



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, September 2, 2025**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the August 5, 2025 Planning & Zoning Commission minutes

NEW BUSINESS

Item 1 - Resolution 2025-023R
Plaza Collina Pod I Conditional Use Permit

Consider the Conditional Use Permit to allow use of shared internal driveway aisles and to allow shared internal landscape buffers.

Item 2 - Resolution 2025-024R
1227 Bloxam Ave - Conditional Use Permit

Consider a Conditional Use Permit to allow Ambulance/EMS Service from this location.

Item 3 - Resolution 2025-026R
Lakehaven on Grand Conditional Use Permit

Consider a Conditional Use Permit to allow multifamily in the R-2 Medium Density Residential Zoning District.

Item 4 - Ordinance No. 2025-032
Land Development Code Amendment

Consider land development code amendments pertaining to the display of the American Flag.

DISCUSSION OF NON-AGENDA ITEMS

REPORTS

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

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, September 2, 2025**

Clerk for the City's records.

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
AUGUST 5, 2025**

CALL TO ORDER

Chair Bain called the meeting of the Planning and Zoning Commission to order on Tuesday, August 5, 2025, at 6:30 p.m.

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

MEMBERS NOT PRESENT: Commissioner Tidona

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the July 1, 2025, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Colby, seconded by Commissioner Niemiec. Motion passed 6-0.

REPORTS

Vice-Chair Niemiec thanked Camping World for displaying the huge American flag.

Commissioner Cramer no report.

Commissioner Hoisington stated she attended the city's budget workshops, city council meetings, and a county comprehensive plan meeting held at Aurelia Cole Academy. She found the events informative and engaging, especially the interactive component of placing markers on maps to identify areas of concern. She encouraged others to participate in county surveys and stay informed about the comprehensive planning efforts.

Commissioner May introduced a new local advocacy group called Strong Towns Clermont, founded by Anna Sinclair. The group promotes smart growth strategies for Clermont, focusing on stopping urban sprawl, improving transportation, preserving natural resources, and making the city safer and more livable. Their values include efficient use of taxpayer money, safer streets, and sustainable development. She stated that Strong Towns Clermont will hold a public meeting on August 29th at 7:00 p.m. in the boardroom of the Clermont City Center, focusing on parking and transportation and more information can be found on their Facebook page. She shared about new local businesses, including Bamboo Asian Eatery, Brooklyn Bagels, and a Brazilian market, noting the positive momentum in the city's growth.

Commissioner Colby no report.

Chair Bain followed up on a previous discussion regarding the creation of a summary of actions taken during Planning & Zoning meetings to keep City Council members informed. He stated that starting with the current meeting, these summaries will be drafted and submitted to the City Clerk and City Manager for distribution to the City Council. He also welcomed South Lake teachers back for the new school year, noting a successful teacher appreciation event with over 1,600 attendees that was hosted at the Wesley Center. He stated with school starting next Monday, the public needs to be reminded to expect increased traffic, allow extra time for commutes, and be cautious in school zones as students and staff settle into their routines. He requested a brief update from the City Attorney regarding the rules presented last month and their progress toward City Council review.

City Attorney Waugh stated that a proposed policy regarding disclosure of ex parte communications, site visits, and use of outside expert information by Planning & Zoning Commissioners will be presented to the City Council in resolution form on August 26th. The goal is to ensure transparency and avoid any appearance of bias before votes are cast. He stated that Commissioners are reminded they can still individually communicate with council members to share their opinions on the matter. He stated that there was a suggestion to visit the placement of Commissioner reports on the agenda, but that discussion will be postponed until all Commissioners are present, likely at the next meeting following Labor Day.

NEW BUSINESS

Item No. 1 – Ordinance No. 2025-028 – Bloxam Offices Rezoning

Planning Manager John Kruse presented as follows:

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).

Attorney Jimmy Crawford, 702 W. Montrose St., representing the applicant for a rezoning for the proposed Bloxom Offices development. He stated that there will be no public entrance off Bloxam Avenue. He stated that the 14' retaining wall is planned due to elevation it will not be visible from US 27. He stated the project aims to convert a previously troubled and undeveloped property, frequented by homeless camps, into office flex space, consistent with surrounding land uses. He stated that the site will include 30% additional landscaping.

The floor was opened for public comments.

Judy George, 300 Brookdale Loop, and president of the HOA for the townhomes, expressed concerns and suggestions regarding the proposed Bloxom Offices development. She appreciated the confirmation that there would be no driveway access to Bloxom Avenue, noting that traffic and traffic noise are primary concerns for her and many of her neighbors. She voiced concern over the types of businesses that could potentially occupy the site and their compatibility with the residential area. She noted that the plan packet she previously reviewed lacked full details, but she was encouraged by the businesses that were explicitly excluded as presented. She asked why the 30% increase in landscaping is only on the south side and suggested extending it to the Bloxom (west) side to further buffer residential areas. She proposed considering a frontage road design along US-27, like the setup near McCoy Credit Union, to help manage traffic as nearby properties are developed in the future.

Christy Clark, 13221 Rainbow Lane, voiced strong support for the proposed Bloxom Offices project. She noted that the property has long been problematic and efforts to clean it up have been ongoing for years. She emphasized the growing need for office and small bay flex space in Clermont. She pointed out that office users are generally low-impact neighbors, operating Monday through Friday, and typically do not generate weekend noise. She stated that the development would bring valuable tax revenue to the city, and it would help eliminate the recurring homeless encampments on the property. She urged the commission to approve the project, describing it as a quality development that benefits both the city and the surrounding neighborhood.

Chair Bain closed public portion.

Commissioner Niemiec asked for clarification about traffic access from Bloxam. He pointed out that there appears to be an entrance/exit on Bloxam. He questioned the location of the dumpster.

He also had a concern about stormwater runoff from the elevated site to neighboring homes. He asked about the hours of operations. He asked if the 25-foot buffer planned along Bloxam Avenue is per code.

Attorney Jimmy Crawford stated that the only potential access from Bloxom would be for emergency-only access, as required by the fire department. He stated that they are meeting the code and indicated a willingness to add additional landscaping along Bloxom if the board recommends it. He stated that an additional buffer is already planned on the south side, adjacent to residential areas.

Chris Germana, 1120 W. Minneola Ave., stated that a proposed access point in the northeast corner may allow for future interconnection with adjacent properties as they develop. He stated the main entrance will be from US-27, with approval from Florida Department of Transportation that will be required during site plan review. He stated that the fire department has requested secondary emergency access. He explained that dumpsters are planned for the southwest, southeast, and center-north areas of the site. He confirmed that two dry retention ponds are planned, and the design will comply with St. Johns River Water Management District and city stormwater regulations to ensure no negative impact on adjacent properties.

Mr. Kruse stated that the stormwater will be reviewed by an Engineer during site review and pointed out that there is stormwater ponds proposed on the south side of the property.

Patrick Harp, 3700 34th Street, Orlando, stated they are not sure about the hours at this time. The exact operating hours for future tenants are not yet known, but the developer stated that most businesses would have weekday operations.

Chairman Bain pointed out that the ordinance includes a restriction prohibiting truck traffic, loading, or deliveries between 9:00 p.m. and 7:00 a.m.

Commissioner Cramer stated that the proposed project aligns with the city's future land use designation of commercial development. He stated it will redevelop underutilized property along a major corridor, contributing to revitalization. He asked if all five buildings would be built at one time or in phases. His concern was raised about long-term enforcement of prohibited uses (e.g., liquor stores, dispensaries). He questioned that with oversized parking and roll-up doors, if it would be more of an industrial use. He stated that he is in favor of this project.

Mr. Harp stated that the buildings would be built in phases.

Mr. Crawford stated that the prohibited uses are clearly outlined in the ordinance and will be included in tenant leases. He stated that the buildings will include flex office space, not industrial use. He stated that they are designed to accommodate businesses like electricians, cabinet makers, or small professional offices. He stated that industrial uses, outside storage, and manufacturing are strictly prohibited.

Commissioner Hoisington's key concern was increased traffic on Bloxom Street, especially due to its current congestion and nearby residential area (Pitt Street). She questioned about enhanced

landscaping on the Bloxam Avenue side of the parcel. She stated that she is in support of this project.

Mr. Crawford confirmed that there will be no direct entrance from Bloxom. He stated that the emergency access point will be gated and blocked, and accessible only by emergency services using clickers. He stated that this measure is meant to prevent unintended traffic flow into residential areas. He mentioned that a possible service/frontage road that could provide future access to neighboring parcels which would help relieve traffic pressure on Highway 27. He stated this would improve internal site circulation and future connectivity if enforced by the city. He stated that if it's the Commission's desire for enhanced landscaping, they could do so but noted concerns about tree overgrowth over time with the rigid percentage requirements.

Commissioner May questioned if there was going to be enough parking for tenants and visitors. She feels that it is best that this development be constructed in phases. She asked if they intend to build to suit and will already know who the tenants are prior to building. She asked if a traffic study was required. She feels that with the main site access being off US 27 and not Bloxam Avenue, that will address the nearby residential traffic concerns. She questioned if there would be any live work and automotive uses on this property. She asked if there would be a sidewalk added to the property. She asked about the signage and whether it would be digital.

Mr. Crawford stated that there is no specific parking category in the city code for office-flex development. He stated that staff concluded the proposed parking is in line with similar developments and is adequate for the proposed uses. He stated that not all the tenants will be known, and they will be responsible for their own buildouts, but the owner would be responsible for the shell of the buildings. He stated that live work use is prohibited and can be included in the ordinance. He stated that all signage would meet City code requirements.

Mr. Kruse stated that the total number of parking spaces listed on the site plan is 82. He stated that if parking issues arise, they would be required to come back for review. He stated that there was a traffic study performed for this project. He stated that due to the fact they will access this property from US 27 the traffic impact is considered minimal and within FDOT capacity limits. He stated that under the C-2 General Commercial that's referenced in the ordinance, automotive is a conditional use permit requirement. He stated that as part of the PUD the sidewalk would be required.

Commissioner Colby stated that all his questions have been answered. He stated that he feels this is much needed in the city and will be supporting this project.

Chair Bain agrees with Commissioner Colby saying this being a valuable addition to the city. He questioned what the process would be should FDOT not approve the entrance off US 27, would they be allowed to access from Bloxam Avenue. He requested that a minimum of 82 parking spaces and that no live work businesses are allowed to be added to the ordinance.

Mr. Kruse stated that they would have to amend the PUD with a new site plan showing the connection from Bloxam Avenue.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-028 Bloxam Offices Rezoning to include adding 82 parking spaces and the live-work exclusion; Moved by Commissioner Cramer, Seconded by Commissioner May. Motion passed 6-0.

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

Development Services Director Curt Henschel presented as follows:

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.

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.

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 have 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.

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.

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 have reviewed the proposed amendment and find it consistent with the City's Comprehensive Plan and Land Development Code. 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.

Brian Hammon, Senior Pastor for Church of South Lake, 1860 Hancock Road, stated that he had been the Pastor for 27 years. He stated that they purchased the property in 2011 which at the time were vacant buildings. He stated that the plan from the beginning was to expand and connect the buildings into one. He stated that two years ago they built their Cares building which houses their food and disaster relief ministry. He stated that last year they helped about 60 residents here in South Lake County area recover from storm damage. He stated that the addition would

convert their existing worship space into additional ministry activity space as well as additional administrative space and the new auditorium will be in the middle of the two existing buildings.

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

Commissioner Niemiec asked about the school zone traffic near the new entrance. He asked about the increase to 700 seats.

Mr. Henschel stated that the entrance is an existing entrance.

Mr. Hammon stated that they currently have three services, one at 8:15, 9:30 and at 11:00 AM. He stated that both the 9:30 and 11:00 services are at capacity.

Commissioner Cramer pointed out that the project is consistent with the city's comprehensive plan and they exceed the city's parking requirement. He stated that the traffic analysis shows minimal weekday peak impact since most services occur on Sundays and Wednesday evenings. He asked how the city will monitor the parking ratio over time and how the grass parking will be maintained to remain functional during rainy conditions. He asked if the expansion would maintain architectural consistency to the existing campus.

Mr. Hammon stated that they currently use the grass parking, and it is not at capacity. He stated that they also own the additional land to the west as well which is about 5.9 additional acres so there is plenty of space for overflow for special events. He stated that the grass parking is regularly mowed, and they have been parking on it for the past 12 years.

Commissioner Hoisington stated that her main concern is going from 500 seats to 700 seats, any additional traffic on SR 50 and Hancock Road could cause chaos.

Mr. Hammon stated that he lives in Groveland and travels SR 50 every day for work, so he understands the concern. He stated that in the 12 years of being in operation at that location, even at their biggest events, they have not needed police to direct traffic. He stated that the ingress and egress happen very fluidly because of the volunteers who direct traffic within the site.

Commissioner May stated that her main concerns are the traffic flow and parking. She questioned how many handicap spaces were required. She asked about additional services throughout the week. She questioned the plans for the rest of the property that is not developed.

Mr. Hammon demonstrated the flow of traffic and stated that both entrances are open. He stated that volunteers help direct the flow of traffic. He stated that there are 103 parking spaces in the grass area and the volunteers help park the attendees. He stated that there are 10 handicapped parking spaces reserved for Sunday only and it's their goal to make it accessible and friendly to all people. He stated that there is a middle and high school youth ministry on Wednesdays that has about 150 attendees, most of them drive, while others get dropped off. He stated that they currently have no plans to do anything in the undeveloped area, and they do not intend to sell the property either.

Commissioner Colby stated that it's a great project and he fully supports the expansion of the Church.

Chair Bain asked for clarification that the underdeveloped lots are used for parking if needed. He asked if they had police directing traffic. He asked if the pervious and impervious parking was included in the parking calculations.

Mr. Hammon stated that they are used if needed. He stated that they do currently have a police officer on duty mainly for safety, not to direct traffic. He stated they do not foresee needing police to direct traffic. He stated that they feel confident that the volunteers can handle directing traffic if needed.

Mr. Henschel stated that the Church would need to negotiate with the Police Department and there is probably a fee associated with that. He stated that they are allowed to utilize the grass parking, and a portion of the grass parking is included in the parking calculations.

***MOTION TO RECOMMEND APPROVAL** of Resolution No. 2025-019R Church at South Lake Conditional Use Permit; Moved by Commissioner Niemiec, Seconded by Commissioner Colby. Motion passed 6-0.*

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

Item No. 3 was withdrawn.

DISCUSSION OF NON-AGENDA ITEMS

There were no discussions of non-agenda items.

ADJOURNMENT – 7:58 pm

Chair Bain

ATTEST:

Rae Chidlow



AGENDA ITEM

Meeting Date	
	Tuesday, September 2, 2025
Agenda Item Name	
	Resolution 2025-023R <i>Plaza Collina Pod I Conditional Use Permit</i>
Requested Action	
	Recommend approval of Resolution 2025-023R.
Staff Report	
<p>The applicant, Jessica Gow, Esq., is requesting to amend the Plaza Collina Planned Unit Development (Resolution 2015-08) to allow for internal shared drive isles and reduced landscape buffers for parcel identified as Pod I within the parent parcel. The property is located on the north side of State Road 50 and east of Magnolia Pointe Boulevard, west of Lake Boulevard.</p>	
<p>The proposed site is a vacant portion within the Plaza Collina Mixed Use project that consists of C-2 General Commercial uses. The Land Development Code requires an amendment to the Planned Unit Development for any uses or site changes not identified in the Master Development Plan or permitted by the land development regulations for the C-2 General Commercial zoning district. The site is proposing a quick-service restaurant, retail and other commercial uses under the C-2 General Commercial uses. The parcel to the west was granted the same conditions, ensuring that the shared driveways provide maximum feasible interconnectivity while reducing the number of driveway cuts along the north frontage road.</p>	
<p>When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2025-023R.</p>	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2025-023R - Plaza Collina CUP (POD I) (08.25.2025)	2025-023R - Plaza Collina CUP (POD I) (08.25.2025).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Site Plan	Site Plan.pdf
4.	Staff Analysis Plaza Collina POD I	Staff Analysis Plaza Collina POD I.pdf
5.	Application	Application.pdf
6.	Legal Ad 2025 Amendment - Plaza Collina Pods I CUP Legal Ad (PZ)	Legal Ad 2025 Amendment - Plaza Collina Pods I CUP Legal Ad (PZ).pdf



CITY OF CLERMONT
RESOLUTION NO. 2025-023R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AMENDMENT TO THE PLAZA COLLINA PLANNED UNIT DEVELOPMENT (RESOLUTION NO. 2015-08), TO ALLOW FOR SHARED INTERNAL DRIVEWAYS AND INTERNAL LANDSCAPE BUFFERS TO BE LESS THAN THE MINIMUM CODE REQUIREMENTS FOR PARCELS IDENTIFIED AS POD I, WITHIN A PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held September 2, 2025, recommended approval of this Conditional Use Permit to allow for an amendment to the Planned Unit Development (PUD), at the following location:

LOCATION:

Vacant parcel within the Plaza Collina Development
Located on the north side of State Road 50, east of Magnolia Pointe Boulevard
and west of Lake Boulevard.
Alternate Key 3938036

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

WHEREAS, the applicant has applied for a Conditional Use Permit for the use of shared internal driveways and internal landscape buffers to be less than the minimum requirements of the land development regulations; the subject parcel is part of the Plaza Collina Planned Unit Development Master Plan (Resolution No. 2015-08);

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

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

This application for a Conditional Use Permit is to allow for an amendment to the PUD for the use of shared internal driveways and internal landscape buffers to be less than the minimum requirements of the land development regulations, be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2025-023R

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by 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.
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.



CITY OF CLERMONT
RESOLUTION NO. 2025-023R

10. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This amendment to the Planned Unit Development (PUD) to allow for shared internal driveways and to allow the internal landscape buffers to be less than the minimum requirements for Section 123-43 (D) Perimeter Landscape Buffers between abutting properties for Pod I of the Planned Unit Development.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by KPM Franklin, with a date of June 6, 2025, Exhibit A. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. 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. The site will be required to comply with the City's Architectural Design Standards and Land Development Regulations.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-023R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of September, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

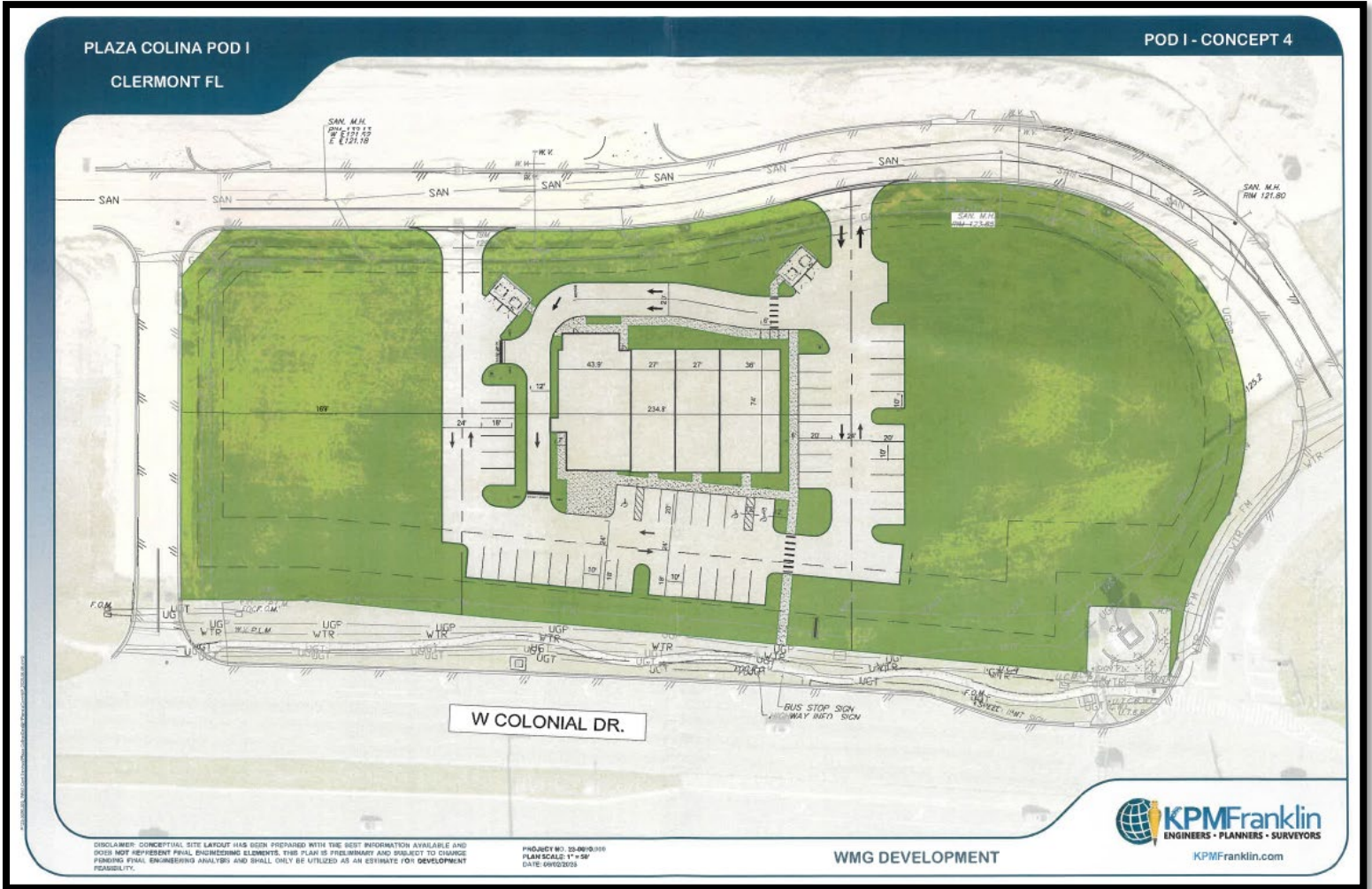
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

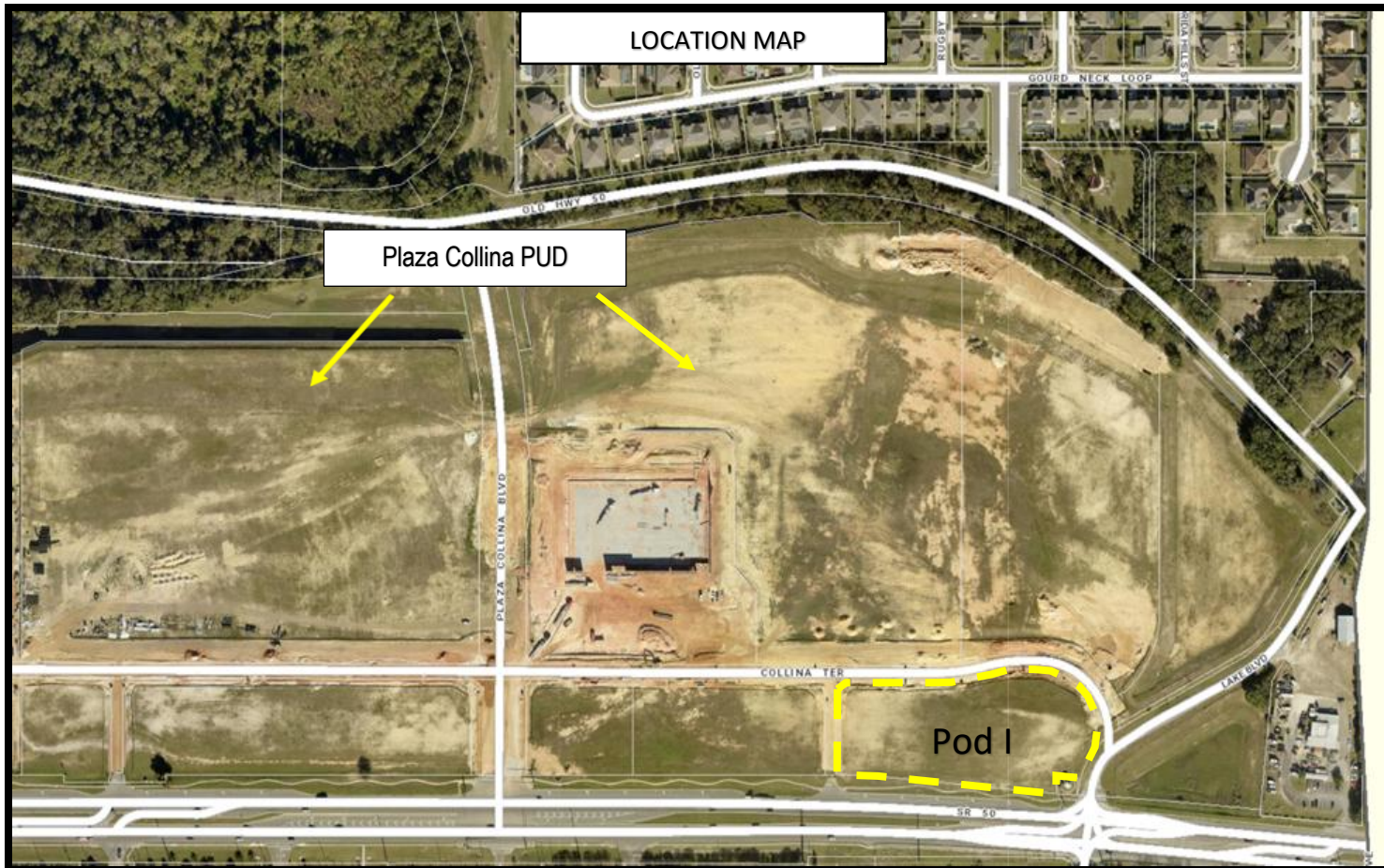
Exhibit A – Preliminary Conceptual Site Plan



LOCATION MAP

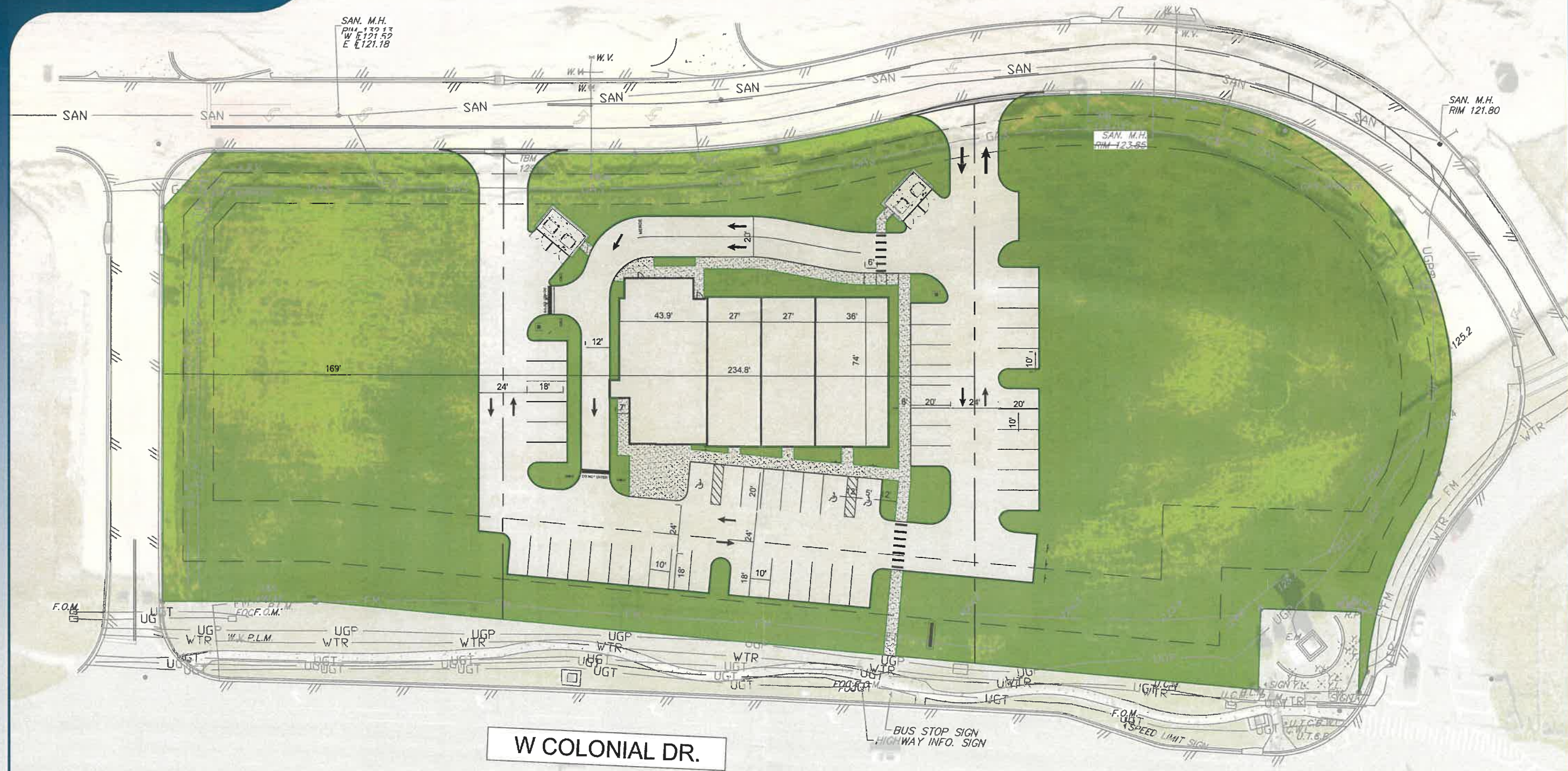
Plaza Collina PUD

Pod I





CLERMONT FL



W COLONIAL DR.

BUS STOP SIGN
HIGHWAY INFO. SIGN

F.O.M.
4 SPEED LIMIT SIGN

DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY.

PROJECT NO. 23-0090.000
PLAN SCALE: 1" = 50'
DATE: 06/02/2025

WMG DEVELOPMENT

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
KPMFranklin.com



CITY OF CLERMONT

Staff Analysis Report

OWNER: Plaza Collina Orlando ASLI VI, LLP LLC

APPLICANT: Cobb Cole/Jessica Gow, Esq.

PROJECT NAME: Plaza Collina CUP Amendment for POD I

REQUESTED ACTION: Consider the Conditional Use Permit amendment to allow for shared internal driveways and landscape buffers to less than code requirements for the Plaza Collina Planned Unit Development for parcel identified as Pod I.

SIZE OF PARCEL: 3.566 Acres (155,322 sq. ft.)

LOCATION: Vacant parcel within the Plaza Collina Development. Located on the north side of State Road 50, east of Magnolia Pointe Boulevard and west of Lake Boulevard.

EXISTING ZONING: UE – Urban Estate Low Density Residential District

FUTURE LAND USE: Master Planned Development

EXISTING USE: Vacant Parcel

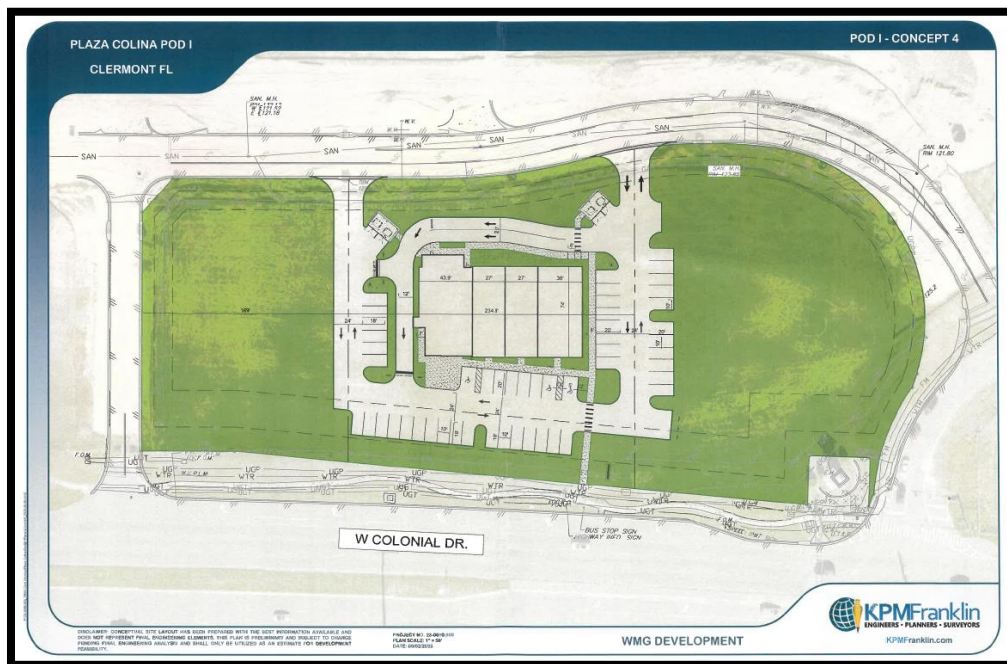
Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Master Planned Development	UE – Urban Estate	Commercial & Multifamily	
South	Commercial	C-2 – General Commercial	Vacant Parcel	
East	Lake County – Regional Commercial	Lake County – Agriculture District	Stormwater	
West	Master Planned Development	UE – Urban Estate	Commercial	



STAFF ANALYSIS:

The applicant, Jessica Gow, Esq., is requesting to amend the Plaza Collina Planned Unit Development (Resolution 2015-08) to allow for internal shared drive isles and reduced landscape buffers for parcel identified as Pod I within the parent parcel. The property is located on the north side of State Road 50 and east of Magnolia Pointe Boulevard, west of Lake Boulevard.



2 - Plaza Collina CUP Amendment for POD I

The proposed site is a vacant portion within the Plaza Collina Mixed Use project that consists of C-2 General Commercial uses. The Land Development Code requires an amendment to the Planned Unit Development for any uses or site changes not identified in the Master Development Plan or permitted by the land development regulations for the C-2 General Commercial zoning district. The site is proposing a quick-service restaurant, retail and other commercial uses under the C-2 General Commercial uses. The parcel to the west was granted the same conditions, ensuring that the shared driveways provide maximum feasible interconnectivity while reducing the number of driveway cuts along the north frontage road.

STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2025-023R.



CITY OF CLERMONT
CONDITIONAL USE PERMIT
 APPLICATION



Date		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Amendment to Plaza Collinas				
Applicant Cobb Cole/Jessica Gow, Esq.				
Contact Person Jessica Gow Esq.				
Address One Daytona Blvd. Suite 600		City Daytona Beach	State FL	Zip 32114
Telephone 386-323-9226				
Email Jessica.gow@cobbcole.com				
PROPERTY OWNER INFORMATION <input type="checkbox"/> (Check box if owner information is same as applicant)				
Property Owner Name Plaza Collina Orlando ASLI VI, LLP LLC				
Owner Address 923 N Pennsylvania Ave.		City Winter Park	State FL	Zip 32789
Telephone		Email		
PROPERTY INFORMATION				
Address of Subject Property Unassigned FL		Alternate Key 3938036		Zip
General Location Located on the north side of State Rd. 50, east of Magnolia Pointe Blvd., and west of Lake Blvd.				
Legal Description & Alternate Key (include copy of survey)				
Land Use (City verification required) Master Planned Development				
Zoning (City verification required) UE				



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.

We are requesting to amend the Plaza Collina Planned Unit Development to allow for shared internal driveways and internal landscape buffers to be less than the minimum code requirements for parcels identified as Pod I , within a Planned Unit Development.

Jessica Gow Esq.

Applicant Name (print)

Owner Name (print)

Applicant Name (signature)

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

April 22, 2025

Agent Authorization

To Whom It May Concern:

I, Andrew Dubill, as EVP of Avanti Management Corporation, a Florida corporation, and the sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, and the sole general partner of **PLAZA COLLINA (ORLANDO) ASLI VI, L.L.L.P.**, (“Owner”), the Owner of the real property described below do hereby authorize **WMG Acquisitions, LLC, and Cobb Cole** as authorized agents to execute any applications or other documents, to process a conditional use permit to amend the Planned Unit Development (PUD) for the use of shared internal driveways and the internal landscape buffers to be less than the minimum requirements of the land development code to develop the Property on behalf of the Owner.

Property ID#: **25-22-26-1400-000-01100 (the “Property”)**

Sincerely,

PLAZA COLLINA (ORLANDO) ASLI VI, L.L.L.P., a Delaware limited liability limited partnership

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its general partner

By: Avanti Management Corporation, a Florida corporation, its general partner

By: [Signature]

Andrew Dubill, Executive Vice President

Date: 4/22/2025

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 22 day of April, 2025 by Andrew Dubill, as EVP of Avanti Management Corporation, a Florida corporation, and the sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, and the sole general partner of **PLAZA COLLINA (ORLANDO) ASLI VI, L.L.L.P.**, a Delaware limited liability limited partnership on behalf of the partnership. He/She is personally known to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of April, 2025.

Notary Public Signature: [Signature]
My Commission Expires: March 21, 2026
Notary Seal:



CFN 2010074345
Bk 03930 Pgs 1291 - 1297; (7pgs)
DATE: 07/23/2010 03:04:27 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 61.00
DEED DOC 0.70

This instrument prepared by
~~and when recorded return to:~~
Kilpatrick Stockton LLP
Suite 2800
1100 Peachtree Street, NE
Atlanta, GA 30309
Attention: Jeremy J. Hilsman, Esq.

417321



FIRST AMERICAN TITLE
111 N ORANGE AVE STE 1285
ORLANDO, FL 32801

Property appraisers parcel identification (Folio) numbers: 2422260004-000-00300, 25422260001-000-00200, 2522260001-000-00300, 2522260002-000-01100, 2522260002-000-01200

QUITCLAIM DEED

THIS QUITCLAIM DEED, made as of the 21 day of July, 2010, by **PLAZA COLLINA ASSOCIATES LLC**, a Delaware limited liability company, whose address is Suite 1101 East Tower, 777 South Flagler Drive, West Palm Beach, Florida 33401 (hereinafter called "**Grantor**"), and **PLAZA COLLINA (ORLANDO) ASLI VI, L.L.P.**, a Delaware limited liability limited partnership, whose address is 923 N. Pennsylvania Avenue, Winter Park, FL 32789 (hereinafter called "**Grantee**").

WITNESSETH, That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt, sufficiency and adequacy whereof are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, and its successors and assigns forever, all of Grantor's right, title, interest, claim and demand in and to that certain real property situate, lying and being Lake County, State of Florida, (hereinafter called the "**Property**"), legally described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the proper use and benefit of Grantee in fee simple forever.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this QuitClaim Deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

PLAZA COLLINA ASSOCIATES LLC, a Delaware limited liability company

Witness:

Susan Moore
Name: **SUSAN MOORE**

By: TGC Clermont Associates LP, its Managing Member

Witness:

Sonya Muehr
Name: *Sonya Muehr*

By: TGC Clermont Associates GP LLC, its General Partner

By: Goodman Properties, Inc., its Manager

Witness:

Name: _____

By: *Lawrence A. Silvestri*
Lawrence A Silvestri, Vice President

By: Lake County Gateway, LLC, Member

Witness:

Name: _____

By: Phoenicia Clermont I, LLC, Managing Member of Lake County Gateway, LLC

By: Harbco Development, LLC, Managing Member of Phoenicia Clermont I, LLC

By: _____
A. Tom Harb, as Managing Member of Harbco Development, LLC

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 20th day of July, 2010, by Lawrence A. Silvestri, as Vice President of Goodman Properties, Inc., the Manager of TGC Clermont Associates GP LLC, the general partner of TGC Clermont Associates LP, the managing member of Plaza Collina Associates LLC. He is personally known to me or has produced _____ as identification.

Susan Moore
Notary Public
Name: SUSAN MOORE
State of Florida at Large
Commission Expires: 10/14/2011



STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2010, by A. Tom Harb, Managing Member of Harbco Development, LLC Managing Member of Phoenicia Clermont I, LLC, Managing Member of Lake County Gateway, LLC, a member of Plaza Collina Associates LLC. He is personally known to me or has produced _____ as identification.

Notary Public
Name: _____
State of Florida at Large
Commission Expires: _____

(NOTARY SEAL)

IN WITNESS WHEREOF, Grantor has executed this QuitClaim Deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

PLAZA COLLINA ASSOCIATES LLC, a
Delaware limited liability company

Witness:

By: TGC Clermont Associates LP, its Managing
Member

Name: _____

By: TGC Clermont Associates GP LLC, its
General Partner

Witness:

By: Goodman Properties, Inc., its Manager

Name: _____

By: _____
Lawrence A Silvestri, Vice President

By: Lake County Gateway, LLC, Member

Witness:

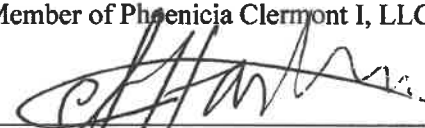
By: Phoenicia Clermont I, LLC, Managing
Member of Lake County Gateway, LLC


Name: Raquel J. Baitey

By: Harbco Development, LLC, Managing
Member of Phoenicia Clermont I, LLC

Witness:


Name: PAUL J. BAITEY

By: 
A. Tom Herb, as Managing Member of
Harbco Development, LLC

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2010, by Lawrence A. Silvestri, as Vice President of Goodman Properties, Inc., the Manager of TGC Clermont Associates GP LLC, the general partner of TGC Clermont Associates LP, the managing member of Plaza Collina Associates LLC. He is personally known to me or has produced _____ as identification.

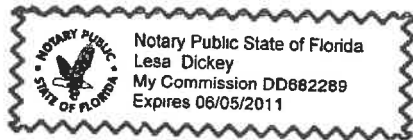
Notary Public
Name: _____
State of Florida at Large
Commission Expires: _____

(NOTARY SEAL)

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20th day of _____, 2010, by A. Tom Harb, Managing Member of Harbco Development, LLC Managing Member of Phoenicia Clermont I, LLC, Managing Member of Lake County Gateway, LLC, a member of Plaza Collina Associates LLC. He is personally known to me or has produced _____ as identification.



Lesa Dickey

Notary Public
Name: Lesa Dickey
State of Florida at Large
Commission Expires: 6/5/2011

(NOTARY SEAL)

Exhibit "A"

Boundary Legal Description

A parcel of land located in Section 24 and Section 25, Township 22 South, Range 26 East, Lake County, Florida. Said parcel being more particularly described as follows:

Begin at the Northwest corner of said Section 25; thence South 89° 27' 24" East along the North line of the Northwest 1/4 of said Section 25 a distance of 2690.20 feet to the North 1/4 corner of said Section 25; thence South 89° 25' 47" East along the Northerly line of land described in Official Records Book 2676, Page 2411 and the North line of the Northeast 1/4 of said Section 25 a distance of 50.07 feet; thence leaving said North line of the Northeast 1/4, run the following courses and distances along said Northerly line of land described in Official Records Book 2676, Page 2411, North 79° 05' 09" East, 434.24 feet; thence North 79° 00' 45" East, 556.22 feet to a point on a non-tangent curve concave Southerly, having a radius of 1861.14 feet, a central angle of 08° 45' 53" and a chord of 284.43 feet that bears North 86° 37' 49" East; thence along the arc of said curve a distance of 284.70 feet to the point of tangency; thence South 88° 59' 15" East, 67.39 feet; to the point of curvature of a curve to the right, having a radius of 1045.00 feet and a central angle of 13° 57' 05" and a chord of 253.83 feet that bears South 82° 00' 43" East; thence along the arc of said curve a distance of 254.46 feet to the point of compound curvature of a curve to the right, having a radius of 1413.77 feet and a central angle of 18° 38' 24" and a chord of 457.92 feet that bears South 65° 42' 58" East; thence along the arc of said curve a distance of 459.94 feet to a point on the aforesaid North line of the Northeast 1/4 of said Section 25; thence leaving said curve, run South 89° 25' 47" East along said North line of the Northeast 1/4 and Northerly line of land described in Official Records Book 2676, Page 2411 a distance of 65.88 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 1378.71 feet, a central angle of 06° 35' 39" and a chord of 158.59 feet that bears South 48° 23' 22" East; thence leaving said North line of the Northeast 1/4, run the following courses and distances along the arc of said curve and Northerly line of land described in Official Records Book 2676, Page 2411 a distance of 158.68 feet to the point of tangency; thence South 45° 05' 32" East, 581.52 feet to the Westerly right of way line of Lake Boulevard per the Plat of "A Replat of Edgewater Beach" as recorded in Plat Book 10, Page 44 of the Public Records of Lake County, Florida; thence leaving said Northerly line of land described in Official Records Book 2676, Page 2411, run the following courses and distances along said Westerly right of way line South 31° 24' 39" West, 331.28 feet; thence South 48° 56' 05" West, 104.19 feet to a point on the Westerly right of way line of Lake Boulevard per said Florida Department of Transportation Right of Way Map Section 11070, F.P. No. 238429 4; thence the following courses and distances along said Westerly right of way line, South 61° 12' 47" West, 366.55 feet to the point of curvature of a curve to the left, having a radius of 180.00 feet and a central angle of 55° 51' 45" and a chord of 168.63 feet that bears South 33° 16' 54" West; thence along the arc of said curve a distance of 175.50 feet; thence South 21° 14' 00" West, 11.08 feet to the Northerly right of way line of State Road 50 (West Colonial Drive) as shown on Florida Department of Transportation Right of Way Map Section 11070, F.P. No. 238429 4; thence leaving said Westerly line of Lake Boulevard, run the following courses and distances along said Northerly right of way line of State Road 50 (West Colonial Drive), thence North 87° 55' 49" West, 50.79 feet; thence North 84° 37' 49" West, 469.80 feet thence South 89° 59' 09" West, 1735.21 feet; thence South 00° 00' 51" East, 17.00

US2008 1430627.1

feet; thence South 89° 59' 09" West, 250.03 feet; thence North 00° 00' 51" West, 17.00 feet; thence South 89° 59' 09" West, 1349.34 feet; thence North 89° 06' 32" West, 820.80 feet to the West line of Section 25; thence leaving said Northerly right of way line of State Road 50 (West Colonial Drive), run North 00° 40' 13" East along the West line of said Section 25 a distance of 1183.68 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A portion of Lot 13 and Lot 14, Map of Section 25, Township 22 South, Range 26 East, Lake Highlands Company according to the Plat thereof as recorded in Plat Book 3, Page 50 of the Public Records of Lake County, Florida. Lying in the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 22 South, Range 26 East, Lake County, Florida. Said parcel being more particularly described as follows:

Commence at the North 1/4 corner of said Section 25; thence South 01° 26' 28" West, along the West line of said Northwest 1/4 of the Northeast 1/4 a distance of 1170.77 feet to the Northerly right of way line of State Road 50 (West Colonial Drive) as shown on Florida Department of Transportation Right of Way Map Section 11070, F.P. No. 238429 4; thence leaving said West line, run North 89° 59' 09" East along said Northerly right of way line 638.33 feet to the Point of Beginning; thence leaving said Northerly right of way line, run North 00° 11' 20" East, 212.90 feet; thence North 41° 39' 24" East, 17.10 feet; thence South 89° 48' 40" East, 251.36 feet; thence South 00° 00' 00" West, 224.79 feet to the aforesaid Northerly right of way line; thence South 89° 59' 09" West along said Northerly right of way line 263.42 feet to the Point of Beginning.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Partnership

PLAZA COLLINA (ORLANDO) ASLI VI, L.L.L.P.

Filing Information

Document Number B10000000111
FEI/EIN Number APPLIED FOR
Date Filed 06/30/2010
State DE
Status ACTIVE

Principal Address

923 N PENNSYLVANIA AVE
 WINTER PARK, FL 32789

Mailing Address

923 N PENNSYLVANIA AVE
 WINTER PARK, FL 32789

Registered Agent Name & Address

Corporation Service Company
 1201 Hayes St
 Tallahassee, FL 32301

Name Changed: 02/02/2023

Address Changed: 02/02/2023

General Partner Detail

Name & Address

Document Number B07000000028

AVANTI PROPERTIES GROUP II, L.L.L.P.
 923 N PENNSYLVANIA AVE
 WINTER PARK, FL 32789

Annual Reports

Report Year	Filed Date
2023	02/02/2023
2024	04/25/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/25/2024 -- ANNUAL REPORT	View image in PDF format
02/02/2023 -- ANNUAL REPORT	View image in PDF format
02/21/2022 -- ANNUAL REPORT	View image in PDF format
03/25/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
03/02/2018 -- ANNUAL REPORT	View image in PDF format
02/28/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
03/10/2014 -- ANNUAL REPORT	View image in PDF format
03/12/2013 -- ANNUAL REPORT	View image in PDF format
03/12/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
06/30/2010 -- Foreign LP	View image in PDF format

Order Confirmation

Not an Invoice

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

Date:	08/08/2025
Order Number:	11567591
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	56.0000
Height in Inches:	4.6400

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/18/2025 - 08/18/2025	Govt Public Notices
LEE dailycommercial.com	1	08/18/2025 - 08/18/2025	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	\$90.48
Tax Amount	\$0.00
Service Fee 3.99%	\$3.61
Cash/Check/ACH Discount	-\$3.61
Payment Amount by Cash/Check/ACH	\$90.48
Payment Amount by Credit Card	\$94.09

Order Confirmation Amount	\$90.48
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, September 2, 2025 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for an amendment to a Conditional Use Permit (2015-08), Plaza Collina PUD Master Plan, to allow for the use of shared internal driveway aisles and to allow shared internal landscape buffers to be a minimum of five feet, but not less than 10 feet between the parcels for Pods I, within a Planned Unit Development.

LOCATION

North side of State Road 50 and east of Magnolia Pointe Boulevard and west of Lake Boulevard.
(Alternate Key # 3938036)

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
August 18, 2025

L 11567591 8/18/25



AGENDA ITEM

Meeting Date	
Tuesday, September 2, 2025	
Agenda Item Name	
Resolution 2025-024R <i>1227 Bloxam Ave - Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution 2025-024R.	
Staff Report	
<p>The applicant, Lake County, is requesting to use the existing building located at 1227 Bloxam Avenue for public safety use as an EMS/ambulance station. Lake County desires to establish an EMS/ambulance location in Clermont and has been looking for a suitable location for many years. This site provides an optimal location, according to Lake County. The property consists of a single-family home that will have to undergo a change of use/life safety inspection if approved. Lake County plans to use the site as-is and no improvements to the site are planned. The site will function as it appears below, with the existing gravel parking, and no additional landscaping is planned. A condition has been placed within the Conditional Use Permit that any damages resulting from the operation of this use on Bloxam Avenue or the City's ROW as a result of the as-is condition will be required to be repaired by the Applicant/Owner. The total number of ambulances onsite will be limited to 2 with a maximum of 4 onsite personnel.</p>	
	
<p>The property is currently zoned R-3 Residential/Professional. The proposed EMS/ambulance station is not listed under Section 125-250 as a conditional use. This is due to the unique nature of the use with the property being occupied 24 hours a day/7 days a week with personnel in conjunction with the EMS/ambulance station. Section 125-250(b) states in case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council, are not more obnoxious to the district than uses provided in this section.</p>	
<p>Staff has reviewed the CUP application in accordance with Sec. 101-212 of the Land Development Code. The project does not appear to conflict with the Comprehensive Plan. The future land use is Commercial and the proposed use, municipal facilities, is identified in Objective 1.9. The location of the site is in an area that is</p>	

transiting from commercial to residential. The site appears to have access to the major arterial roadways to serve the community. The service provided by the EMS/ambulance station is needed within the City of Clermont and the proposed use may be desirable in this location. Conditions, such as potential off-site improvements of warning lights, adequate parking, and potential Bloxam Avenue improvements have been added to the resolution to ensure safe operations at the site. Staff recommends approval of Resolution 2025-024R.

Additional Analysis	
----------------------------	--

Fiscal Impact Summary	
------------------------------	--

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

Exhibits Attached <small>(copies of original agreements)</small>	
---	--

1.	2025-024R Bloxam Office CUP(08.26.2025)	2025-024R Bloxam Office CUP(08.26.2025).pdf
2.	Location Map	Location Map.pdf
3.	Existing Site	Existing Site.pdf
4.	Staff Analysis 1227 Bloxam UPDATED	Staff Analysis 1227 Bloxam UPDATED.pdf
5.	CUP Application	CUP Application.pdf
6.	1227 Bloxam Avenue Office CUP Legal AD (County App)	1227 Bloxam Avenue Office CUP Legal AD (County App).pdf



CITY OF CLERMONT
RESOLUTION NO. 2025-024R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PROFESSIONAL OFFICE USE AND EMS/AMBULANCE SERVICE IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held September 2, 2025 recommended approval of this Conditional Use Permit to allow for an EMS/ambulance service in the R-3 Residential/Professional Zoning District; at the following location:

LOCATION:
1227 Bloxam Avenue, Clermont, FL
(Alt. Key 1618347)

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 for an EMS/ambulance service in the R-3 Residential/Professional Zoning District; shall be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.



CITY OF CLERMONT
RESOLUTION NO. 2025-024R

2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
7. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.
8. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of any Certificate of Occupancy.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
10. This permit shall become null and void if a Certificate of Occupancy has not been issued within 180 days from the date of issuance of this Conditional Use Permit.
11. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions, which may include additional parking requirements or revocation of the Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2025-024R

SECTION 2: LAND USE

1. Since the site was never fully developed for professional office use, Resolution 2020-01R is null and void and any new professional office use will require another Conditional Use Permit.
2. The property is approved for a Conditional Use Permit to allow for EMS/ambulance service within the R-3 Residential/Professional Zoning District.
3. As requested by the Applicant and with the City Council's approval, the site will be used "as-is" with no requirement for additional landscaping buffers.
4. At the direction of the City's Fire Chief, off-site improvements may be warranted to ensure safe ingress/egress from the site. This may include, but is not limited to; installation of warning signs/lights and additional signage. Any required improvements shall be at the expense of the Applicant/Owner and will be the responsibility of the Applicant/Owner to maintain.
5. The maximum number of ambulances onsite shall be two (2) with no more than four (4) onsite personnel.
6. If the EMS/ambulance service ceases operation for more than 60 days, a new Conditional Use Permit shall be required for a same or similar operation.
7. If damage to Bloxam Avenue/Right-of-Way is evident and documented by the use at the site by the City's Public Works Department Director, the Applicant/Owner will be responsible for repairs and improvements to be made to Bloxam Avenue/Right-of-Way at their expense.
8. The site may also be used for any permitted use in the R-3 Residential/Professional Zoning District. All uses must adhere to the requirements of the Land Development Code.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2025-024R

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. 2025-024R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of September 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

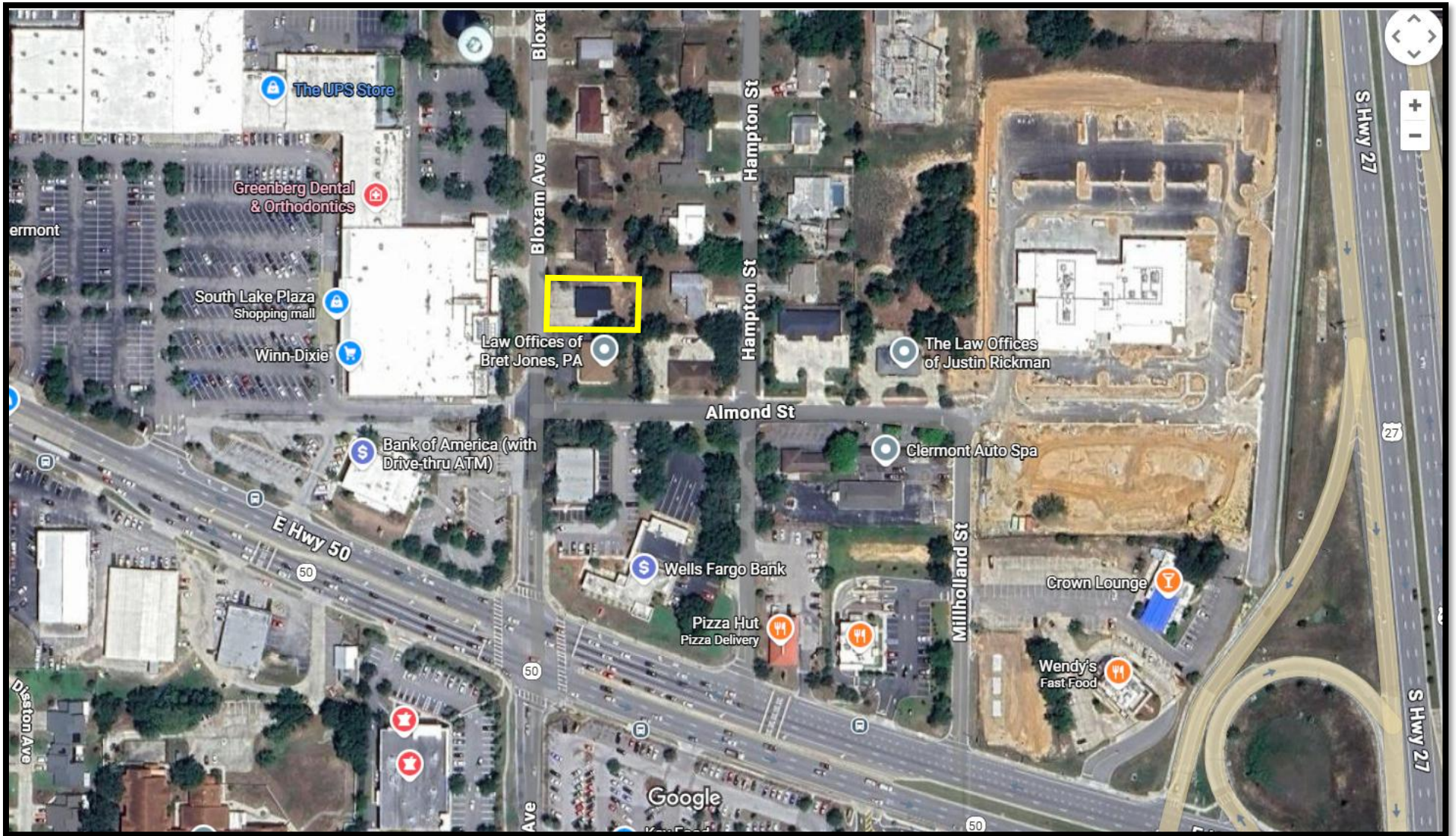
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

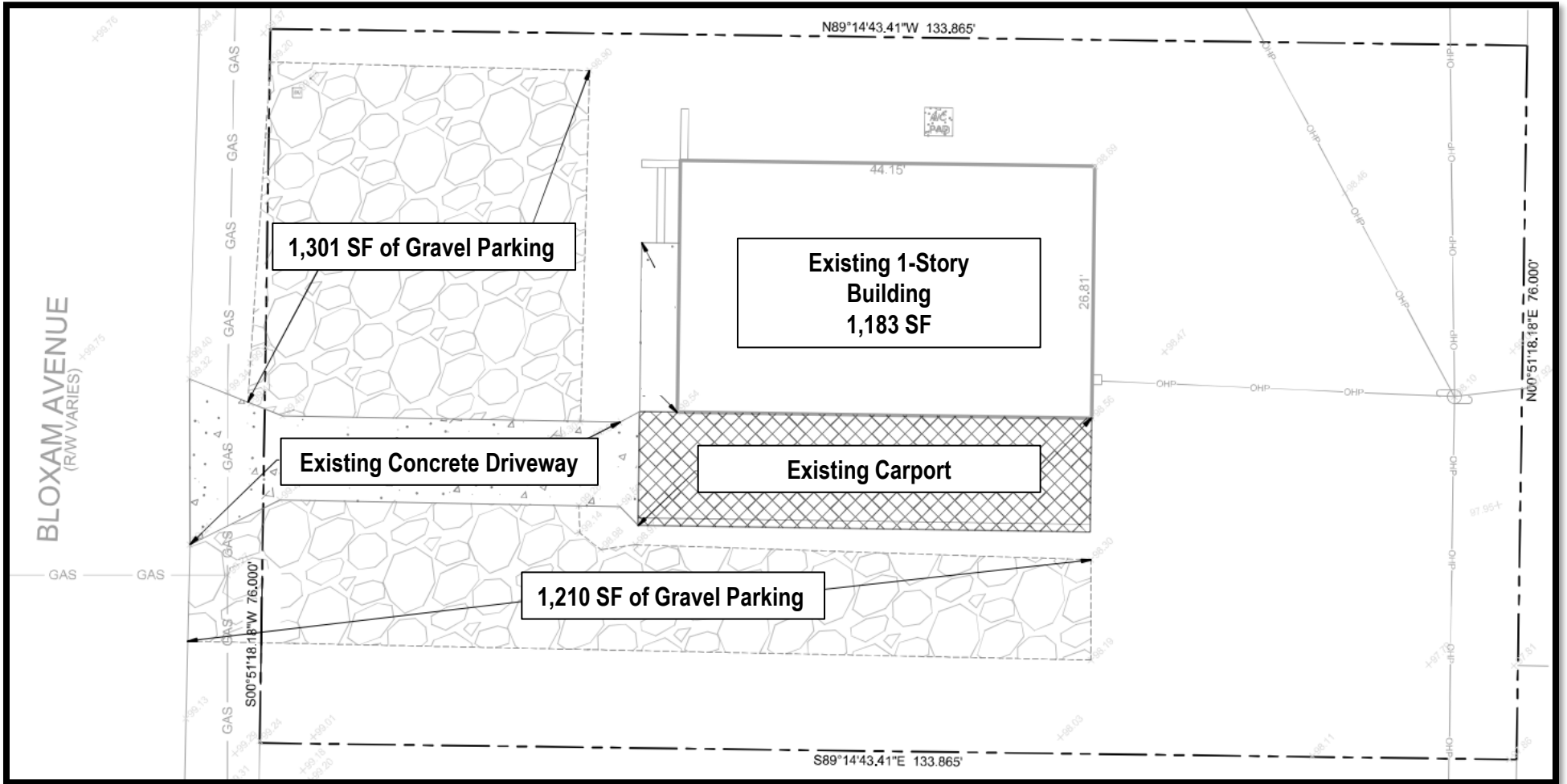
Christian W. Waugh, City Attorney



1227 Bloxam Ave. – CUP for Ambulance/EMS station



1227 Bloxam Ave. – CUP for EMS/ Ambulance Station – Existing Site



Bloxam Ave. looking towards property
Page 47



CITY OF CLERMONT

Staff Analysis Report

OWNER: 1227 Bloxam LLC

APPLICANT: Lake County, a political subdivision of the State of Florida

PROJECT NAME: Clermont/Lake EMS Ambulance Station

REQUESTED ACTION: Consider a request for a conditional use permit (CUP) to allow the location to be used for a EMS/ambulance station.

SIZE OF PARCEL: 10,125 Square feet (75 feet by 135 feet)

LOCATION: 1227 Bloxam Avenue

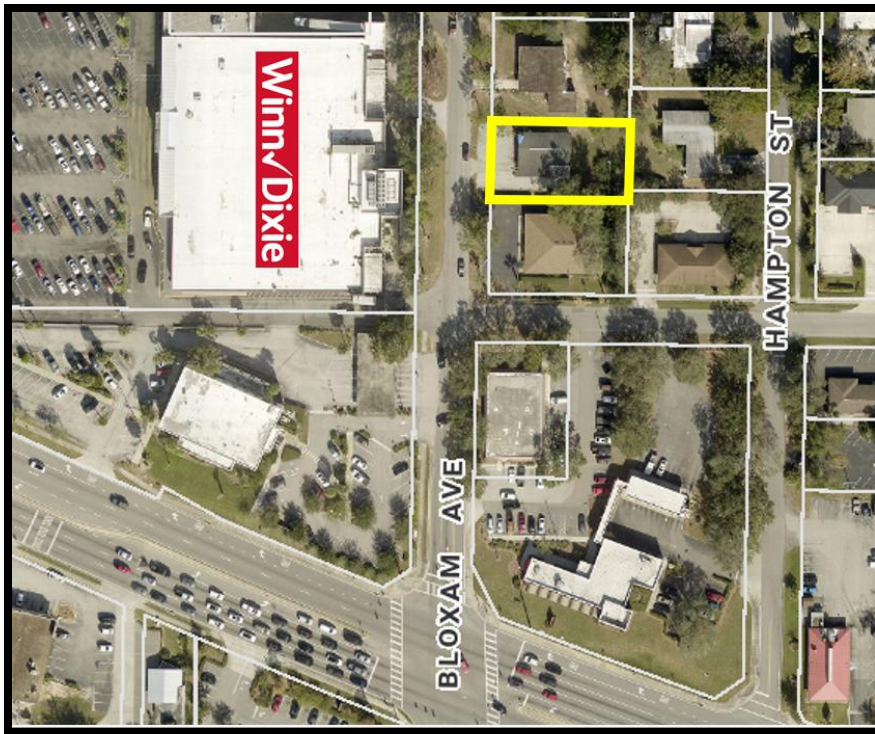
EXISTING ZONING: R-3 Residential/Professional District

FUTURE LAND USE: Commercial

EXISTING USE: 1,183 SF Single-family residence

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Medium Density Residential	R-2 Medium Density Residential	Single Family Residential	
South	Commercial	R-3 Residential/Professional	Professional Office	Law Offices of Bret Jones, P.A.
East	Medium Density Residential	R-2 Medium Density Residential	Single Family Residential	
West	Commercial	C-2 General Commercial	Shopping Plaza	Winn Dixie



STAFF ANALYSIS:

The applicant, Lake County, is requesting to use the existing building located at 1227 Bloxam Avenue for public safety use as an EMS/ambulance station. The closest ambulance station is located in Minneola. A conditional use permit, Resolution 2020-01R, was issued by the City Council for professional office use in 2020. There is no evidence that the existing building was converted from a single-family home into a professional office through a change of use permit and a certificate of occupancy. In addition, the site has not been updated for the proposed office use, as approved under SITE2102-0001. Therefore, Resolution 2020-01R and the approved site plan, SITE2102-0001, are null and void. Lake County desires to establish an EMS/ ambulance location in Clermont and has been looking for a suitable location for many years. This site provides an optimal location, according to Lake County.

The property is currently zoned R-3 Residential/Professional. The proposed EMS/ambulance station is not listed under Section 125-250 as a conditional use. This is due to the unique nature of the use with the property being occupied 24 hours a day/7 days a week with personnel in conjunction with the EMS/ambulance station. Section 125-250(b) states in case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council, are not more obnoxious to the district than uses provided in this section.

The applicant indicated that the site would be used as-is and no changes are needed. From a staff's perspective, some changes may be warranted since this would be a change of Occupancy from a single-family use to a Lodging or Rooming House as defined in the Florida Fire Prevention Code. These changes would be addressed during the change of

occupancy/life safety inspection with the City's Fire Department. In addition, warning lights may be needed in the area along with the installation of a traffic controller (Opticom) at Bloxam Avenue and SR 50, based upon the final review of the Fire Department.

The existing site currently has gravel on the front portion and one side of the site. Lake County plans to use the site as-is and no improvements to the site are planned. The site will function as it appears below and no additional landscaping is planned as well. A condition has been placed within the Conditional Use Permit that any damages resulting from the operation of this use on Bloxam Avenue or the City's ROW as a result of the as-is condition will be required to be repaired by the Applicant/Owner. The total number of ambulances onsite will be limited to 2 with a maximum of 4 onsite personnel.



STAFF RECOMMENDATION:

Staff has reviewed the CUP application in accordance with Sec. 101-212 of the Land Development Code. The project does not appear to conflict with the Comprehensive Plan. The future land use is Commercial and the proposed use, municipal facilities, is identified in Objective 1.9. The location of the site is in an area that is transiting from commercial to residential. The site appears to have access to the major arterial roadways to serve the community. The service provided by the EMS/ambulance station is needed within the City of Clermont and the proposed use may be desirable in this location. Conditions, such as potential off-site improvements of warning lights, adequate parking, and potential Bloxam Avenue improvements have been added to the resolution to ensure safe operations at the site. Staff recommends approval of Resolution 2025-024R.



CITY OF CLERMONT
CONDITIONAL USE PERMIT
 APPLICATION

Date 7/1/2025		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Clermont/Lake EMS Ambulance Station				
Applicant Lake County, a political subdivision of the State of Florida				
Contact Person Michelle Wilkinson as Property Manager for Lake County				
Address P.O. Box 7800		City Tavares	State FL	Zip 32778
Telephone 352-343-9787				
Email michelle.wilkinson@lakecountyfl.gov; john.simpson@lakecountyfl.gov				
PROPERTY OWNER INFORMATION <input type="checkbox"/> (Check box if owner information is same as applicant)				
Property Owner Name 1227 Bloxam LLC				
Owner Address 700 Almond Street		City Clermont	State FL	Zip 34711
Telephone 352-394-4025		Email bjones@bretjonespa.com		
PROPERTY INFORMATION				
Address of Subject Property 1227 Bloxam Avenue		Alternate Key 1618347	FL	Zip 34711
General Location The property is located on Bloxam Avenue, two properties from the intersection of Almond Street.				
Legal Description & Alternate Key (include copy of survey) Clermont, Clermont Heights S 1/2 of Lot 250, N 1/2 of Lot 251, N 10 FT of S 1/2 of Lot 251, PB 4, Pg 1				
Land Use (City verification required) R-3 Residential/Professional Zoning District				
Zoning (City verification required) R-3 Residential/Professional Zoning District				



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

The property currently has a CUP under Resolution 2020-01R to allow for a professional office use in the R-3 Residential/Professional Zoning District.

Lake County is requesting to use this location for a public safety use/EMS Station. Lake County/ Clermont is in dire need of an ambulance station in this area to service citizen ambulance needs. The closest ambulance station is located in Minneola and this ambulance station would provide a crucial need for Clermont and the surrounding areas.

The property would be used as-is and no changes or modifications are needed.

Lake County has been looking for an ambulance station location for many years and this location provides an optimal location. Lake County is requesting approval to use this location for a public safety use as described in this application.

Michelle Wilkinson, as Property Manager for Lake County

Applicant Name (print)

Bret Jones

Owner Name (print)

Michelle Wilkinson

Applicant Name (signature)

Bret Jones

Owner Name (signature)

*****NOTICE*****

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

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

02/08/2024

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	2025-024R - 1227 Blo

Date:	08/08/2025
Order Number:	11567671
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	49.0000
Height in Inches:	4.0600

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/15/2025 - 08/15/2025	Govt Public Notices
LEE dailycommercial.com	1	08/15/2025 - 08/15/2025	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	\$79.42
Tax Amount	\$0.00
Service Fee 3.99%	\$3.17
Cash/Check/ACH Discount	-\$3.17
Payment Amount by Cash/Check/ACH	\$79.42
Payment Amount by Credit Card	\$82.59

Order Confirmation Amount	\$79.42
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, September 2, 2025 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit to allow a professional office use and EMS/Ambulance service in the R-3 Residential/Professional Zoning District, at the following location:

LOCATION

1227 Bloxam Avenue, Clermont, FL
(AK 1618347)

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.

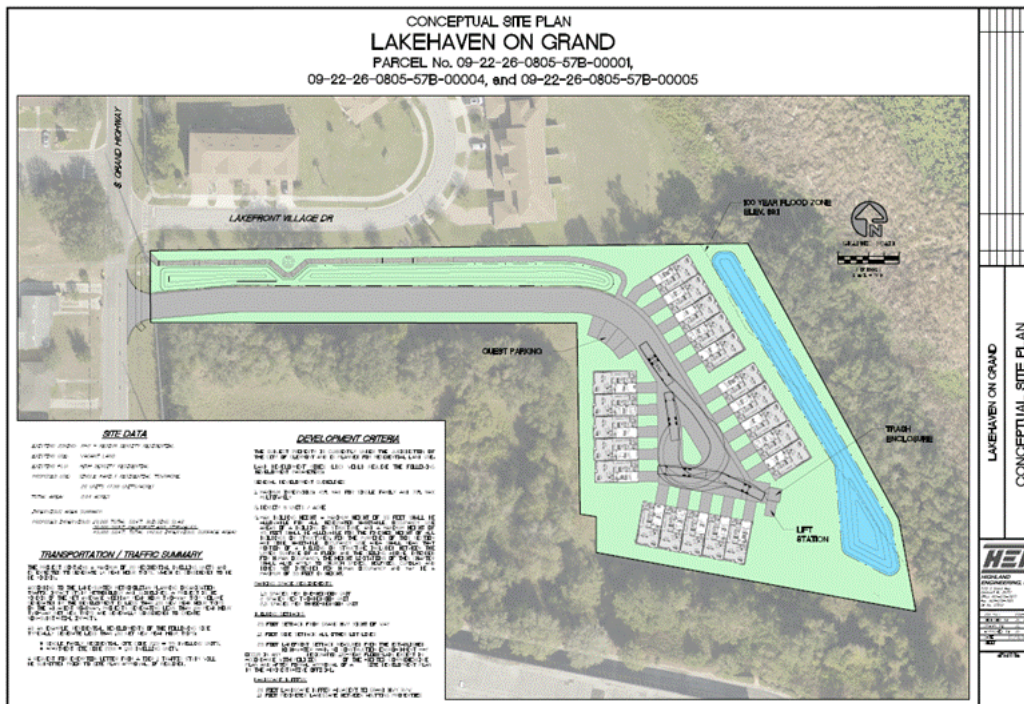
Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
August 18, 2025

AGENDA ITEM

Meeting Date	
Tuesday, September 2, 2025	
Agenda Item Name	
Resolution 2025-026R <i>Lakehaven on Grand Conditional Use Permit</i>	
Requested Action	
Recommend approval for Resolution 2025-026R.	
Staff Report	

The applicant, Joe Zagame, Jr., is requesting a Conditional Use Permit to allow for a multi-family complex in the R-2 Medium Density Residential Zoning District. The vacant parcels are located east of South Grand Highway and north of East Highway 50.



The subject property is designated for Medium Density Residential use under the City's Future Land Use and is zoned R-2, which permits multi-family development subject to Conditional Use Permit approval. The proposed project includes a 20-unit multi-family development that is consistent with both the density allowances and the intent of the R-2 zoning district.

The CUP process provides an opportunity to ensure that multi-family developments are compatible with the surrounding neighborhoods and that appropriate design, buffering, and access are addressed. Staff has reviewed the proposed request and find it to be in compliance with the City's Land Development Code requirements. No waivers or variances have been requested by the applicant at this time.

The site is located adjacent to residential and commercial uses, with frontage and access from South Grand Highway. The proposed development will serve as a compatible transition between existing single-family

neighborhoods and commercial corridors. The site is located directly behind the At Home store and down from an existing stormwater pond. The development could be considered infill development since majority of the surrounding area has been developed.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2025-026R.

Additional Analysis	
----------------------------	--

Fiscal Impact Summary	
------------------------------	--

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

Exhibits Attached <small>(copies of original agreements)</small>	
---	--

1.	2025-026R Lakehaven on Grand CUP (08.25.2025)	2025-026R Lakehaven on Grand CUP (08.25.2025).pdf
2.	Location Map	Location Map.pdf
3.	Lakehaven on Grand - Concept Plan	Lakehaven on Grand - Concept Plan.pdf
4.	3b LOG Front Elevation	3b LOG Front Elevation.jpg
5.	3c LOG Back Elevation	3c LOG Back Elevation.jpg
6.	Staff Analysis Lakehaven on Grand (Final)	Staff Analysis Lakehaven on Grand (Final).pdf
7.	LOG CUP Application	LOG CUP Application.pdf
8.	Legal ad-Lakehaven on Grand-PZ	Legal ad-Lakehaven on Grand-PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MULTI-FAMILY COMPLEX IN THE R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held September 2, 2025 recommended approval of this Conditional Use Permit to allow for a multi-family complex in the R-2 Medium Density Residential Zoning District; at the following location:

LOCATION:

Vacant parcels located east of South Grand Highway
and north of East Highway 50
(AK 3801341, 3801342, and 3801237)

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 for a multi-family complex in the R-2 Medium Density Residential Zoning District; shall be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.

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



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

SECTION 2: LAND USE

1. This Conditional Use Permit is for a multi-family residential development with up to 20 units on 2.64 acres, for a density of 7.58 dwelling units per acre.
2. The City’s Site Review Committee must approve the site plan prior to the construction plan approval.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2025-026R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of September 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

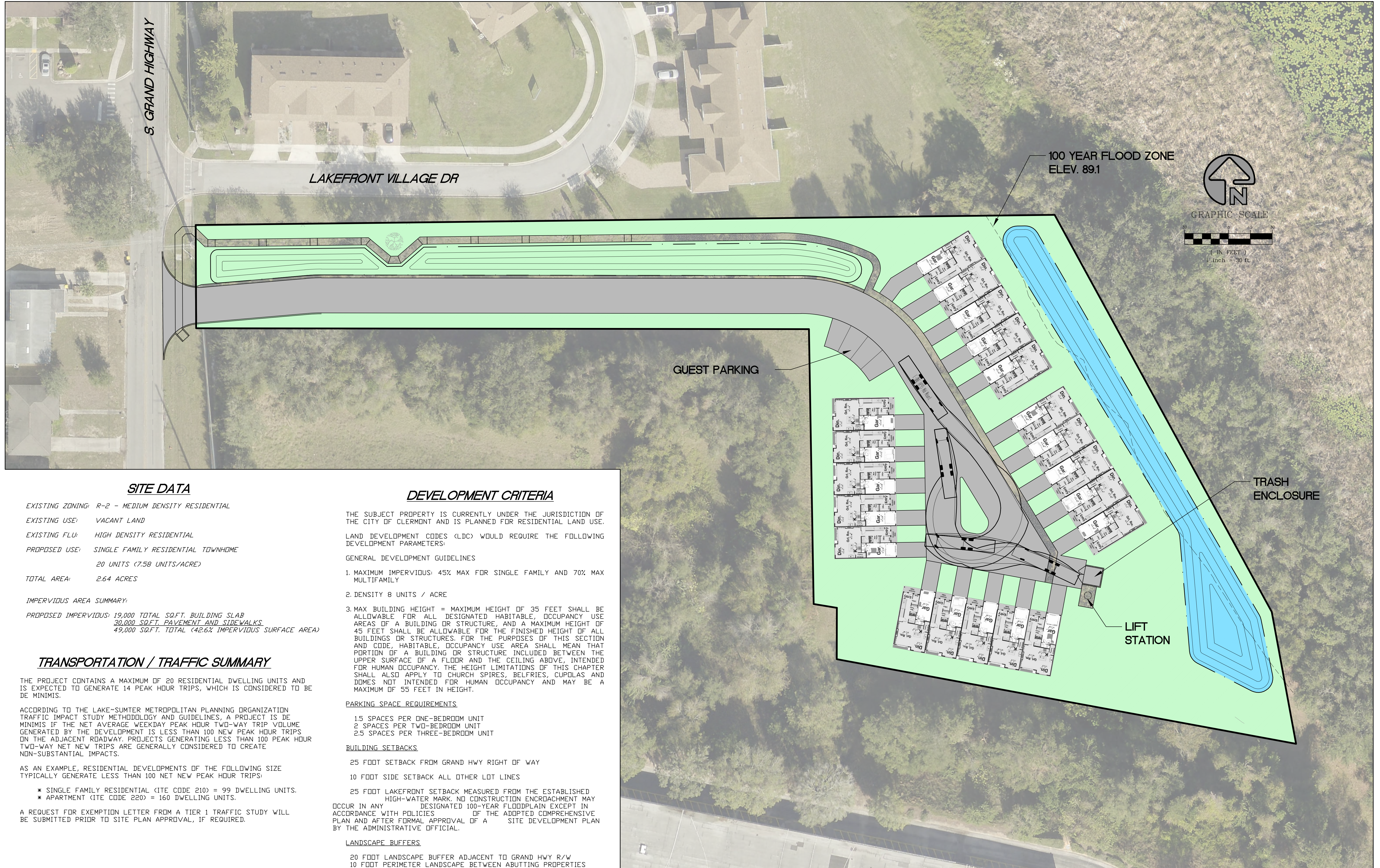
Approved as to form and legality:

Christian W. Waugh, City Attorney

Lakehaven on Grand- CUP for Multi-family



CONCEPTUAL SITE PLAN
LAKEHAVEN ON GRAND
 PARCEL No. 09-22-26-0805-57B-00001,
 09-22-26-0805-57B-00004, and 09-22-26-0805-57B-00005



SITE DATA

EXISTING ZONING: R-2 - MEDIUM DENSITY RESIDENTIAL
 EXISTING USE: VACANT LAND
 EXISTING FLU: HIGH DENSITY RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL TOWNHOME
 20 UNITS (7.58 UNITS/ACRE)
 TOTAL AREA: 2.64 ACRES

IMPERVIOUS AREA SUMMARY:
 PROPOSED IMPERVIOUS: 19,000 TOTAL SQ.FT. BUILDING SLAB
 30,000 SQ.FT. PAVEMENT AND SIDEWALKS
 49,000 SQ.FT. TOTAL (42.6% IMPERVIOUS SURFACE AREA)

TRANSPORTATION / TRAFFIC SUMMARY

THE PROJECT CONTAINS A MAXIMUM OF 20 RESIDENTIAL DWELLING UNITS AND IS EXPECTED TO GENERATE 14 PEAK HOUR TRIPS, WHICH IS CONSIDERED TO BE DE MINIMIS.

ACCORDING TO THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION TRAFFIC IMPACT STUDY METHODOLOGY AND GUIDELINES, A PROJECT IS DE MINIMIS IF THE NET AVERAGE WEEKDAY PEAK HOUR TWO-WAY TRIP VOLUME GENERATED BY THE DEVELOPMENT IS LESS THAN 100 NEW PEAK HOUR TRIPS ON THE ADJACENT ROADWAY. PROJECTS GENERATING LESS THAN 100 PEAK HOUR TWO-WAY NET NEW TRIPS ARE GENERALLY CONSIDERED TO CREATE NON-SUBSTANTIAL IMPACTS.

AS AN EXAMPLE, RESIDENTIAL DEVELOPMENTS OF THE FOLLOWING SIZE TYPICALLY GENERATE LESS THAN 100 NET NEW PEAK HOUR TRIPS:

- * SINGLE FAMILY RESIDENTIAL (ITE CODE 210) = 99 DWELLING UNITS.
- * APARTMENT (ITE CODE 220) = 160 DWELLING UNITS.

A REQUEST FOR EXEMPTION LETTER FROM A TIER 1 TRAFFIC STUDY WILL BE SUBMITTED PRIOR TO SITE PLAN APPROVAL, IF REQUIRED.

DEVELOPMENT CRITERIA

THE SUBJECT PROPERTY IS CURRENTLY UNDER THE JURISDICTION OF THE CITY OF CLERMONT AND IS PLANNED FOR RESIDENTIAL LAND USE. LAND DEVELOPMENT CODES (LDC) WOULD REQUIRE THE FOLLOWING DEVELOPMENT PARAMETERS:

GENERAL DEVELOPMENT GUIDELINES

1. MAXIMUM IMPERVIOUS: 45% MAX FOR SINGLE FAMILY AND 70% MAX MULTIFAMILY
2. DENSITY 8 UNITS / ACRE
3. MAX BUILDING HEIGHT = MAXIMUM HEIGHT OF 35 FEET SHALL BE ALLOWABLE FOR ALL DESIGNATED HABITABLE, OCCUPANCY USE AREAS OF A BUILDING OR STRUCTURE, AND A MAXIMUM HEIGHT OF 45 FEET SHALL BE ALLOWABLE FOR THE FINISHED HEIGHT OF ALL BUILDINGS OR STRUCTURES. FOR THE PURPOSES OF THIS SECTION AND CODE, HABITABLE, OCCUPANCY USE AREA SHALL MEAN THAT PORTION OF A BUILDING OR STRUCTURE INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR AND THE CEILING ABOVE, INTENDED FOR HUMAN OCCUPANCY. THE HEIGHT LIMITATIONS OF THIS CHAPTER SHALL ALSO APPLY TO CHURCH SPIRES, BELFRIES, CUPOLAS AND DOMES NOT INTENDED FOR HUMAN OCCUPANCY AND MAY BE A MAXIMUM OF 55 FEET IN HEIGHT.

PARKING SPACE REQUIREMENTS

- 1.5 SPACES PER ONE-BEDROOM UNIT
- 2 SPACES PER TWO-BEDROOM UNIT
- 2.5 SPACES PER THREE-BEDROOM UNIT

BUILDING SETBACKS

- 25 FOOT SETBACK FROM GRAND HWY RIGHT OF WAY
- 10 FOOT SIDE SETBACK ALL OTHER LOT LINES
- 25 FOOT LAKEFRONT SETBACK MEASURED FROM THE ESTABLISHED HIGH-WATER MARK. NO CONSTRUCTION ENCROACHMENT MAY OCCUR IN ANY DESIGNATED 100-YEAR FLOODPLAIN EXCEPT IN ACCORDANCE WITH POLICIES OF THE ADOPTED COMPREHENSIVE PLAN AND AFTER FORMAL APPROVAL OF A SITE DEVELOPMENT PLAN BY THE ADMINISTRATIVE OFFICIAL.

LANDSCAPE BUFFERS

- 20 FOOT LANDSCAPE BUFFER ADJACENT TO GRAND HWY R/W
- 10 FOOT PERIMETER LANDSCAPE BETWEEN ABUTTING PROPERTIES

	APPD BY
	DESCRIPTION
	DATE
	REV.

LAKEHAVEN ON GRAND	CONCEPTUAL SITE PLAN
--------------------	----------------------

HEI	
HIGHLAND ENGINEERING, INC.	
1172 S Grand Hwy Clermont, FL 34711 Office 407-275-7877 Fax 407-275-7901 CA No. 27612	
JOB No.:	ZCM-001
DESIGNED BY:	JB, JQ
DRAWN BY:	JQ
APPROVED BY:	JB
DATE:	07/18/2025
SHEET:	







CITY OF CLERMONT

Staff Analysis Report

OWNER: Richard W. Weber Jr. and Linda B. Weber Joint Revocable Trust

APPLICANT: Joe Zagame, Jr.

PROJECT NAME: Lakehaven on Grand

REQUESTED ACTION: Consider the Conditional Use Permit to allow for a multi-family complex in the R-2 Medium Density Residential Zoning District

SIZE OF PARCEL: 2.64 Acres

LOCATION: Vacant parcels located east of South Grand Highway and north of East Highway 50 (AK 3801341, 3801342, and 3801237).

EXISTING ZONING: R-2 – Medium Density Residential

FUTURE LAND USE: High Density Residential

EXISTING USE: Vacant Parcel

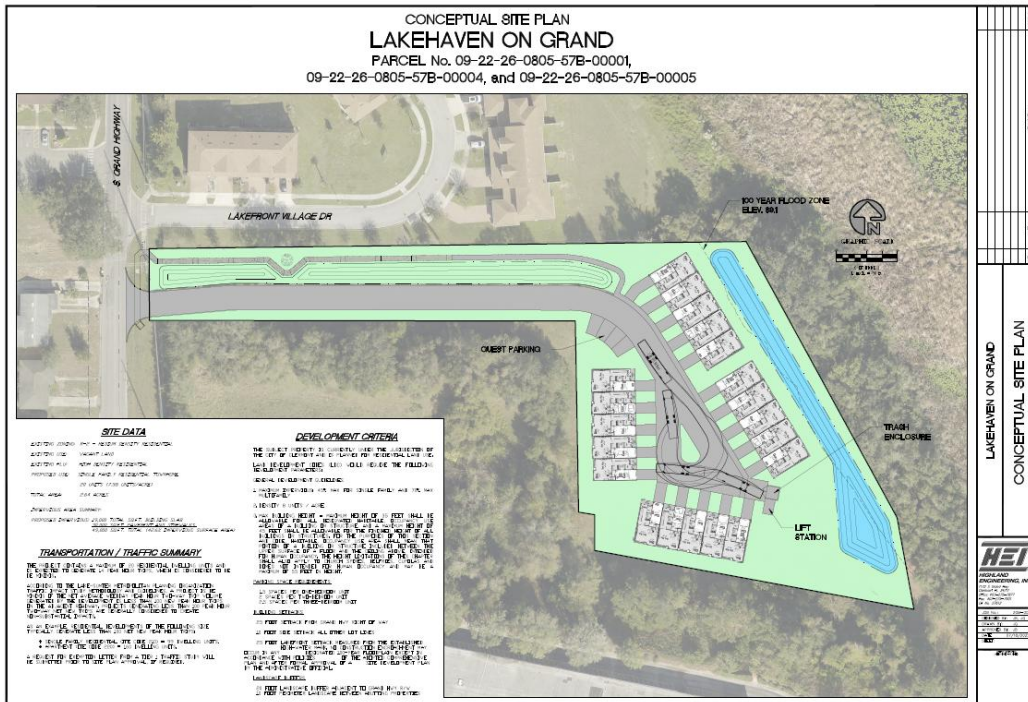
Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Medium Density Residential	R-3 – Residential/Professional	Townhomes	Lakefront Village
South	Commercial	PUD – Planned Unit Development	Commercial	At Home
East	N/A	N/A	Jacks Lake	
West	Residential/Office	R-3-A – Residential/Professional	Offices and Single-family use	



STAFF ANALYSIS:

The applicant, Joe Zagame, Jr., is requesting a Conditional Use Permit to allow for a multi-family complex in the R-2 Medium Density Residential Zoning District. The vacant parcels are located east of South Grand Highway and north of East Highway 50.



The subject property is designated for Medium Density Residential use under the City's Future Land Use and is zoned R-2, which permits multi-family development subject to Conditional Use Permit approval. The proposed project includes a 20-unit multi-family development that is consistent with both the density allowances and the intent of the R-2 zoning district.

The CUP process provides an opportunity to ensure that multi-family developments are compatible with the surrounding neighborhoods and that appropriate design, buffering, and access are addressed. Staff has reviewed the proposed request and find it to be in compliance with the City's Land Development Code requirements. No waivers or variances have been requested by the applicant at this time.

The site is located adjacent to residential and commercial uses, with frontage and access from South Grand Highway. The proposed development will serve as a compatible transition between existing single-family neighborhoods and commercial corridors. The site is located directly behind the At Home store and down from an existing stormwater pond. The development could be considered infill development since majority of the surrounding area has been developed.

STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2025-026R.



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
 APPLICATION**

Date		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Lakehaven on Grand				
Applicant Lakehaven on Grand LLC				
Contact Person Joe Zagame, Jr.				
Address 230 Mohawk Road		City Clermont	State FL	Zip 34715
Telephone (352) 536-0925				
Email joe.zagame@prescogroup.com				
PROPERTY OWNER INFORMATION <input type="checkbox"/> (Check box if owner information is same as applicant)				
Property Owner Name Richard W. Weber Jr. and Linda B. Weber Joint Revocable Trust				
Owner Address 15035 Green Valley Blvd		City Clermont	State FL	Zip 34711
Telephone (352) 636-4622		Email rick@weberbuild.com		
PROPERTY INFORMATION				
Address of Subject Property XXX S Grand HWY, Clermont, FL		Alternate Key 3801237		Zip 34711
General Location Immediately north of the At Home Shopping Center and immediately south of Lakefront Village Townhomes				
Legal Description & Alternate Key (include copy of survey) Please see survey.				
Land Use (City verification required) Multifamily				
Zoning (City verification required) R-2				



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.

I am requesting the right to construct townhomes, similar to the Lakefront Village Townhomes north of and adjacent to the subject property.

The existing R-2 zoning allows for townhomes with a CUP.

Joseph Zagame

Applicant Name (print)

Richard W. Weber JR

Owner Name (print)

Joseph Zagame

Applicant Name (signature)

Richard W. Weber JR

Owner Name (signature)

*****NOTICE*****

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

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

02/08/2024

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

Date:	08/15/2025
Order Number:	11582684
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	08/25/2025 - 08/25/2025	Govt Public Notices
LEE dailycommercial.com	1	08/25/2025 - 08/25/2025	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	\$82.16
Tax Amount	\$0.00
Service Fee 3.99%	\$3.28
Cash/Check/ACH Discount	-\$3.28
Payment Amount by Cash/Check/ACH	\$82.16
Payment Amount by Credit Card	\$85.44

Order Confirmation Amount	\$82.16
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, September 2, 2025 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2025-026R) to allow multi-family in the R-2 Medium Density Residential Zoning District, at the following location:

LOCATION

Vacant parcels located east of South Grand Highway and north of East Highway 50
(AK 3801341, 3801342, and 3801237)

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
August 25, 2025
L 11582684 8/25/25



AGENDA ITEM

Meeting Date	
Tuesday, September 2, 2025	
Agenda Item Name	
Ordinance No. 2025-032 <i>Land Development Code Amendment</i>	
Requested Action	
Staff Report	
<p>At the request of Council Member Howard, language to change certain sections of the land development code exempting American Flag display from height restrictions and permit requirements are being proposed. The proposed changes would occur under the City’s 117 - Sign Code Section 117 and 125 – General Development Conditions.</p> <p>The proposed changes are listed below with underlining:</p> <p>Section 117-12. - Height and setbacks.</p> <p>(a) <i>Generally</i>. Measurements for height and setback for all signs shall be made from that portion of the sign nearest that point of ground reference to which the measurements are to be made. The height shall be measured from grade level at the location of the sign and shall include all decorative portions of the signs. All setback measurements shall be made from the property line as a point of reference unless otherwise specified.</p> <p>(b) <i>Measurement applicable to sign type</i>. The following measurements apply to the type of sign as listed:</p> <ol style="list-style-type: none"> (1) <i>Ground signs</i>. No ground sign shall be located nearer than 50 feet from intersecting street right-of-way lines on Highways 50 and 27, and 30 feet on other streets. (2) <i>Wall signs</i>. Wall signs may not project more than 18 inches from the wall and may not extend above the roof or facade line. (3) <i>Projecting signs</i>. Projecting signs must be a minimum of eight feet above grade level or pedestrian ways and may not extend above the roof or facade line. (4) <i>Vehicle/portable signs</i>. Vehicle/portable signs may be located adjacent to the property line with permission of the administrative official or established designee thereof. (5) <i>Ground directional signs</i>. Ground directional signs may be located adjacent to the property line. (6) Flag poles. Flag poles shall have a maximum height of 30 feet above grade. <ol style="list-style-type: none"> (a) <u>General flag poles: Flag poles shall have a maximum height of 30 feet above grade unless otherwise exempted under this section.</u> (b) <u>American Flag exemption: Flag poles shall be exempt from height restrictions set forth in</u> 	

this subsection, provided that:

1. The installation complies with all applicable Federal Aviation Administration (FAA) regulations and height restrictions;
2. The structural integrity of the flag pole is certified by a licensed structural engineer;
3. The flag pole meets all applicable setback requirements unless waived by the by variance; and,
4. The pole displays the American Flag, consistent with the provisions of the Flag Code, 8 U.S.C. § 4.

(c) Patriotic display protection. Nothing in this code shall be construed to limit, restrict, or prohibit the display of the flag of the United States of America in accordance with the Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 note) and applicable federal law.

(d) Emergencies. In the event that the American Flag exemption is determined to be unconstitutional, either regarding the Florida or U.S. Constitution, then the American Flag exemption shall be construed to only apply during times when the President of the United States of America, pursuant to the National Emergency Act (NEA), has declared a national emergency.

Section 125-522. - General development conditions.

1. *Building permit required.* It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and development services department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and development services department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

Flag poles and structures erected solely for the display of the flag of the United States of America are exempt from the permit requirements of this section, provided they comply with Federal Aviation Administration regulations and any applicable structural engineering requirements as certified by a licensed structural engineer. Such documentation from a structural engineer will be filed with the City.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-032 Code Amendment Flag poles (08.29.2025)	Ord 2025-032 Code Amendment Flag poles (08.29.2025).pdf
2.	Request	Request.pdf
3.	2025-032 BIE_Flag poles - Sept 23 CC	2025-032 BIE_Flag poles - Sept 23 CC.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING SECTION 117-12 (b)(6), “HEIGHT AND SETBACKS”, SECTION 125-522 (a) “GENERAL DEVELOPMENT CONDITIONS”, PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on September 2, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the City Code, Section 117-12 (b)(6), “Height and Setbacks”, and Section 125-522 (a) “General Development Conditions”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that sections 117-12 (b)(6) and 125-522 (a) of the Clermont City Code shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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

SECTION 2:

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 117-12. – Height and setbacks.

- (b) Measurement applicable to sign type. The following measurements apply to the type of sign as listed:
 - (1) Ground signs. No ground sign shall be located nearer than 50 feet from intersecting street right-of-way lines on Highways 50 and 27, and 30 feet on other streets.
 - (2) Wall signs. Wall signs may not project more than 18 inches from the wall and may not extend above the roof or facade line.



CITY OF CLERMONT
ORDINANCE NO. 2025-032

- (3) Projecting signs. Projecting signs must be a minimum of eight feet above grade level or pedestrian ways and may not extend above the roof or facade line.
- (4) Vehicle/portable signs. Vehicle/portable signs may be located adjacent to the property line with permission of the administrative official or established designee thereof.
- (5) Ground directional signs. Ground directional signs may be located adjacent to the property line.
- (6) Flag poles. ~~Flag poles shall have a maximum height of 30 feet above grade.~~
 - (a) General flag poles: Flag poles shall have a maximum height of 30 feet above grade unless otherwise exempted under this section.
 - (b) American Flag exemption: Flag poles shall be exempt from height restrictions set forth in this subsection, provided that:
 - (1) The installation complies with all applicable Federal Aviation Administration (FAA) regulations and height restrictions;
 - (2) The structural integrity of the flag pole is certified by a licensed structural engineer;
 - (3) The flag pole meets all applicable setback requirements unless waived by the by variance; and,
 - (4) The pole displays the American Flag, consistent with the provisions of the Flag Code, 8 U.S.C. § 4.
 - (c) Patriotic display protection. Nothing in this code shall be construed to limit, restrict, or prohibit the display of the flag of the United States of America in accordance with the Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 note) and applicable federal law.
 - (d) Emergencies. In the event that the American Flag exemption is determined to be unconstitutional, either regarding the Florida or U.S. Constitution, then the American Flag exemption shall be construed to only apply during times when the President of the United States of America, pursuant to the National Emergency Act (NEA), has declared a national emergency.

Sec. 125-522. – General development conditions.

- (a) *Building permit required.* It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and development services department of the city acting as administrative officer of the regulations contained in this



CITY OF CLERMONT
ORDINANCE NO. 2025-032

land development code. The words "planning and development services department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

Flag poles and structures erected solely for the display of the flag of the United States of America are exempt from the permit requirements of this section, provided they comply with Federal Aviation Administration regulations and any applicable structural engineering requirements as certified by a licensed structural engineer. Such documentation from a structural engineer will be filed with the City.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-032

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of September, 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



COUNCIL MEMBER AGENDA ITEM REQUEST FORM

To request an item be reviewed for possible action by the City Council complete and submit this form and any supporting documents to the City Clerk's Office no later than 12 p.m. the Friday (seven business days) prior to the next regularly scheduled meeting. The City Manager will include the item on the agenda of an upcoming meeting.

Requestor Information

Name Tod Howard

Address 1969 Brantley Cir Clermont, FL 34711

Preferred Contact Phone Email THoward@ClermontFL.org

Item Details

Please provide a detailed summary of item, including City area, service, activity or practice involved.

Desired Action Change our code, see attached

All supporting documents must be included with this form when submitted.

Pages submitted 5 on 8/28/25
Number Date

AGENDA ITEM REQUEST

Proposed Agenda Item: Action as to Amending Sections 125-522 and 117-12 of the City Code to Exempt American Flag Display from Height Restrictions and Permit Requirements

Meeting Requested: Next Regular Council Meeting

Estimated Discussion Time: 15-20 minutes

PURPOSE AND BACKGROUND

Mr. Van Wagner, I respectfully request that the at our next meeting, City Council consider amendments to our current land development code that would exempt the display of the American flag from existing height restrictions and certain permit requirements, while maintaining appropriate safety standards.

Current Issue: Our existing code Section 117-12(6) limits flag poles to a maximum height of 30 feet above grade, which may unnecessarily restrict patriotic displays and potentially conflict with federal protections for American flag display.

IMPORTANCE OF ALLOWING AMERICAN FLAG DISPLAYS

Constitutional and Legal Considerations

- The Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 note) provides federal protection for American flag displays**
- First Amendment protections for patriotic expression and symbolic speech**
- Avoiding potential federal preemption challenges to local restrictions on flag display**

Community Values and Patriotism

- Demonstrates our city's respect for national symbols and veterans**
- Supports residents' fundamental right to express patriotic sentiment**
- Honors the sacrifices of military service members and their families**
- Strengthens community identity and civic pride**

PROPOSED SOLUTION

The proposed amendments would:

1. Exempt American flag poles from height restrictions** while requiring:
 - Compliance with Federal Aviation Administration regulations
 - Structural engineering certification for safety
 - Adherence to applicable setback requirements
2. Streamline permitting process for American flag displays while maintaining safety oversight
3. Add protective language, referencing federal law protecting flag display rights

The proposed changes would not require additional city expenditures and may reduce administrative burden on code enforcement staff.

SUPPORTING MATERIALS

- Draft ordinance language (attached)

Sec. 125-522 General development conditions.

(a) Building permit required. It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and development services department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and development services department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

Exception: Flag poles and structures erected solely for the display of the flag of the **United States of America** are exempt from the permit requirements of this section, provided they comply with Federal Aviation Administration regulations and any applicable structural engineering requirements as certified by a licensed structural engineer. Such documentation from a structural engineer will be filed with the City.

Sec. 117-12. - Height and setbacks

(a) Generally. Measurements for height and setback for all signs shall be made from that portion of the sign nearest that point of ground reference to which the measurements are to be made. The height shall be measured from grade level at the location of the sign and shall include all decorative portions of the signs. All setback measurements shall be made from the property line as a point of reference unless otherwise specified.

(b) Measurement applicable to sign type. The following measurements apply to the type of sign as listed:

(1) Ground signs. No ground sign shall be located nearer than 50 feet from intersecting street right-of-way lines on Highways 50 and 27, and 30 feet on other streets.

(2) Wall signs. Wall signs may not project more than 18 inches from the wall and may not extend above the roof or facade line.

(3) Projecting signs. Projecting signs must be a minimum of eight feet above grade level or pedestrian ways and may not extend above the roof or facade line.

(4) Vehicle/portable signs. Vehicle/portable signs may be located adjacent to the property line with permission of the administrative official or established designee thereof.

(5) Ground directional signs. Ground directional signs may be located adjacent to the property line.

(6) Flag poles.

General flag poles: Flag poles shall have a maximum height of 30 feet above grade.

American Flag exemption: Flag poles erected solely for the display of the flag of the United States of America are exempt from the height restrictions set forth in this subsection, provided that:

The installation complies with all applicable Federal Aviation Administration (FAA) regulations and height restrictions;

The structural integrity of the flag pole is certified by a licensed structural engineer; and

The flag pole meets all applicable setback requirements unless specifically waived by the administrative official.

(c) Patriotic display protection. Nothing in this code shall be construed to limit, restrict, or prohibit the display of the flag of the United States of America in accordance with the Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 note) and applicable federal law.



CITY OF CLERMONT
ORDINANCE NO. 2025-032

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members
FROM: Planning and Development Services / Curt Henschel
DATE: August 28, 2025
SUBJECT: Ordinance No. 2025-032 – Sec. 117-12 & 125-522

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer.

Ordinance 2025-032 is proposed to be adopted by the City on September 23, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2025-032.

Land Development Code, Sec. 117-12 – “Height and setbacks” and Sec. 125-522 – “General development conditions”, to add exemption language for flag poles for the sole use of displaying the flag of the United States.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city:

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

City staff has not identified any direct cost to businesses associated with the proposed ordinance.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

There are no new charges or fees on existing businesses.

c. An estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The proposed ordinance does not add enforcement requirements for City staff beyond that which are in the existing code, therefore there are no additional regulatory costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

The proposed ordinance is not expected to impact any existing businesses.

4. Any additional information the board determines may be useful.

No additional information.