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

**CITY OF CLERMONT
RESOLUTION NO. 2025-019R**

Exhibit A



CITY OF CLERMONT
RESOLUTION NO. 2025-019R

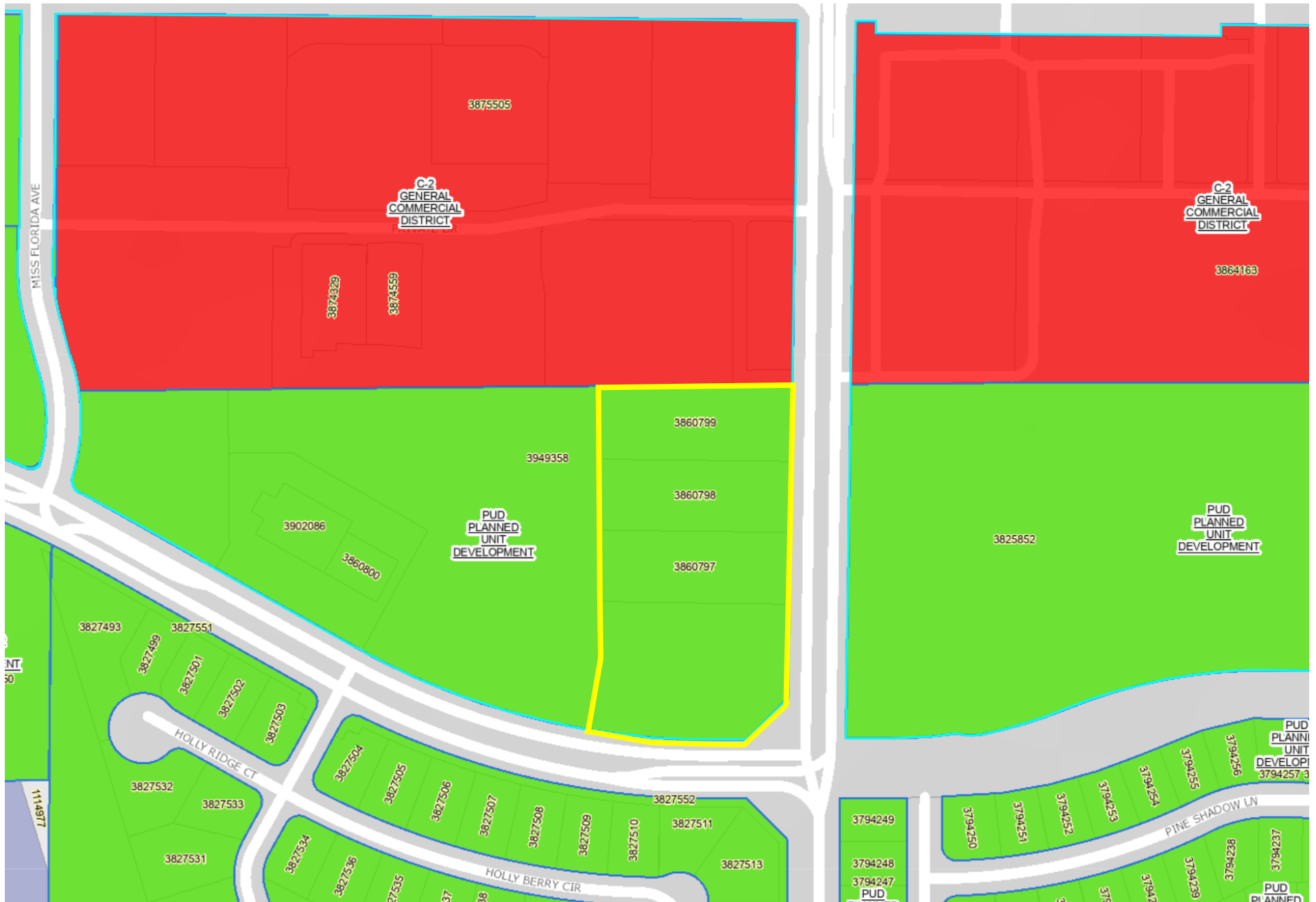
Exhibit B



Church at South Lake – Aerial Map



Church at South Lake – Zoning Map



July 29, 2025

Nick Gonzalez
City of Clermont
Planning & Economic Development
685 W. Montrose Street
Clermont, FL 34711

**RE: Church at South Lake – Expansion
Proposed CUP Amendment
Anticipated Traffic Impacts**

Dear Mr. Gonzalez:

The purpose of this memorandum is to document the anticipated traffic impacts associated with the proposed building expansion for the Church at South Lake, located in Clermont, Florida. It is anticipated that the proposed expansion will result in relatively low traffic generation and, therefore, will not warrant a detailed traffic impact study. Furthermore, the proposed development will not alter existing site access or the current connections to neighboring parcels.

The proposed project consists of a 16,355 square-foot (SF) church expansion on the existing church property, which is located on parcels 28-22-26-0100-0000-0100, -0200, -0300, and -0400. The current Church at South Lake consists of a 9,148 SF building that includes a 500-seat auditorium, along with a separate 7,252 SF building. The site is generally located at the northwest quadrant of the intersection of Hancock Road and Hooks Street.

Existing site access includes a western driveway that connects via cross-access to a right-in/right-out driveway on Hooks Street to the south, as well as a northern connection through an adjacent shopping center that provides access to Hancock Road. These connections are located within the City of Clermont, Florida, and are illustrated in Figure 1. The proposed expansion will not impact the existing driveway connections, as there is adequate land available on the property to accommodate the necessary additional parking spaces. These improvements are depicted in the proposed site plan included in the **Appendix**.

Figure 1: Site Location Map



Trip Generation

The trip generation data was based on the trip generation equations outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition. **Table 1** summarizes the resulting trip generation analysis.

Table 1
Trip Generation Summary

ITE Code	Land Use	Size	Daily Trips	PM Peak Hour		
				Enter	Exit	Total
560	Church	16,355 SF	139	11	5	6

Source: ITE Trip Generation Manual, 11th Edition

As shown in **Table 1**, the project is anticipated to generate 139 daily new external trips and 11 PM peak hour external trips (5 entering / 6 exiting).

The church plans are to use the proposed expansion to include a new 700-seat auditorium, replacing the existing 500-seat auditorium. The current auditorium will be repurposed for other ministry-related functions. For the purposes of this memorandum, trip generation is based solely on the new building expansion. This methodology is appropriate due to the difficulty in accurately separating traffic attributable to the two auditoriums, given their shared functions and overlapping operational needs.

The traffic impact of the proposed expansion is anticipated to be minimal. Based on the 16,355 SF size of the church expansion, the project is estimated to generate approximately 11 total trips during the PM peak hour of the adjacent roadways (4-6 PM). Additionally, church services are typically held outside the standard weekday peak travel times, primarily on Sunday mornings and Wednesday evenings, with occasional late-evening activities.

Conclusion

In conclusion, the additional traffic associated with the proposed church expansion is expected to be minimal and not significant enough to adversely impact surrounding roadways or intersections. Church activities generally occur outside the traditional peak traffic hours of the roadway (4-6 PM), with services held on Sunday mornings and Wednesday evenings, as well as occasional evening events.

If you have any questions or comments regarding the information presented in this memorandum, please do not hesitate to contact us.

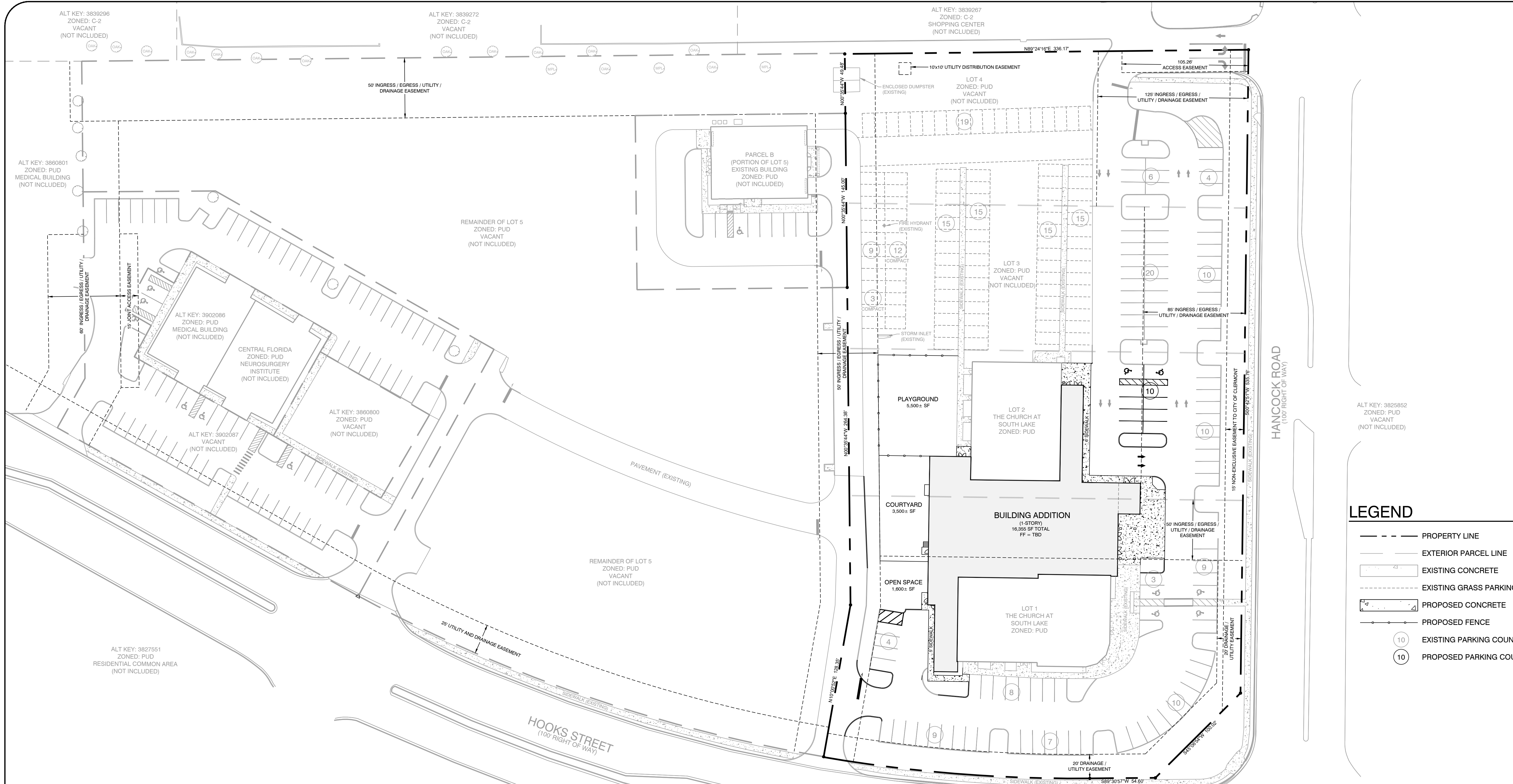
Sincerely,



Todd S. Davis, P.E., PTOE, RSP₁
Senior Project Manager

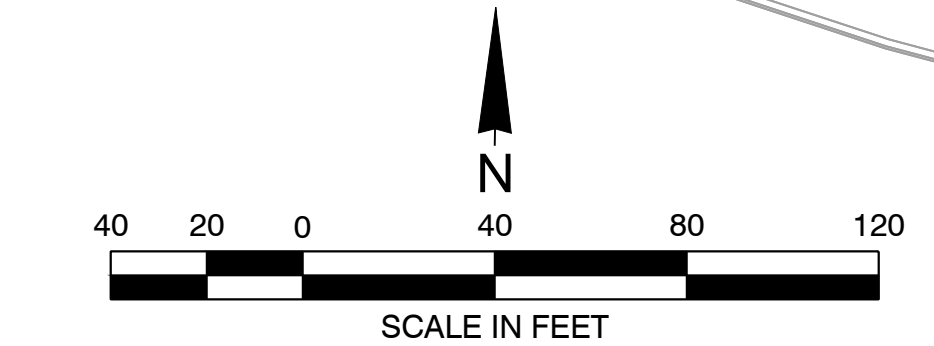
cc: Paster Brian Hammond, The Church at South Lake
Christopher Germana, Germana Engineering & Associates

Appendix



SITE DATA

- SITE AREA** = 4.53± AC / 197,377± SF
- SITE LOCATION**
2500 HOOKS STREET
CLERMONT, FLORIDA 34711
SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST
- SITE DESCRIPTION**
TAX PARCEL ALT KEYS: 3860796, 3860797
ZONING: PUD (CITY OF CLERMONT)
FUTURE LAND USE: COMMERCIAL
FLOOD ZONE (PER FEMA FLOOD MAP): THE SITE IS LOCATED IN ZONE X
WETLANDS (PER SURVEY): NO WETLANDS LOCATED ON SITE
ON-SITE SOIL (PER SOIL SURVEY): 100% CANDLER SAND
- BUILDING DATA**
USE TYPE: BUILDING ADDITION
DIMENSIONS: VARY (ONE-STORY)
AREA: 16,355 SF
- PARKING REQUIREMENTS**
(CHURCHES = 1 SPACE PER 4 SEATS)
REQUIRED PARKING = 176 SPACES (BASED ON 702 SEATS)
(OFFICES = 1 SPACE PER 200 SF)
REQUIRED PARKING = 06 SPACES (BASED ON 1,275 SF)
(CLASSROOMS = 1 SPACE PER 300 SF)
REQUIRED PARKING = 12 SPACES (BASED ON 3,603 SF)
TOTAL REQUIRED PARKING = 194 SPACES
ASPHALT PARKING PROVIDED = 110 SPACES
GRASS PARKING PROVIDED = 103 SPACES (15 COMPACT)
TOTAL PROVIDED PARKING = 213 SPACES



NOTES

- THE MASTER PLAN IS INTENDED TO ONLY SHOW AN OVERVIEW OF THE EXISTING SITE AND PROPOSED IMPROVEMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION. REFER TO OTHER SHEETS WITHIN THIS PLAN SET FOR DETAILS ON THE EXISTING AND PROPOSED IMPROVEMENTS.
- THE PROJECT LIMITS SHOWN ON THIS PLAN DEFINE THE LIMITS OF THE SITE WORK PROPOSED WHICH ARE PART OF THE CIVIL ENGINEERING CONSTRUCTION PLANS FOR THIS PROJECT.

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING CONCRETE
- EXISTING GRASS PARKING
- PROPOSED CONCRETE
- PROPOSED FENCE
- EXISTING PARKING COUNT
- PROPOSED PARKING COUNT

REVISIONS	DATE

MASTER PLAN

**CHURCH AT SOUTH LAKE
BUILDING ADDITION**

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 40'

DATE: -

SHEET
C1

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
06-13-25
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279







CITY OF CLERMONT
CONDITIONAL USE PERMIT
 APPLICATION

Date 06-18-2025		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) The Church at South Lake Building Addition				
Applicant The Church at South Lake, Inc.				
Contact Person Pastor Brian Hammond				
Address 1860 Hancock Road		City Clermont		State FL
				Zip 34711
Telephone 352-243-1155				
Email brian@churchatsouthlake.com				
PROPERTY OWNER INFORMATION <input checked="" type="checkbox"/> (Check box if owner information is same as applicant)				
Property Owner Name The Church at South Lake, Inc.				
Owner Address 1860 Hancock Road		City Clermont		State FL
				Zip 34711
Telephone 352-243-1155		Email brian@churchatsouthlake.com		
PROPERTY INFORMATION				
Address of Subject Property 1860 Hancock Road		Alternate Key 3860796, 3860797, 3860798, 3860799		Zip 34711
General Location Corner of Hancock Road and Hooks Street, South of Highway 50 and College Station Shopping Center.				
Legal Description & Alternate Key (include copy of survey) Lots 1 and 2 Alt Keys: 3860796, 3860797, 3860798, 3860799 <small>Per Survey Dated 09-23-2013: LOTS 1 THROUGH 4, INCLUSIVE, HANCOCK TOWNE CENTRE, RECORDED IN PLAT BOOK 60, PAGE 86, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH ALL EASEMENT RIGHTS IN THAT CERTAIN SHARED ENTRANCE AND CROSS ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2526, PAGE 2057, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.</small>				
Land Use (City verification required) FLU: Commercial				
Zoning (City verification required) PUD (Planned Unit Development)				



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.

Amend the existing CUP to allow for development of a 16,355 SF building addition on the Church Campus. The proposed building addition will be used for worship and for staff offices.

Pastor Brian Hammond

Applicant Name (print)

Applicant Name (signature)

The Church at South Lake, Inc.

Owner Name (print)

Owner Name (signature)

*******NOTICE*******

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

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

02/08/2024

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	Alternate Key:	3860796
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 Update Mailing Address	Parcel Number:	28-22-26-0100-000-00100
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	2500 HOOKS ST CLERMONT FL, 34711	Property Name:	THE CHURCH AT SOUTH LAKE Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 1 ORB 4068 PG 2393		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	CHURCH (7100)	0	0		73568.000	Square Feet	\$712,138.00	\$712,138.00	

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

Commercial Building(s)

Building 1

Commercial	Building Value: \$744,447.00		
	Building Use: CHURCH (71C)		
	Structure Type:		
Summary	Section(s)		
Year Built: 2009	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 9706	COMMERCIAL CANOPY (COP)	1.00	558
Full Bathrooms: 4	FINISHED LIVING AREA (FLA)	1.00	9148
Half Bathrooms: 0			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			
	View Larger		

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	Alternate Key:	3860797
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 Update Mailing Address	Parcel Number:	28-22-26-0100-000-00200
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1860 HANCOCK RD CLERMONT FL, 34711	Property Name:	CHURCH AT SOUTH LAKE KIDS CLASSROOMS Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 2 ORB 4068 PG 2393		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	CHURCH SECONDARY BUILDING (7102)	0	0		40061.000	Square Feet	\$387,790.00	\$387,790.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: \$591,238.00 Building Use: CHURCH (71C) Structure Type:		
Summary	Section(s)		
Year Built: 2009	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 7392	COMMERCIAL CANOPY (COP)	1.00	140
Full Bathrooms: 4	FINISHED LIVING AREA (FLA)	1.00	7252
Half Bathrooms: 0	View Larger		
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	Alternate Key:	3860798
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 Update Mailing Address	Parcel Number:	28-22-26-0100-000-00300
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
Property Location:	1840 HOOKS ST CLERMONT FL, 34711	Trash/Recycling/Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 3 ORB 4068 PG 2393		
<p>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT INSITUTIONAL CHURCH ONLY (7071)	0	0		39887.000	Square Feet		\$386,106.00	\$386,106.00
					Click here for Zoning Info Map		FEMA Flood		

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	12000	SF	2013	\$10,886.00
2	PARKING LOT LIGHT (CPFL2)	1	UT	2013	\$892.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4068 / 2393	08/23/2011	Warranty Deed	Unqualified	Vacant	\$1,800,000.00
3986 / 299	12/15/2010	Certificate of Title	Unqualified	Vacant	\$100.00
Click here to search for mortgages, liens, and other legal documents.					

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

PROPERTY RECORD CARD

General Information

Name:	CHURCH AT SOUTH LAKE INC	Alternate Key:	3860799
Mailing Address:	PO BOX 121023 CLERMONT, FL 34712-1023 Update Mailing Address	Parcel Number:	28-22-26-0100-000-00400
		Millage Group and City:	000C Clermont
		2024 Total Certified Millage Rate:	17.0664
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1820 HOOKS ST CLERMONT FL, 34711	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	HANCOCK TOWNE CENTRE PB 60 PG 86-87 LOT 4 ORB 4068 PG 2393		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT INSITUTIONAL CHURCH ONLY (7071)	0	0		42604.000	Square Feet		\$412,407.00	\$412,407.00

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

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	10750	SF	2013	\$9,752.00
2	PARKING LOT LIGHT (CPFL2)	2	UT	2013	\$1,784.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4068 / 2393	08/23/2011	Warranty Deed	Unqualified	Vacant	\$1,800,000.00
3986 / 299	12/15/2010	Certificate of Title	Unqualified	Vacant	\$100.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	2025-019R

Date:	07/11/2025
Order Number:	11489411
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	3.9000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/21/2025 - 07/21/2025	Govt Public Notices
LEE dailycommercial.com	1	07/21/2025 - 07/21/2025	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$76.26
Tax Amount	\$0.00
Service Fee 3.99%	\$3.04
Cash/Check/ACH Discount	-\$3.04
Payment Amount by Cash/Check/ACH	\$76.26
Payment Amount by Credit Card	\$79.30

Order Confirmation Amount	\$76.26
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Ad Preview

LEGAL NOTICE

On Tuesday, August 5, 2025, at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for an amendment to a Conditional Use Permit (2025-019R) to allow for an expansion to the existing Church at South Lake campus.

LOCATION

Church at South Lake
1860 Hancock Road
(Alternate Key # 3860796,
3860797, 3860798, 3860799)
4.45 +/- 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

Daily Commercial
July 21, 2025 11489411



AGENDA ITEM

Meeting Date		
Tuesday, August 5, 2025		
Agenda Item Name		
Resolution No. 2025-020R - WITHDRAWN <i>Samba Bite Cuisine Conditional Use Permit</i>		
Requested Action		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		