



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, February 3, 2026**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the January 6, 2026 Planning and Zoning Commission minutes

TRAINING SESSION FOR PLANNING & ZONING COMMISSION

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2026-004
*Perimeter Park West III
Small-scale Comprehensive Plan Amendment*

Consider a request for a Small-Scale Comprehensive Plan amendment of a parcel located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.

Item 2 - Ordinance 2026-005
Perimeter Park West III Rezoning

Consider a request for Rezoning of a parcel located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.

Item 3 - Ordinance 2026-009
Hartle Road Subdivision SSCPA

Consider a request for a Small-Scale Comprehensive Plan Amendment (SSCPA) for two parcels located ¼ mile south of the Ray Goodgame Parkway and Hartle road intersection.

Item 4 - Ordinance 2026-010
Hartle Road Subdivision Rezoning

Consider a request for Rezoning of two parcels located ¼ mile south of the Ray Goodgame Parkway and Hartle road intersection.

DISCUSSION OF NON-AGENDA ITEMS

ADJOURN

Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will

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need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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

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

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
JANUARY 6, 2026

CALL TO ORDER

Vice-Chair Niemiec called the meeting of the Planning and Zoning Commission to order on Tuesday, January 6, 2026, at 6:30 p.m.

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

ALSO PRESENT: Development Services Director Curt Henschel, Planning Manager John Kruse, Planner I Justine Day, City Attorney Waugh, and Planning Coordinator Rae Chidlow

PLEDGE OF ALLEGIANCE

Commissioner May made a motion to nominate Commissioner Colby as Chair, seconded by Commissioner Cramer. Motion passed 7-0.

Commissioner Cramer made a motion to nominate Commissioner Niemiec as Vice-Chair, seconded by Commissioner Hoisington. Motion passed 7-0.

MINUTES

MOTION TO APPROVE the November 4, 2025, Minutes of the Planning and Zoning Commission meeting, made by Commissioner Niemiec, seconded by Chair Tidona. Motion passed 7-0.

REPORTS

Commissioner Hoisington stated she had no reports and wished everyone a Happy New Year.

Commissioner Cramer congratulated newly elected Chairman David Colby and expressing confidence in the experience of the Commission. He acknowledged the strength and value of the returning Commissioners, emphasizing the importance of their institutional knowledge and understanding of the Clermont community. Reflecting on the new year, he reaffirmed his commitment to public service and gratitude for the opportunity to serve alongside dedicated volunteers. He expressed pride in the city and the Commission's work, coupled with humility about the responsibility of public service, and respectful deliberation, and acting in the best interests of the community moving forward.

Vice-Chair Niemiec extended New Year's greetings and expressed appreciation for fellow commissioners. He echoed Commissioner Cramer's remarks by noting that the Planning and Zoning Commission is working intelligently and collaboratively, emphasizing that the current Commission functions well together.

Commissioner Entsuah introduced himself for those unfamiliar, noting his previous service on the Commission and past collaboration with fellow Commissioners. He reflected on returning to the Commission and emphasized the importance of having a dedicated Commission who care deeply about the city. He mentioned his subsequent experience of the City Council. He stated he looked

forward to continued involvement and working collaboratively with the board to do meaningful work for the community.

Commissioner May welcomed the returning Commissioner and their experience. She provided a brief report on the Live Local Act. She highlighted the release of the 2025 Shimberg Center for Housing Studies report, noting that the Orlando region, including Lake County, faces a significant workforce housing deficit for households earning up to 120% of area median income. She explained that the study is important because it determines whether local taxing authorities can opt out of the Live Local Act's middle-market tax exemption, which offers a substantial ad valorem tax reduction for qualifying workforce housing developments. She emphasized the need for continued education and awareness on housing policy impacts at the county and city level and offered to share the referenced article and closed with well wishes to the group.

Commissioner Tidona distributed informational handouts and presented a report focused on public safety, infrastructure, and growth management concerns in Clermont. He cited a Clermont Sun article highlighting fire department response times exceeding ten minutes and warned that the city may be facing a life-safety issue that should be weighed when considering new development. He noted potential impacts on residents' insurance costs. He reviewed Florida Highway Safety data showing a significant increase in traffic, bicycle, and pedestrian fatalities in Lake County from 2024 to 2025, stating the need for improved roadway and bicycle safety. The speaker shared insights from discussions with FDOT, and planning officials from Groveland, Highlands County, and Oviedo, explaining how other jurisdictions are using mobility fees, impact fees, design codes, and developer-funded guarantees to manage growth, reduce legal risk, and protect public resources. He pointed to examples of reduced development intensity and more walkable, mixed-use neighborhoods as models that Clermont could consider, and urged city and county leaders to pursue proactive measures and negotiations with developers while design code updates are underway to better safeguard public safety and community interests.

Chair Colby had no reports.

NEW BUSINESS

Item No. 1 – Resolution No. 2026-001R – Crab Cakes on the Lake Conditional Use Permit

Planner Justine Day presented as follows:

The applicant and property owner, Rick Richardson, is requesting a Conditional Use Permit to allow for a food truck to operate on a vacant parcel designated with the C-1 Light Commercial Zoning District. The property is located at the northeast corner of Lake Ave. and W. Highway 50 intersection and is approximately .34 +/- acres.

The applicant is proposing to operate a single food truck as a take-out only service on the property. Operating hours would be two to three days a week. The applicant is also requesting a waiver for a reduction to the landscape buffer required by LDC Section 123-43(e)(1). This would allow for a ten (10) foot landscape buffer in place of the minimum twenty (20) foot buffer required along West Highway 50 to the south. After careful review of the elevation contours, it is staff's determination that the reduced landscape buffer may still meet the intent of the code. The property currently has a berm along West Highway 50 that then decreases in grade continually towards the north side of the

property. The berm limits visibility on the site, which would be enhanced by the proposed ten (10) foot landscape buffer.

Since the land development codes do not identify the requested use as a permitted use, Section 125-313 requires this type of use only through a Conditional Use Permit. The current zoning is C-1 Light Commercial District, which permits restaurants and food establishments provided the use is conducted within an enclosed building. Staff have reviewed the application and finds that the use would not be more obnoxious to the district due to the similarities in uses permitted. The owner is willing to make the necessary site improvements to accommodate access, parking and stormwater retention. It is of staff's opinion that this use makes the most of a smaller, constrained parcel while offering the property owner the ability to use their property.

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. 2026-001R.

Chris Germana, Engineer, 1120 West Minneola Avenue, speaking on behalf of the property owners, provided an overview of a proposed food trailer operation. He explained that the use involves a removable food trailer, not a permanent food truck, which would be delivered by pickup truck to a designated pad and removed from the site daily, with all utilities and waste handled offsite and no water or sewer connections required. He requested a modification to allow the trailer to operate four days per week instead of the three noted in the packet. He stated the operation would be strictly take-out with no seating, limited grass parking aside from the designated accessible space, and an accessible sidewalk connection to State Road 50. Stormwater would be managed through a planned pond subject to geotechnical review, and vehicle circulation was described to ensure safe maneuvering and stabilized grass access for delivery and exit.

Commissioner Niemiec questioned whether impact fees would be assessed.

Planning Manager John Kruse informed him that impact fees are typically tied to building permits and utility connections, neither of which would apply in this case. He stated the operation requires only a zoning clearance and a site plan and will have no water or sewer hookups.

Commissioner Niemiec questioned whether the applicant had a commissary agreement.

Toxi Roane, 12819 Colonnade Circle, explained that the food trailer is fully self-sufficient, using onboard fresh and wastewater tanks, a generator for electricity, and prepackaged food preparation, which means a commissary agreement is not required under state regulations, though they remain open to inspection.

Commissioner Niemiec addressed lighting and safety during evening hours. Ms. Roane stated that the trailer has its own lighting and that a light pole has been proposed. She clarified that their actual operating hours would be shorter than those listed in the resolution, ending by early evening.

Commissioner Niemiec also raised concerns about restroom facilities.

Rick Richardson, 12819 Colonnade Circle, confirmed the use of a portable toilet. He explained their limited hours and experience operating under similar conditions elsewhere.

Commissioner Niemiec questioned the site layout, setbacks, and landscape buffers, with the commissioner expressing confusion over a reduced landscape buffer.

Ms. Day clarified the difference between building setbacks and landscape buffer requirements, explaining that the proposed 10-foot landscape buffer complies with code and is appropriate given the property's configuration and visibility needs.

Commissioner Niemiec referenced past food truck approvals and city council decisions to ensure consistent standards were being applied, expressed concern about health, safety, and welfare implications, and emphasized a desire to reach a workable compromise rather than delay or deny the application.

Mr. Kruse clarified the difference between the building setback buffer and the landscape buffer.

Commissioner Cramer asked staff to ensure the conditional use permit would not create unintended precedent for other parcels along Highway 50.

Mr. Kruse confirmed that each application is evaluated independently based on site-specific factors and operational details.

Commissioner Cramer asked the city's authority to respond if parking or traffic problems arise after approval.

Mr. Kruse stated that standard conditions in the resolution allow the city to revisit and address such issues, particularly if impacts occur on nearby city roads.

Commissioner Cramer also sought clarification on enforcement mechanisms if the operation deviates from approved conditions.

City Attorney Christian Waugh informed that the city could pursue progressive enforcement ranging from informal discussions to formal code enforcement actions, potential hearings, and possible permit revocation.

Commissioner Hoisington noted that most issues had already been addressed but focused on clarifying the request to operate four days per week, the proposed hours, and potential traffic impacts along Highway 50.

Ms. Day explained that the project was classified as de minimis development, meaning it would generate minimal traffic under established transportation thresholds.

Commissioner Hoisington also raised concerns about waste disposal, site compatibility, and the reduced landscape buffer. She also questioned whether the surrounding properties were notified of this application.

Ms. Day addressed by reiterating that the operation is self-contained and that the buffer reduction is justified by existing berms, elevation changes, and land development code provisions allowing part of the required buffer to be met due to the berm. She also clarified that conditions in the resolution prohibit outdoor entertainment or amplified sound to protect nearby residential areas.

City Attorney Christian Waugh explained that while surrounding property owners and businesses are notified of the application and given an opportunity to be heard, there is no requirement to provide detailed notice about competitive or operational impacts.

Commissioner Tidona expressed concerns about the proposed food truck site, noting that the property's slope, limited level areas, and existing trees create significant challenges. He highlighted potential stormwater issues, as runoff from the pitched property could overwhelm the proposed drainage, especially during heavy rain or hurricane season. He questioned the feasibility of using stabilized grass for parking, the steepness and safety of the wheelchair-accessible path, and the visibility and signage of the food truck along Highway 50. He emphasized that the site's location below grade, limited walkability, and low surrounding foot traffic make it less practical for a takeout operation and raised concerns that the one-lane road leading to the property could be easily congested with cars attempting to stage or exit. He argued that the real-world impact on traffic, accessibility, and stormwater management would likely be greater than the de minimis assessments suggested.

Commissioner May confirmed that it is a trailer, not a permanent food truck, and that it will be removed from the property nightly, with operations primarily three or four days per week. She questioned the material of the sidewalk, whether it would be concrete and meet ADA accessibility standards. She also questioned if the driveway will be an impervious surface, either concrete or asphalt, integrated into the stormwater management plan.

Mr. Germana explained the sidewalk and the driveway apron will be concrete. He stated that the internal drive would be concrete, asphalt, or could be gravel, but would be some type of impervious surface. He explained that the sidewalk going up to Highway 50 would meet ADA regulations. He stated that the sidewalk would be five feet wide and 7 feet wide near the food trailer.

Commissioner May questioned how the parking calculations were provided based on this use.

Mr. Kruse explained parking was based on the pad size (350 sq. ft.) rather than the trailer size, resulting in four spaces, which exceeds code requirements for takeout-only operations.

Commissioner May clarified that the utilities will be self-contained, with electricity from a generator, freshwater and wastewater tanks removed nightly, and no grease disposal needed since only broiled, prepackaged food will be prepared. Trash will also be removed at night. She also questioned the lighting, food deliveries and signage.

Commissioner Entsuh thanked fellow commissioners and applicants for the thorough discussion, noting that many thoughtful questions were raised that addressed concerns they had not previously considered. He acknowledged that the proposal remains a work in progress and recognized that the upcoming City Council review will involve additional scrutiny and questions. He expressed that the applicants appear to have approached the project creatively and responsibly.

Commissioner Niemiec asked about the distance from the roadway, potential debris blowing into traffic, and whether cooking methods could create steam or smoke that might affect roadway visibility. He also asked about trailer height, visibility from the road, lighting plans limited to the parking area, and reliance on professional guidance for any roadway-facing illumination. He has concerns about parking adequacy, vehicle maneuvering near the proposed stormwater pond, and the risk of cars entering the retention area.

Mr. Richardson and Ms. Roane clarified that they broil food, produce no smoke or steam, and operate a self-contained trailer removed nightly.

Mr. Germana explained that these details would be resolved at the site plan stage through engineered designs and vehicle turning analyses reviewed by staff after council approval.

Chair Colby confirmed there would be no permanent trash facilities, with all trash removed daily.

Mr. Richardson stated that all items would be removed each day.

The floor was opened for public comments.

With no other speakers present, the floor was closed.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2026-001R Crab Cakes on the Lake Conditional Use Permit with amending to 4 operating days and to require proper site lighting if operating after dusk; Moved by Commissioner Cramer, Seconded by Commissioner Entsuah. Motion passed 4-3.

DISCUSSION OF NON-AGENDA ITEMS

There were no discussions about non-agenda items.

ADJOURNMENT – 8:07 pm

Chair Colby

ATTEST:

Rae Chidlow



AGENDA ITEM

Meeting Date	
Tuesday, February 3, 2026	
Agenda Item Name	
Ordinance 2026-004 <i>Perimeter Park West III</i> <i>Small-scale Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2026-004.	
Staff Report	
<p>The applicant is requesting a voluntary annexation, a small-scale comprehensive plan amendment, and a rezoning on the subject parcel for the purpose of developing an industrial park. The property, approximately 12 acres, is located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection.</p>	
<p>The proposed map amendment will change the future land use from Lake County’s Urban Low to the City’s Industrial. The proposed end use of the property will be an industrial park. Several policies in the City’s Comprehensive Plan support the proposed map amendment. These objective and policies include:</p> <p><u>Policy 1.1.3:</u> The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.</p> <p><u>Objective 1.10:</u> Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.</p> <p><u>Policy 1.12.3:</u> The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City’s comprehensive plan.</p> <p>In addition, the parcel adjacent to the west is Industrial and is a compatible use.</p> <p>Staff has reviewed the request and finds the comprehensive plan amendment for the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, and it is not in conflict with the City’s Comprehensive Plan. The subject property is adjacent to existing Industrial Future Land Use. Staff recommends approval of the Small-Scale Comprehensive Plan Amendment, Ordinance NO. 2026-004.</p>	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord. 2026-004 Perimeter Park West III SSCPA (01.22.2026)	Ord. 2026-004 Perimeter Park West III SSCPA (01.22.2026).pdf
2.	FLU Maps	FLU Maps.pdf
3.	Comp Plan Amendment Application	Comp Plan Amendment Application.pdf
4.	Legal ad Perimeter Part West III SSCPA PZ	Legal ad Perimeter Part West III SSCPA PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-004

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

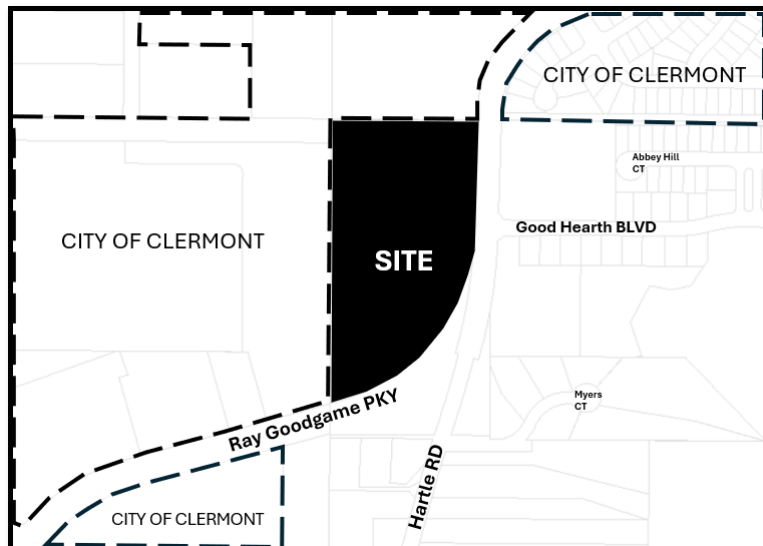
LAKE HIGHLANDS 26-22-26 TRACTS 38 & 43-LESS FROM CENTER OF SEC RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 665.32 FT FOR POB, RUN S 0-22-13 W ALONG W LINE OF E 1/2 OF NE 1/4 OF SW 1/4 A DIST. OF 781.85 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A CHORD BEARING OF S 13-13-33 W, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR A DIST. OF 218.95 FT TO A NON-TANGENT LINE, THENCE RUN N 73-38-17 W 100 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY HAVING A RADIUS OF 1900 FT & A CHORD BEARING N 09-05-12 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 14-33-

**CITY OF CLERMONT
ORDINANCE NO. 2026-004**

03 FOR A DIST. OF 482.53 FT TO THE POINT OF TANGENCY, THENCE N 01-48-40 E 492.21 FT TO A POINT ON N LINE OF SW 1/4, S 89-33-31 E ALONG N LINE 59.52 FT TO POB & LESS FROM CENTER OF SEC 26 RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 724.84 FT TO W'LY BOUNDARY OF SAID PLAT, THENCE S 01-48-40 W 475.87 FT FOR POB, CONT. S 01-48-40 W 16.34 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE W'LY & HAVING A RADIUS OF 1900 FT, THENCE S'LY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14-33-03 FOR 482.53 FT, THENCE S 73-38-17 E 38.64 FT TO POINT A & W'LY EDGE OF PAVEMENT FOR HARTLE RD., THENCE RUN ALONG THE W'LY EDGE OF HARTLE RD. S 11-58-12 W 11.38 FT, S 14-56-12 W 17.62 FT, S 15-49-20 W 52.94 FT, S 16-43-20 W 79.99 FT, S 17-05-28 W 184.18 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 459.96 FT TO W LINE OF SAID TRACT 43, N 0-20-25 E ALONG SAID W LINE 128.89 FT, N 74-35-13 E 45.80 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NW'LY & HAVING A RADIUS OF 740 FT, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 72-46-33 FOR 939.93 FT, THENCE S 88-11-20 E ALONG A RADIAL LINE FOR 10 FT TO POB & GO BACK TO PT A, THENCE ALONG W'LY BOUNDARY OF SAID PLAT S 73-38-17 E 22.31 FT FOR POB, CONT. S 73-38-17 E 39.05 FT TO A POINT ON A CIRCULAR CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A RADIAL LINE WHICH BEARS S 73-38-17 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR 218.95 FT, THENCE S 0-22-13 W 529.01 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 183.56 FT TO E'LY EDGE OF PAVEMENT OF HARTLE RD., THENCE N 17-16-39 E 178.58 FT, N 16-26-45 E 80.85 FT, N 16-03-52 E 20.50 FT, N 86-56-24 E 1.36 FT, N 16-09-13 E 22.28 FT, N 14-42-51 E 26.66 FT, N 18-18-30 E 11.14 FT TO RD. R/WS--PB 3 PG. 52 ORB 1186 PG. 118 ORB 4528 PG. 1730 ORB 4540 PG. 2307

LOCATION

Vacant parcel west of Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2026-004

CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY URBAN LOW
TO: CITY OF CLERMONT INDUSTRIAL**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-004

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

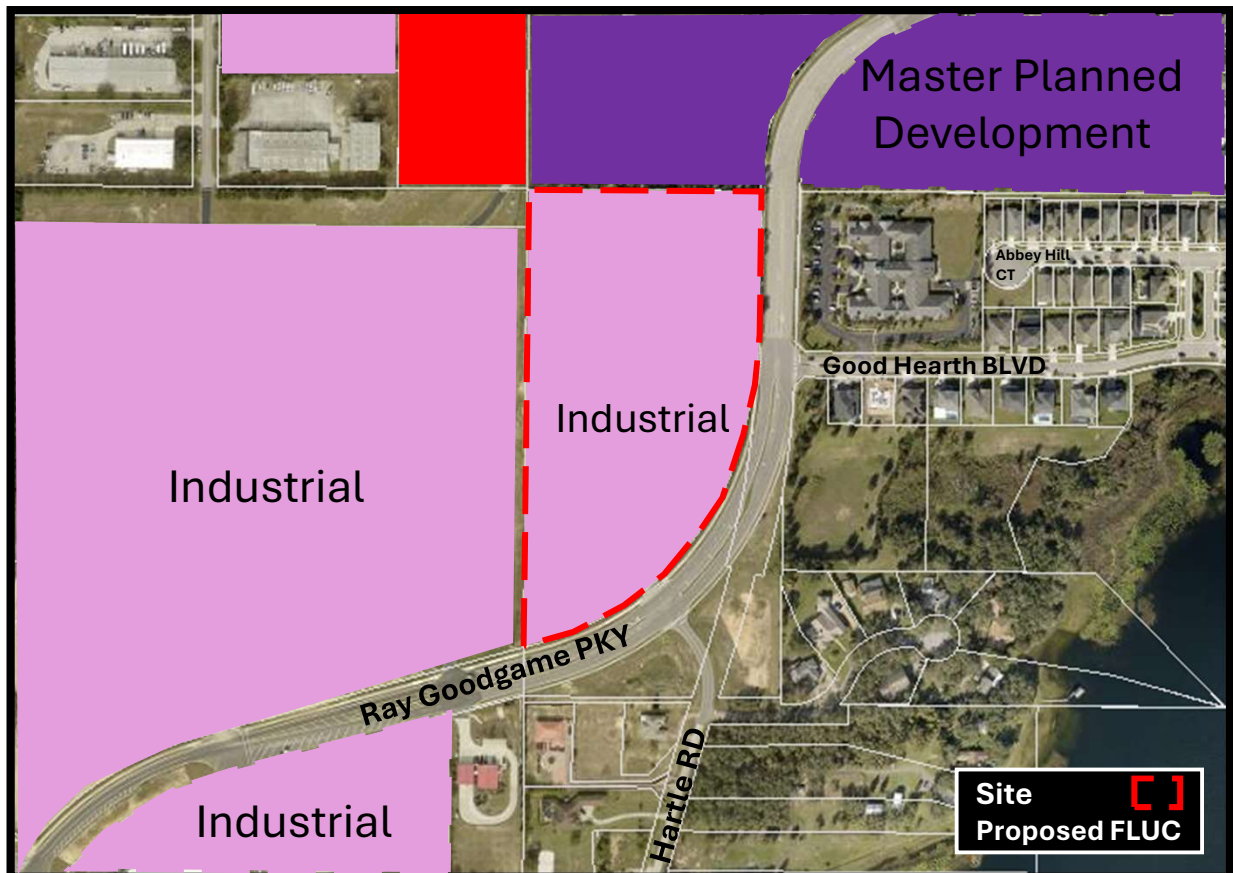
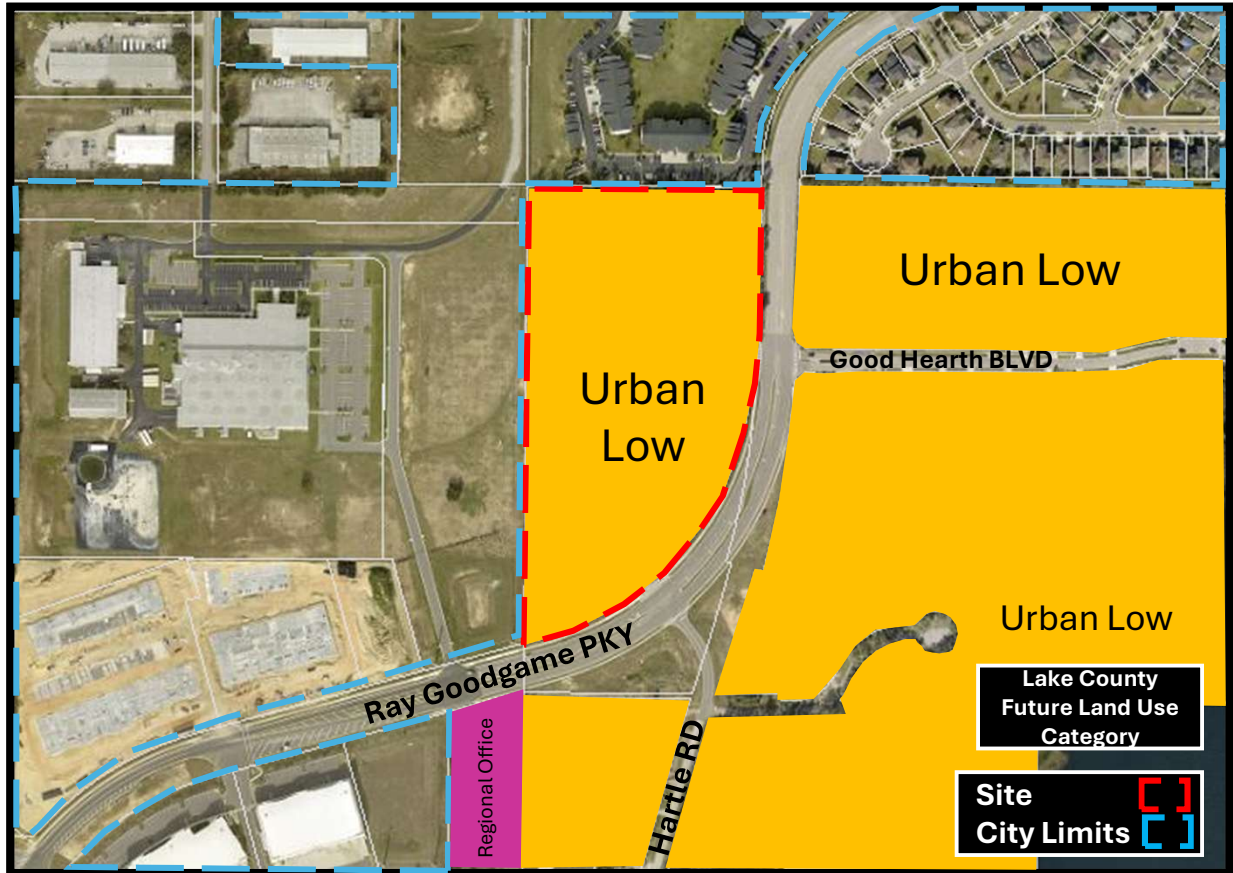
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Perimeter Park West III – Annexation, SSCPA, and REZ





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 12/8/2025

FEE:

Project Name (if applicable): TSG-4 Perimeter Park West III

Applicant: Dave Schmitt Engineering

Contact Person: Dave Schmitt / Tara Tedrow, Lowndes Law

Address: 12301 Lake Underhill Road, Suite 241 / 215 N. Eola Drive

City: Orlando State: Florida Zip: 32828 / 32801

Phone: 407-207-9088 / 407-418-6361 Fax:

E-Mail: dsemailbox@dseorl.com / tara.tedrow@lowndes-law.com

OWNER: Daniel Z. Wise Trustee ET AL

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: Fax:

E-Mail:

General Location: Hartle Road, Clermont, FL 34711

Legal Description (include copy of survey): Tracts 38 and 43, Section 26, Township 22 South Range 26 E, of the Lake Highlands Plat located in the Lake County Public Records Plat Book 3, Page 24

Property size (in acres or square feet): 11.871 acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: A - Agriculture

Existing Future Land Use: Urban Low Density

Proposed Future Land Use: Industrial

Type of development proposed: 3 total commerical warehouse buildings, combined 165,168 sqft



Proposed density (dwelling units/acre) or intensity: 165, 168 SF or 0.32 FAR

Proposed Zoning District: M-1 Industrial District

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

Land use for the city provision of utilities and to develop the second phase of the Perimeter Park industrial project that was previously entitled in the city.

Perimeter Park Phase III continues on the success for the first 2 phases. Phase I and II have created a strong tenant base, excellent market awareness, and proven demand for this type of high-quality business park.

Perimeter Park West Phase III will inherit all of these advantages and continue to provide the businesses of Clermont a class A environment to grow their companies.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Dave Schmitt

_____, who being

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

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

Dave Schmitt

Affiant - Applicant Name (print)

X

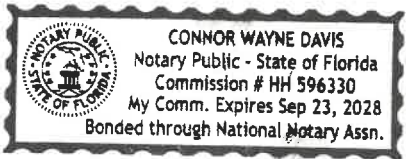
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2025.

X

Notary Public, State of Florida at Large



My Commission Expires: 09/23/28



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Matthew E. Sullivan, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low Density to Industrial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed ^{Dave Schmitt, P.E. / Tara Tedrow, Lowndes Law} _____ to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

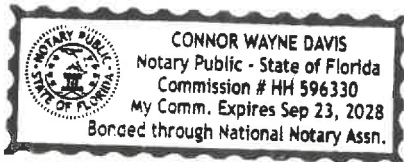
Matthew E. Sullivan
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2020.

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



My Commission Expires: 09/23/28

CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2026-004

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, February 3, 2026 at 6:30 p.m., to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for a 11.871 +/- acre parcel from Lake County Urban Low to City of Clermont Industrial.



LOCATION

Vacant parcel west of the Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres

FUTURE LAND USE MAP AMENDMENT

From: Lake County Urban Low
TO: City of Clermont Industrial

ORDINANCE NO. 2026-004

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

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

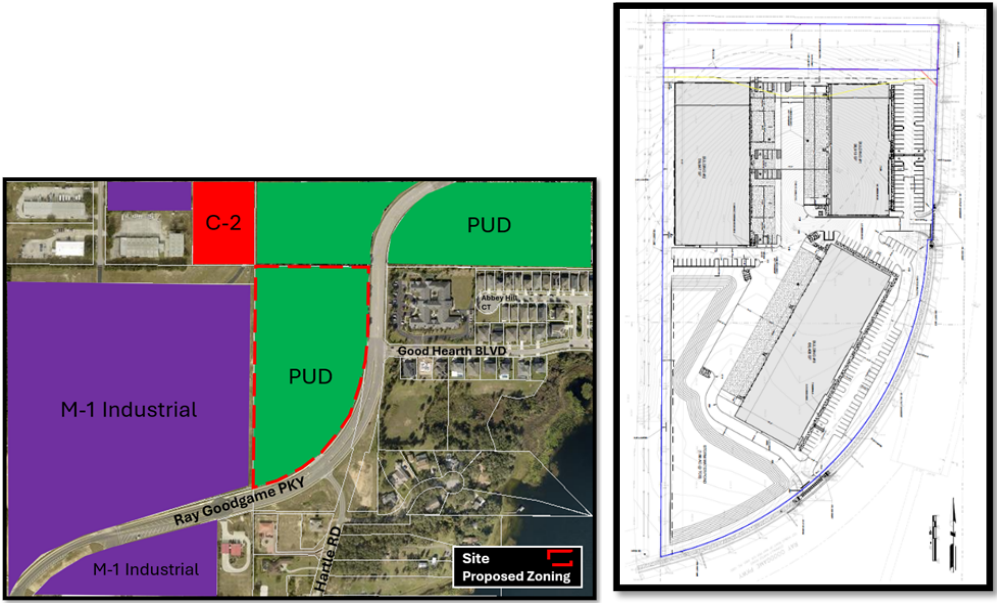
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, February 3, 2026	
Agenda Item Name	
Ordinance 2026-005 <i>Perimeter Park West III Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2026-005.	
Staff Report	
<p>The applicant is requesting a rezoning on the subject property from Lake County Agriculture to City of Clermont Planned Unit Development (PUD) to allow M-1 Industrial uses. The PUD request provides flexibility in the site design while allowing specific conditions to be addressed in the development of the project. The property, approximately 12 acres, is located ¼ mile south on Ray Goodgame Parkway from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City’s Industrial Future Land Use and the City’s M-1 Industrial zoning. This request is being heard concurrently with requests for annexation and a small-scale comprehensive plan amendment to Industrial. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA).</p>	
	
<p>The applicant proposes to develop the property as the third phase of the Perimeter Park industrial park, consistent with the PUD concept plan. The conceptual plan includes approximately 185,000 square feet of industrial/warehouse space distributed across three buildings. Due to physical site constraints of a depressional area, waivers will be required for cut/fill and a special condition for the 100-foot right-of-way dedication associated with the planned expansion of Hooks Street will be required. The City Traffic Engineer reviewed the Traffic Study Exemption Request and due to the low traffic generation and the established left turn lanes on Hartle Road, concurs with granting a Tier 1 Exemption.</p>	
<p>As with a Planned Unit Development, specific conditions to the Land Development Code may be included. Specific conditions include:</p>	

1. The project may consist of up to 185,000 square feet of warehouse space along with other M-1 permitted uses, with the exception of no automotive, truck, trailer, motorcycle or boat repairs, sales, or leasing shall be conducted on-site.
2. The site shall be developed in substantial accordance with the PUD Conceptual Plan prepared by Dave Schmitt Engineering.
3. The warehouse buildings facing Ray Goodgame Parkway shall be designed with rear loading access to minimize public view.
4. The project may have a maximum fill up to 36 feet over 11% of the project area and a maximum cut of up to 25 feet over 15% of the project area, as indicated on the Site Plan. These changes will be submitted to the City Engineer at the time of final engineering.
5. Two (2) multi-tenant ground signs at the designated access points along Ray Goodgame Parkway may be installed. The signs shall be limited to 15 feet in height, 10 feet in width, and up to 120 square feet of copy area. No other ground signs shall be permitted, including single tenant signs.
6. The project shall be developed according to the M-1 Industrial zoning designation in the Land Development Code, unless expressly stated above.

Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area. The requested PUD with M-1 Industrial zoning is consistent with the City's Comprehensive Plan, Land Development Regulations and staff recommends approval of Ordinance 2026-005.

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
---------------	-----------------------------	-------------------------

Exhibits Attached <small>(copies of original agreements)</small>	
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1.	Ord 2026-005 Perimeter Park West III PUD RZ (01.28.2026)	Ord 2026-005 Perimeter Park West III PUD RZ (01.28.2026).pdf
2.	Rezoning Maps	Rezoning Maps.pdf
3.	SITE PLAN-1	SITE PLAN-1.pdf
4.	Traffic Study Exemption Attachment	Traffic Study Exemption Attachment.pdf
5.	2026-1-12 TSG-4 Zoning Application	2026-1-12 TSG-4 Zoning Application.pdf
6.	Legal ad Perimeter Part West III REZ PZ	Legal ad Perimeter Part West III REZ PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-005

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

WHEREAS, the City Council of Clermont, Florida annexed the property on March 10th, 2026; and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Agriculture to City of Clermont Planned Unit Development; and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 3rd day of February 2026 review the petition for Rezoning; and

WHEREAS, the City Council reviewed the petition, the recommendations of the Planning and Zoning Commission, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the below-described property have been duly approved.

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

SECTION 1.

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

LEGAL DESCRIPTION

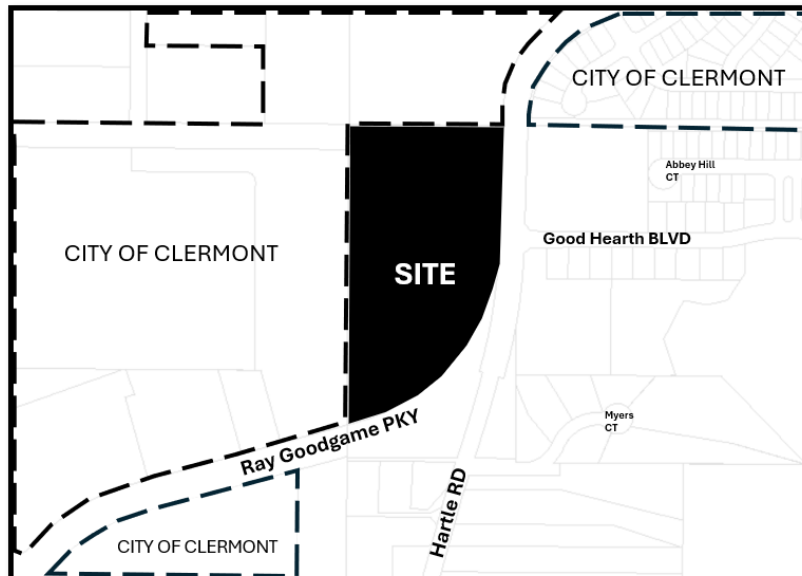
LAKE HIGHLANDS 26-22-26 TRACTS 38 & 43-LESS FROM CENTER OF SEC RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 665.32 FT FOR POB, RUN S 0-22-13 W ALONG W LINE OF E 1/2 OF NE 1/4 OF SW 1/4 A DIST. OF 781.85 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A CHORD BEARING OF S 13-13-33 W, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR A DIST. OF 218.95 FT TO A NON-TANGENT LINE, THENCE RUN N 73-38-17 W 100 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY HAVING A RADIUS OF 1900 FT & A CHORD BEARING N 09-05-12 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 14-33-03 FOR A DIST. OF 482.53 FT TO THE POINT OF TANGENCY, THENCE N 01-48-40 E

**CITY OF CLERMONT
ORDINANCE NO. 2026-005**

492.21 FT TO A POINT ON N LINE OF SW 1/4, S 89-33-31 E ALONG N LINE 59.52 FT TO POB & LESS FROM CENTER OF SEC 26 RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 724.84 FT TO W'LY BOUNDARY OF SAID PLAT, THENCE S 01-48-40 W 475.87 FT FOR POB, CONT. S 01-48-40 W 16.34 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE W'LY & HAVING A RADIUS OF 1900 FT, THENCE S'LY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14-33-03 FOR 482.53 FT, THENCE S 73-38-17 E 38.64 FT TO POINT A & W'LY EDGE OF PAVEMENT FOR HARTLE RD., THENCE RUN ALONG THE W'LY EDGE OF HARTLE RD. S 11-58-12 W 11.38 FT, S 14-56-12 W 17.62 FT, S 15-49-20 W 52.94 FT, S 16-43-20 W 79.99 FT, S 17-05-28 W 184.18 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 459.96 FT TO W LINE OF SAID TRACT 43, N 0-20-25 E ALONG SAID W LINE 128.89 FT, N 74-35-13 E 45.80 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NW'LY & HAVING A RADIUS OF 740 FT, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 72-46-33 FOR 939.93 FT, THENCE S 88-11-20 E ALONG A RADIAL LINE FOR 10 FT TO POB & GO BACK TO PT A, THENCE ALONG W'LY BOUNDARY OF SAID PLAT S 73-38-17 E 22.31 FT FOR POB, CONT. S 73-38-17 E 39.05 FT TO A POINT ON A CIRCULAR CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A RADIAL LINE WHICH BEARS S 73-38-17 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR 218.95 FT, THENCE S 0-22-13 W 529.01 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 183.56 FT TO E'LY EDGE OF PAVEMENT OF HARTLE RD., THENCE N 17-16-39 E 178.58 FT, N 16-26-45 E 80.85 FT, N 16-03-52 E 20.50 FT, N 86-56-24 E 1.36 FT, N 16-09-13 E 22.28 FT, N 14-42-51 E 26.66 FT, N 18-18-30 E 11.14 FT TO RD. R/WS--PB 3 PG. 52 ORB 1186 PG. 118 ORB 4528 PG. 1730 ORB 4540 PG. 2307

LOCATION

Vacant parcel west of the Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2026-005

PROPERTY REZONING
FROM: Lake County Agriculture (A)
TO: City of Clermont Planned Unit Development (PUD)

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for multi-tenant industrial/warehouse park; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Site Plan prepared by Dave Schmitt Engineering, Inc. dated January 27, 2026. 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.
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. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City’s fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City’s Information Technology Director or authorized designee will make this determination.
5. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.
6. By virtue of the transportation system needs for the project, the developer shall dedicate, at no cost, on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the northwest property line through the property towards to the east, terminating in the northeast corner of the property boundary. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction/slope easements; not to exceed 20 feet in width, shall be provided. The temporary construction/slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City. This will be required prior to the first Certificate of Occupancy for the site.



CITY OF CLERMONT
ORDINANCE NO. 2026-005

- 7. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
- 8. This Planned Unit Development shall become null and void if substantial construction work has not begun within three (3) years of the date that this Planned Unit Development is executed and signed by the permittee. “Substantial construction work” means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 3. Land Uses and Specific Conditions

- 1. The project may consist of up to 185,000 square feet of warehouse space along with other M-1 permitted uses, with the exception of no automotive, truck, trailer, motorcycle or boat repairs, sales, or leasing shall be conducted on-site.
- 2. Building Setbacks

From Ray Goodgame Parkway	50 feet from the property line
From West Property Line	25 feet from the property line
From north ROW dedication	30 feet from the property line
- 3. Landscape Buffers

Along Ray Goodgame Parkway	20 feet buffer
Other Perimeter buffers	10 feet buffer
- 4. The warehouse buildings facing Ray Goodgame Parkway shall be designed with rear loading access to minimize public view.
- 5. All buildings shall be constructed to meet the City of Clermont’s Architectural Standards.
- 6. Two (2) multi-tenant ground signs at the designated access points along Ray Goodgame Parkway may be installed. The signs shall be limited to 15 feet in height, 10 feet in width, and up to 120 square feet of copy area. No other ground signs shall be permitted, including single tenant signs.
- 7. The project may have a maximum fill up to 36 feet over 11% of the project area and a maximum cut of up to 25 feet over 15% of the project area, as indicated on the Site Plan. These changes will be submitted to the City Engineer at the time of final engineering.
- 8. Access management to the site shall meet all City, County, and State requirements.
- 9. The project shall be developed according to the M-1 Industrial zoning designation in the Land Development Code, unless expressly stated above.



CITY OF CLERMONT
ORDINANCE NO. 2026-005

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-005

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

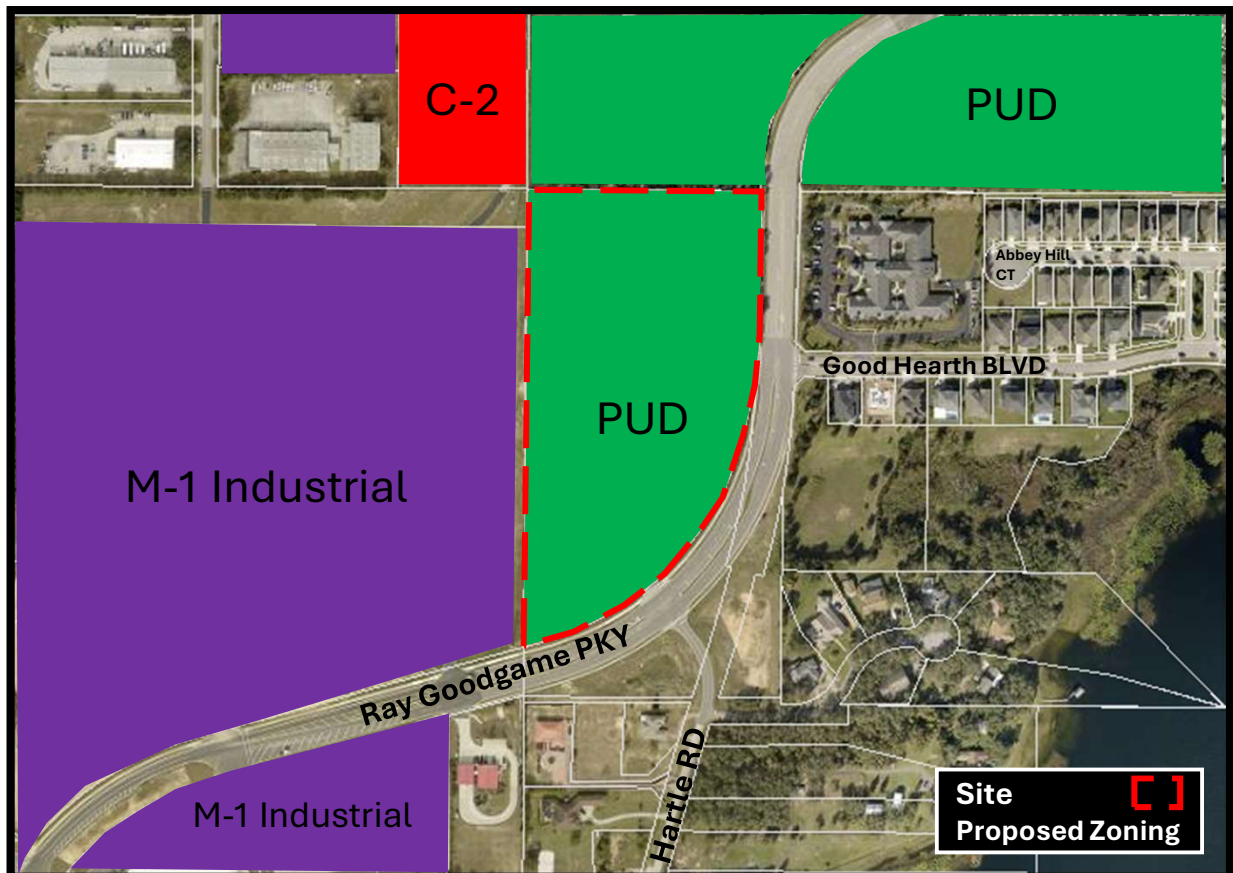
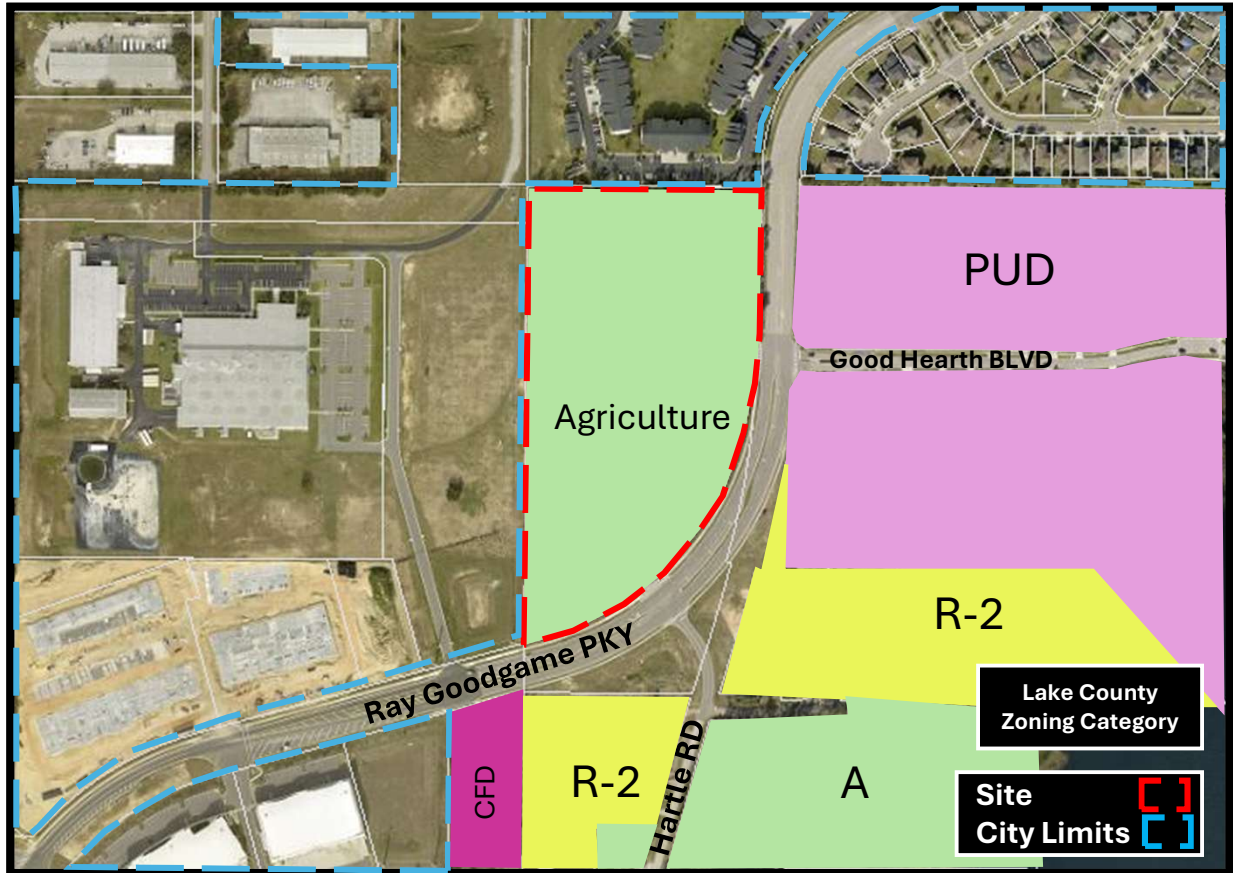
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Perimeter Park West III – Annexation, SSCPA, and REZ



TITLE OF THE PROJECT:

PERIMETER PARK WEST PHASE 3

PROFESSIONAL PROJECT PLANNER:

DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
CONTACT: DAVE SCHMITT, P.E.
PHONE: 407-207-9088
EMAIL: DSEMAILBOX@DSEORL.COM

DEVELOPER:

TSG DEVELOPMENT, INC.
250 SOUTH ORANGE AVENUE, SUITE 700
ORLANDO, FL 32801
CONTACT: MATTHEW E. SULLIVAN
PHONE: 786-202-8502
EMAIL: TSGCOMMERCIAL@GMAIL.COM

SITE DATA:

PARCEL ID: 09-22-26-1100-038-00000

GROSS PROPERTY AREA: 13.547 AC
100' ROW DEDICATION: 1.399 AC
20' EASEMENT (FUTURE DEDICATION): 0.277 AC
DEVELOPABLE AREA: 11.871 AC

EX. ZONING: A (AGRICULTURE) (COUNTY)

ADJACENT ZONING: N= PUD (CITY)
S= "A" (COUNTY)
E= PUD (COUNTY)
W= M-1 (CITY)

EX. FUTURE LAND USE: URBAN LOW DENSITY (COUNTY)

ADJACENT FLU: N= MASTER PLANNED DEVELOPMENT (CITY)
S AND E= URBAN LOW DENSITY (COUNTY)
W= INDUSTRIAL (CITY)

PROPOSED ZONING: PUD (WITH M-1 USES)

PROPOSED FLU: INDUSTRIAL

BUILDING SQUARE FOOTAGE
BUILDING 1 38,913 SF
BUILDING 2 59,847 SF
BUILDING 3 66,408 SF
TOTAL 165,168 SF (3.79 AC)

PR. FAR: 3.79 / 11.871= 0.32

MAX. IMPERVIOUS SURFACE COVERAGE
PROPOSED IMPERVIOUS AREA: 80%
9.71 AC (79.90% DEVELOPABLE AREA)

POND: 1.68 AC (13.81 DEVELOPABLE AREA)

PARKING SPACES

REQUIRED PARKING SPACES
WAREHOUSE/BULK STORAGE/SHOWROOM, 1 PARKING SPACE FOR EACH 1,000SF OF FLOOR SPACE.
1 X 165,168 SF / 1,000 SF= 166 PARKING SPACES

PROPOSED REGULAR PARKING SPACES (10' x 20') 139
PROPOSED COMPACT PARKING SPACES (10' x 17') 17
PROPOSED ADA PARKING SPACES (12' x 20') 10
TOTAL 166 PARKING SPACES

SETBACKS

LOCATION: REQUIRED WIDTH:
FROM CR 455: 50' FROM THE PROPERTY LINE
FROM PROPERTY LINE: 25' FROM THE PROPERTY LINE
REAR: 25' FROM THE PROPERTY LINE

ADJOINING RESIDENTIAL 100' FROM THE PROPERTY LINE

LANDSCAPE BUFFER

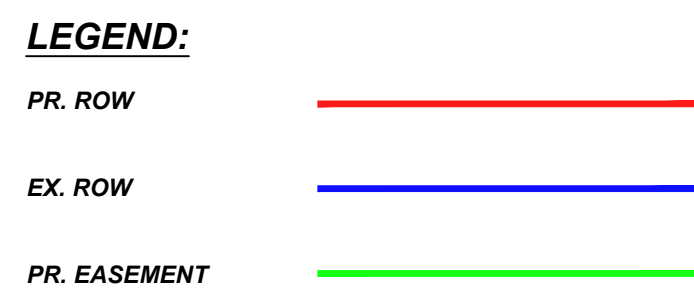
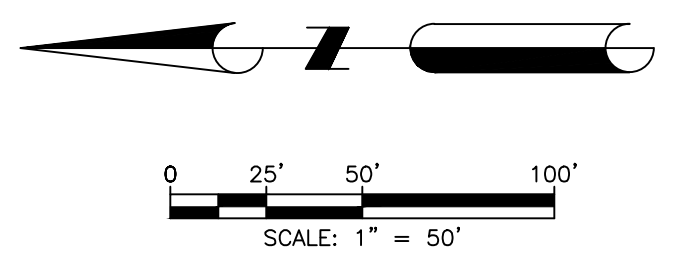
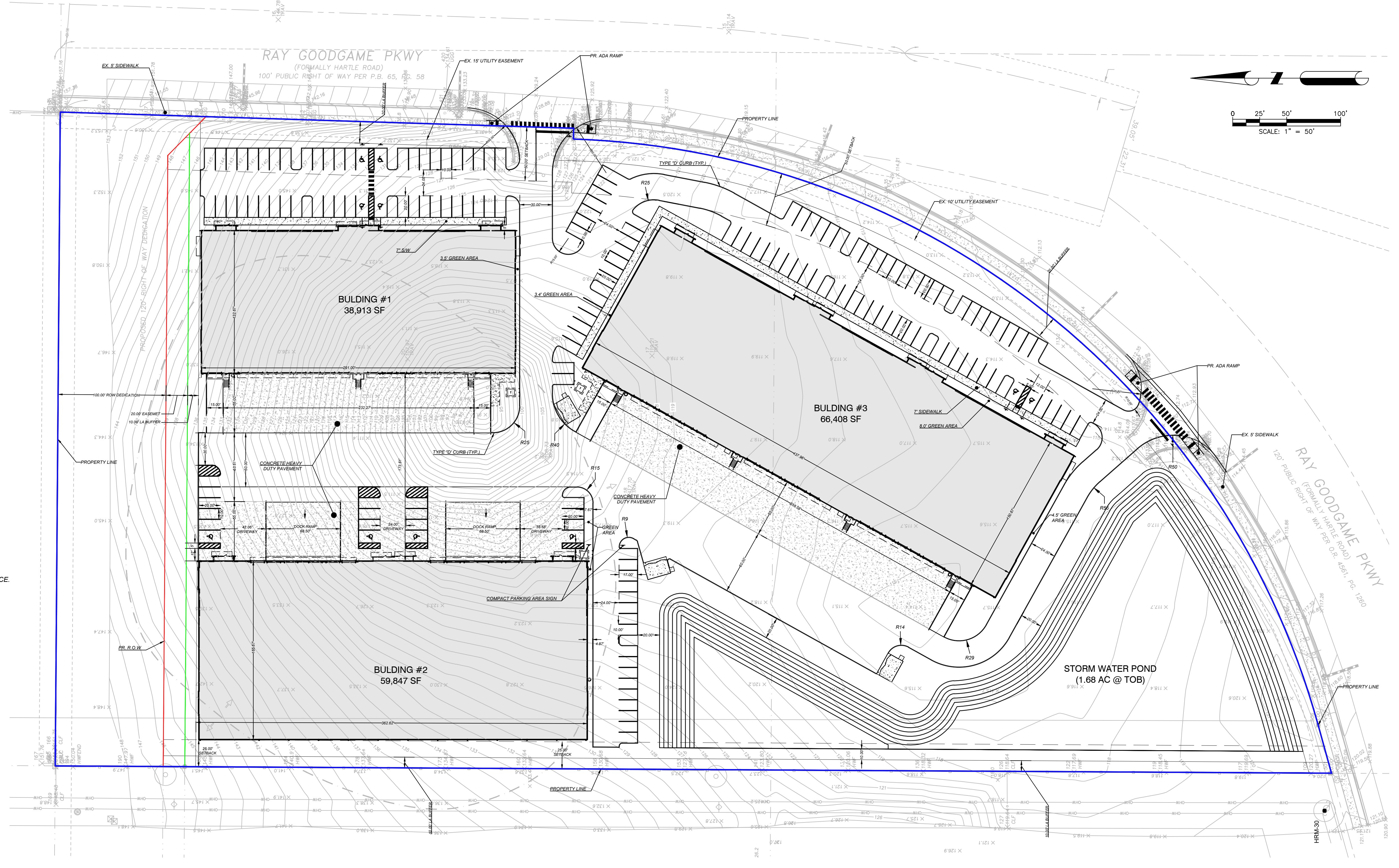
LOCATION: REQUIRED WIDTH:
ALONG COUNTY ROAD CR 455: 20' BUFFER
PERIMETER BUFFER NOT ADJACENT TO RESIDENTIAL: 10' BUFFER

PHASING
THE PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE

STORMWATER
THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS

LAND USES AND SPECIFIC CONDITIONS:
THE PROJECT MAY CONSIST OF WAREHOUSE SPACE ALONG WITH OTHER M-1 PERMITTED USES, WITH THE EXCEPTION OF NO AUTOMOTIVE, TRUCK, TRAILER, MOTORCYCLE, OR BOAT REPAIRS, SALES, OR LEASING SHALL BE CONDUCTED ON-SITE.

MAXIMUM FILL NOTE:
THE PROJECT MAY HAVE A MAXIMUM FILL OF UP TO 36 FEET OVER 11% OF THE PROJECT AREA AND A MAXIMUM CUT OF UP TO 25 FEET OVER 15% OF THE PROJECT AREA, AS INDICATED ON THE PUD SITE PLAN. THESE CHANGES WILL BE SUBMITTED TO THE CITY ENGINEER AT THE TIME OF FINAL ENGINEERING.



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DSE
DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL RD, SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

SITE PLAN
PERIMETER PARK WEST PHASE 3
CLERMONT, FLORIDA

DATE: SEPTEMBER 2025
PROJECT NO.: TSG-4
DRAWN BY: JT
CHECKED BY: DMS
SCALE: 1" = 50'
SHEET: 1 OF 1



**PERIMETER PARK WEST PHASE 111
Request for Exemption Letter**

The purpose of this evaluation is to provide a traffic analysis for a proposed warehouse facility in Clermont, Lake County and request an exemption from doing a Traffic Impact Study (TIS). The site of the warehouse facility is located on the west side of Hartle Road, approximately one mile south of SR 50. **Figure 1** depicts the site location. The development will consist of three buildings totaling 165,685 square feet of warehouse space. The anticipated completion of the project is by the end of 2026. Access to the site will be provided via two full access driveways on Hartle Road. **Figure 2** depicts the site plan and its access configuration.

Trip Generation

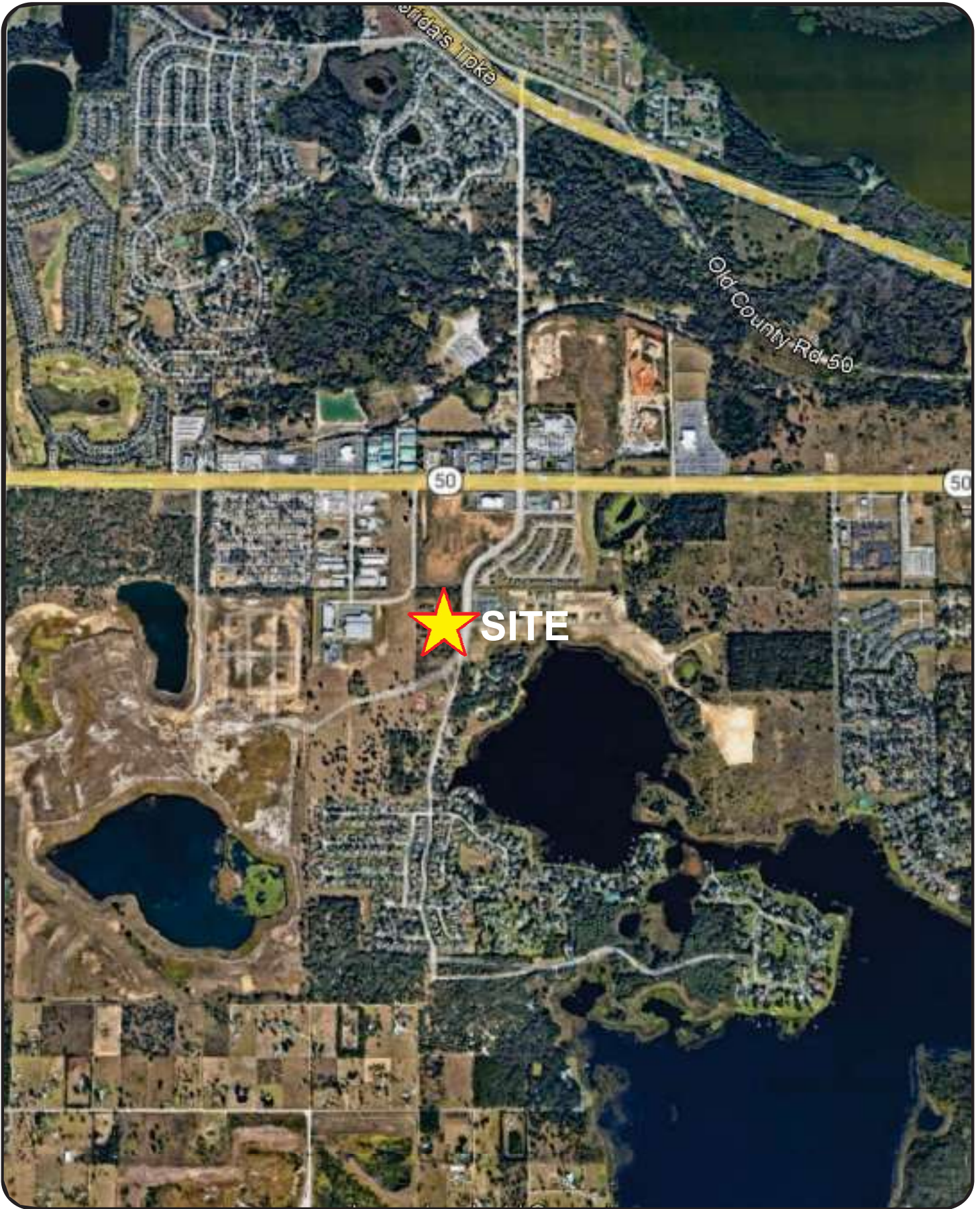
The trip generation of the proposed development was calculated with the use of data from the 12th Edition of the ITE Trip Generation Manual. **Table 1** summarizes the trip generation, and the ITE trip generation sheets are included in **Appendix A**.

**Table 1
Trip Generation Calculation Summary**

ITE Code	Land Use	Size (KSF) ¹	Daily		A.M. Peak Hour			P.M. Peak Hour				
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
150	Warehousing	165.685	1.38	229	0.12	15	5	20	0.15	7	18	25
New Trips				229	---	15	5	20	---	7	18	25

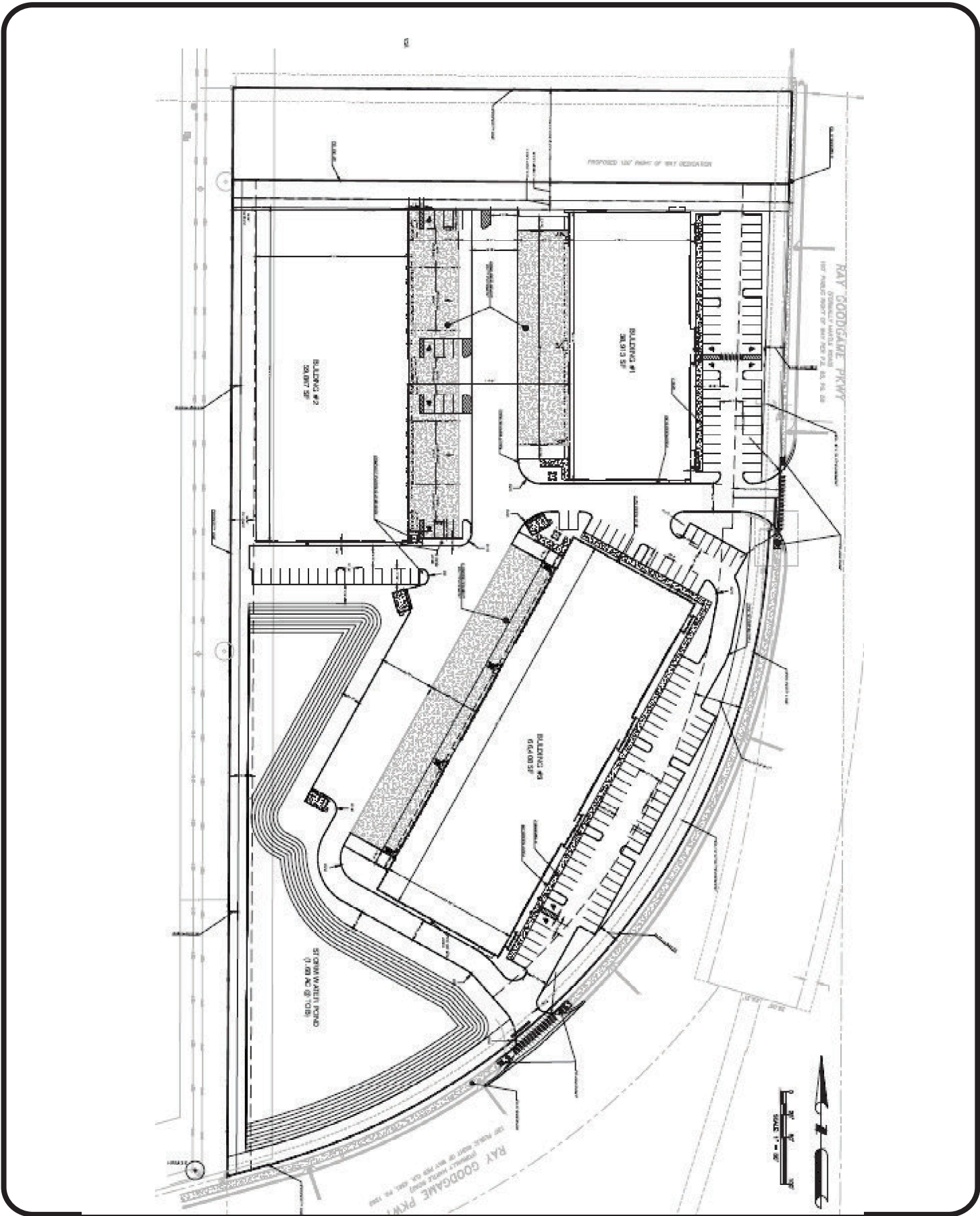
¹ KSF = Thousand Square Feet

Based upon ITE data the proposed development will generate 229 daily trips, 20 A.M. peak hour trips and 25 P.M. peak hour trips. The development site is vacant, and the existing trips are zero. It is estimated that 85% of the trips to be generated will come from SR 50 (east and west), 10% from CR 455 from the north on CR 455 and 5% from the south on Hartle Road.



Perimeter Park West Phase III
Project № 6151
Figure 1

Site Location 



Perimeter Park West Phase III
 Project No 6151

Figure

Site Plan



SR 50 is a six-lane highway in this area with a daily traffic volume of over 50,000 vehicles. Hartle Road is a four-lane roadway which intersects SR 50 opposite CR 455 forming a four-way intersection. Hartle Road has a daily traffic volume of approximately 8,200 vehicles and CR 455 has a daily traffic volume of 7,7000 vehicles.

Capacity Availability

Table 2 is an existing capacity analysis of the impacted roadways in the immediate area. The table shows the number of lanes, adopted capacity/LOS and two-way P.M. peak hour traffic volumes on these roadways. The project will add 23 P.M. peak hour trips to Hartle Road north of the site and 21 P.M. peak hour trips going east and west on SR 50. A 55/45 split of project trips on SR 50 will result in a maximum of 14 P.M. peak hour trips added onto SR 50.

**Table 2
 Existing Roadway Capacity**

Roadway Segment	Lanes	Adopted		Two-Way P.M. Peak Hour		Available Capacity
		LOS	Two-Way Capacity ¹	Volume	LOS	
SR 50						
East of Hartle Road	4LD	D	4,870	4,116	C	754
West of Hartle Road	4LD	D	4,870	3,603	C	1,267
CR 455						
North of SR 50	2L	D	1,755	845 ²	C	910
Hartle Road						
South of SRS 50	4LD	D	2,961	739 ²	C	2,222

¹From FDOT 2023 Multimodal Quality/Level of Service Handbook, C3C and C3C *0.9 non-state roadway.

²From FDOT and Lake County Data, see **Appendix B**.

The table shows that the impacted roadways have ample excess capacity to accommodate the project trips.

Request for Exemption for Tier 1 Traffic Impact Analysis

The proposed project will generate an estimated 229 daily trips and 25 P.M. peak hour trips to be added to the area roadway network. As documented herein, the impacted roadway segments have available capacity to accommodate the new project trips without reducing the Level of Service (LOS). Therefore, an exemption from doing a Tier 1 Traffic Impact Analysis is requested.

**TPD No. 6151
11/26/2025**





CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT
REZONING
 APPLICATION

DATE 1/12/2026		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary		
Project Name (if applicable) TSG-4 Perimeter Park West III				
Applicant Dave Schmitt Engineering				
Contact Person Dave Schmitt / Tara Tedrow, Lowndes Law				
Address 12301 Lake Underhill Rd, St. 241 / 215 N. Eola Drive		City Orlando	State FL	Zip 32828 / 32801
Telephone 407-207-9088 / 407-418-6361		Fax		
Email dsemailbox@dseorl.com / tara.tedrow@lowndes-law.com				
OWNER INFORMATION				
Owner's Name Daniel Z. Wise Trustee ET AL				
Owner Address 1301 Raintree Place		City Winter Park	State FL	Zip 32789
Telephone		Email		
PROPERTY INFORMATION				
Address of Subject Property Hartle Road		City Clermont	State Florida	Zip 34711
Legal Description (include copy of survey) Tracts 38 and 43, Section 26, Township 22 South, Range 26 E, of the Lake Highlands Plat located in the Lake County Public Records Plat Book 3, Page 24				
Acreage 11.871 acres		Land Use (City verification required) Vacant		
Present Zoning (City verification required) A - agriculture		Proposed Zoning PUD		



CITY OF CLERMONT
REZONING
APPLICATION

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

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

Rezoning into the city for provision of utilities and to develop the second phase of the Perimeter Park industrial park that was previously entitled in the City. Perimeter Park Phase III continues on the success for the first 2 phases. Phase I and II have created a strong tenant base, excellent market awareness, and proven demand for this type of high-quality business park. Perimeter Park West Phase III will inherit all of these advantages and continue to provide the businesses of Clermont a class A environment to grow their companies.

Check box to indicate additional materials are provided via attachment.

Dave Schmitt, P.E.

Applicant Name (print)

Applicant Name (signature)

Matthew E. Sullivan

Owner Name (print)

Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

On Tuesday, February 3rd, 2026 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2026-005

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

LOCATION

Vacant parcel west of the Good Hearth Blvd. and
Ray Goodgame Parkway intersection.
(Alternate Key 1648157)
11.871 +/- Acres



PROPERTY REZONING

**From: Lake County Agriculture (A)
To: City of Clermont Planned Unit Development (PUD)**

LEGAL DESCRIPTION

LAKE HIGHLANDS 26-22-26 TRACTS 38 & 43-LESS FROM CENTER OF SEC RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 665.32 FT FOR POB, RUN S 0-22-13 W ALONG W LINE OF E 1/2 OF NE 1/4 OF SW 1/4 A DIST. OF 781.85 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A CHORD BEARING OF S 13-13-33 W, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR A DIST. OF 218.95 FT TO A NON-TANGENT LINE, THENCE RUN N 73-38-17 W 100 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE W'LY HAVING A RADIUS OF 1900 FT & A CHORD BEARING N 09-05-12 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 14-33-03 FOR A DIST. OF 482.53 FT TO THE POINT OF TANGENCY, THENCE N 01-48-40 E 492.21 FT TO A POINT ON N LINE OF SW 1/4, S 89-33-31 E ALONG N LINE 59.52 FT TO POB & LESS FROM CENTER OF SEC 26 RUN N 89-33-31 W ALONG N LINE OF SW 1/4 A DIST. OF 724.84 FT TO W'LY BOUNDARY OF SAID PLAT, THENCE S 01-48-40 W 475.87 FT FOR POB, CONT. S 01-48-40 W 16.34 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE W'LY & HAVING A RADIUS OF 1900 FT, THENCE S'LY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14-33-03 FOR 482.53 FT, THENCE S 73-38-17 E 38.64 FT TO POINT A & W'LY EDGE OF PAVEMENT FOR HARTLE RD., THENCE RUN ALONG THE W'LY EDGE OF HARTLE RD. S 11-58-12 W 11.38 FT, S 14-56-12 W 17.62 FT, S 15-49-20 W 52.94 FT, S 16-43-20 W 79.99 FT, S 17-05-28 W 184.18 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 459.96 FT TO W LINE OF SAID TRACT 43, N 0-20-25 E ALONG SAID W LINE 128.89 FT, N 74-35-13 E 45.80 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NW'LY & HAVING A RADIUS OF 740 FT, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 72-46-33 FOR 939.93 FT, THENCE S 88-11-20 E ALONG A RADIAL LINE FOR 10 FT TO POB & GO BACK TO PT A, THENCE ALONG W'LY BOUNDARY OF SAID PLAT S 73-38-17 E 22.31 FT FOR POB, CONT. S 73-38-17 E 39.05 FT TO A POINT ON A CIRCULAR CURVE CONCAVE W'LY, HAVING A RADIUS OF 2000 FT & A RADIAL LINE WHICH BEARS S 73-38-17 E, THENCE N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 06-16-21 FOR 218.95 FT, THENCE S 0-22-13 W 529.01 FT TO S LINE OF SAID TRACT 43, N 89-34-35 W ALONG SAID S LINE FOR 183.56 FT TO E'LY EDGE OF PAVEMENT OF HARTLE RD., THENCE N 17-16-39 E 178.58 FT, N 16-26-45 E 80.85 FT, N 16-03-52 E 20.50 FT, N 86-56-24 E 1.36 FT, N 16-09-13 E 22.28 FT, N 14-42-51 E 26.66 FT, N 18-18-30 E 11.14 FT TO RD. R/WS--PB 3 PG. 52 ORB 1186 PG. 118 ORB 4528 PG. 1730 ORB 4540 PG. 2307

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

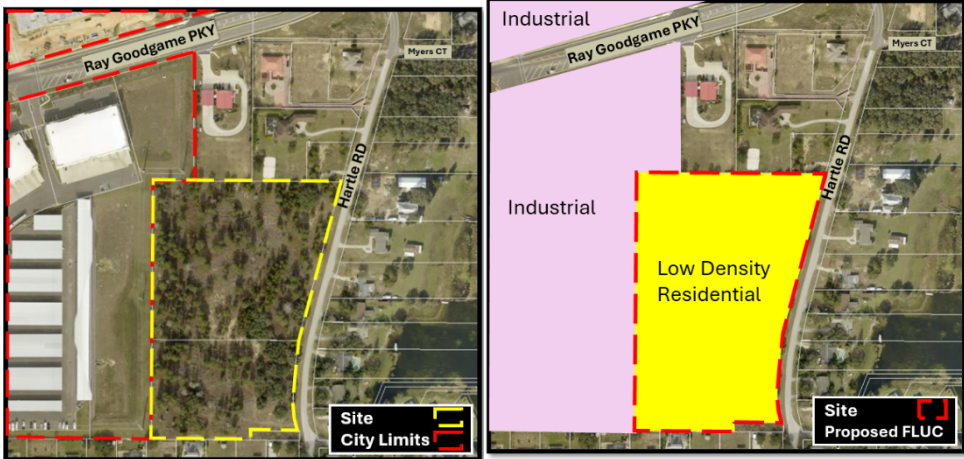
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, February 3, 2026	
Agenda Item Name	
Ordinance 2026-009 <i>Hartle Road Subdivision SSCPA</i>	
Requested Action	
Recommend approval of Ordinance No. 2026-009.	
Staff Report	
<p>Tara Tedrow, as the applicant's representative, is requesting annexation, a small-scale comprehensive plan amendment (SSCPA), and a rezoning on the subject parcels for the purpose of developing a new subdivision served by the City's utilities. The property is located a ¼ mile south of the Ray Goodgame Parkway and Hartle Road intersection and is approximately 10.41 +/- acres.</p>	
	
<p>The property is undeveloped and is currently designated with both the Regional Office and Urban Low Future Land Use Categories within Lake County. The surrounding properties have already been developed and consist of residential development with lower density existing on the north and east side of the subject parcel that transitions to a higher density residential subdivision to the south. On the northwest side of the parcel is a Lake County fire station along with the Perimeter Park West warehouse on the west side.</p>	
<p>The applicant is proposing to amend the future land use map to the City's Low Density Residential Category and rezone the property to the R-2 Medium Density Residential district in order to develop a residential subdivision that would be more consistent with the uses existing within the area. The proposed density is estimated to be at 2.40 dwelling units per acre for a potential of twenty-five (25) single-family residential dwelling units.</p>	
<p>The change in the future land use to the City's Low Density Residential Category along with the zoning change to R-2 Medium Density Residential District does not propose a conflict to the existing uses and land uses in the area. The applicant is willing to comply with the City's Code in order to develop the property with no variances requested.</p>	
<p>The change in the future land use to the City's Low Density Residential designation does not propose a conflict to the existing uses and land uses in the area. The proposed Future Land Use is consistent with the City's Comprehensive Plan due to the use being consistent with the remainder of the plan and its goals, objectives, and policies. Staff recommends approval of the Small-Scale Comprehensive Plan Amendment, Ordinance No. 2026-009.</p>	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-009 Hartle Road SSCPA	Ord 2026-009 Hartle Road SSCPA.pdf
2.	Future Land Use Maps	Future Land Use Maps.pdf
3.	Comp Plan Application	Comp Plan Application.pdf
4.	Legal ad Hartle Road Subdivision SSCPA PZ	Legal ad Hartle Road Subdivision SSCPA PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-009

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PARCEL I.D. #092226110005800000 & 092226110005800001)

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST ALONG SECTION LINE 330.65 FEET; THENCE NORTH 00°17'40" WEST 331.29 FEET; THENCE NORTH 89°53' EAST 494.99 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTH 00°14'45" WEST ALONG SAID RIGHT-OF-WAY LINE 331.29 FEET; THENCE

CITY OF CLERMONT
ORDINANCE NO. 2026-009

SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 31 FEET OF THE EAST 164 FEET, THEREOF, AND LESS THE SOUTH 15 FEET OF THE WEST 330.65 FEET, THEREOF.

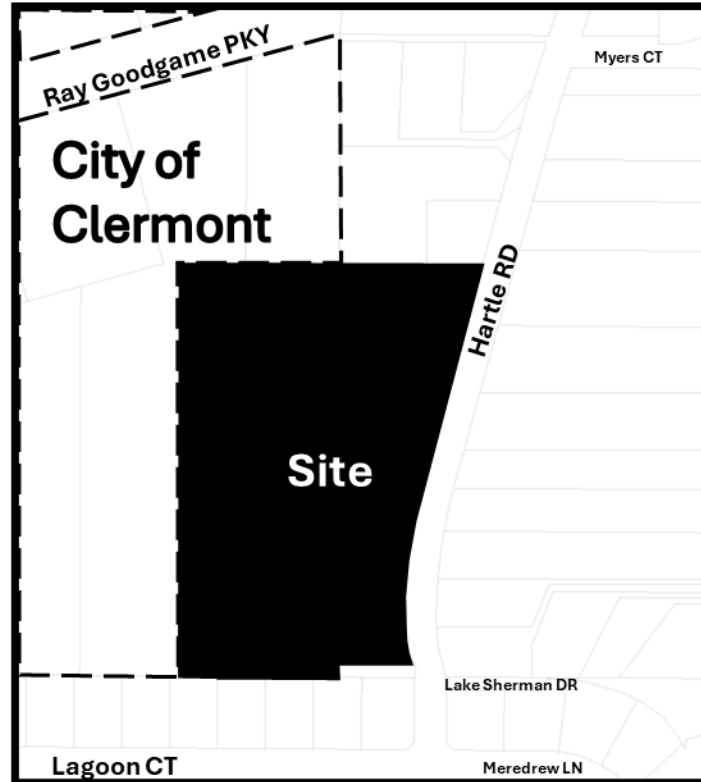
ALSO:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST 330.99 FEET; THENCE NORTH 00°14'30" WEST 531.29 FEET; THENCE NORTH 89°53' EAST 634.44 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 549 FEET, MORE OR LESS TO A POINT LYING NORTH 89°53' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,535 SQUARE FEET= 10.412 ACRES, MORE OR LESS

LOCATION:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181





CITY OF CLERMONT
ORDINANCE NO. 2026-009

CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY REGIONAL OFFICE AND URBAN LOW
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-009

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of March, 2026.

CITY OF CLERMONT

Tim Murry, Mayor

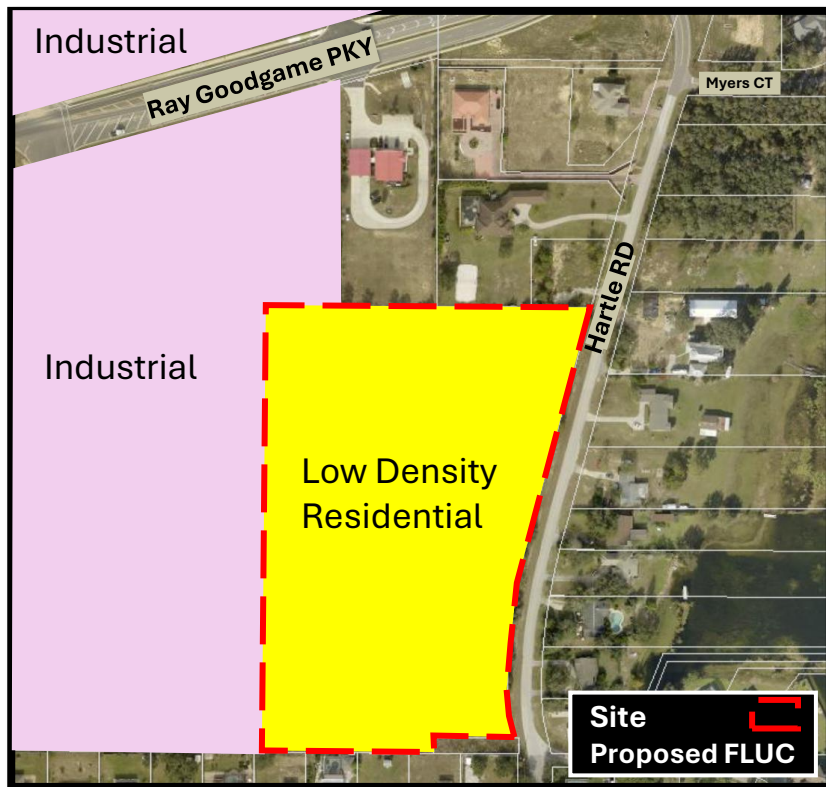
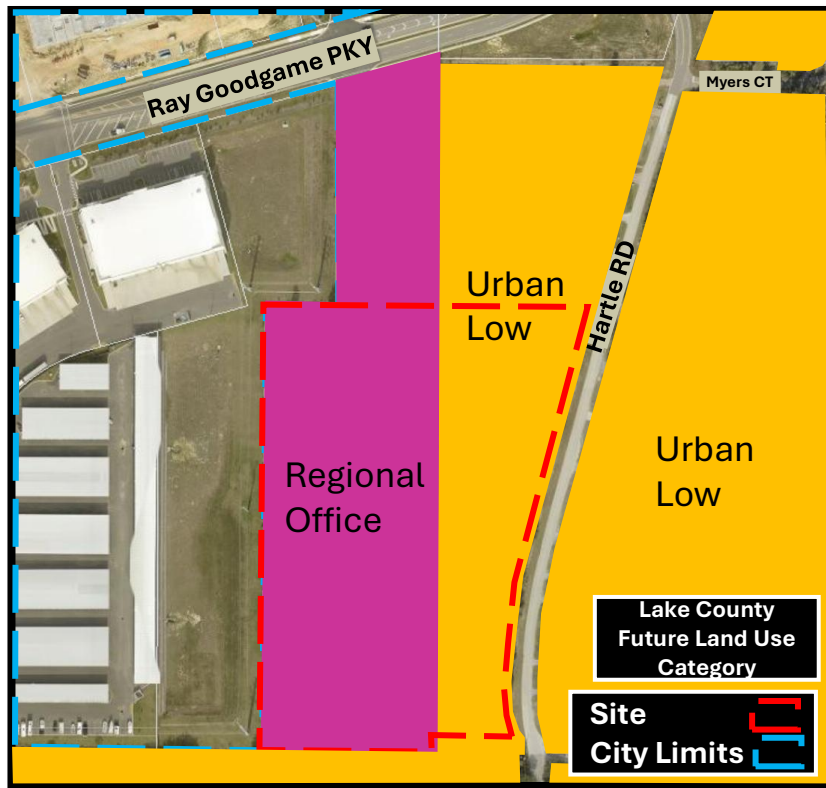
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Hartle Rd Subdivision – Annex, SSCPA, & Rez





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): Hartle Road Subdivision

Applicant: Lowndes Law or G L Summitt Engineering, Inc.

Contact Person: Tara Tedrow

Address: 215 N Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6361 Fax: _____

E-Mail: Tara.Tedrow@lowndes-law.com

OWNER: Hartle Road Partners

Address: 32118 Red Tail Blvd

City: Sorrento State: FL Zip: 32776

Phone: 847-343-2050 Fax: _____

E-Mail: bobwallen@comcast.net

General Location: West side of Hartle Road north of Lagoon Ct and South of the fire station. Alt Key's # 1648181 and 1648173

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

Property size (in acres or square feet): 10.41 acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: Agricultural

Existing Future Land Use: Regional Office (County) & Urban Low

Proposed Future Land Use: LDR

Type of development proposed: Residential Subdivision



Proposed density (dwelling units/acre) or intensity: 2.40 du/acre

Proposed Zoning District: R-2

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

This request is to amend the Future Land Use to allow for Residential Development of the property. Currently the property lies within unincorporated Lake County with a designated Future Land Use of Urban Low & Regional Office. The surrounding area consists of residential development to the South, larger estate type residential lots to the east and north along with the County's Fire Station. To the west is a recently approved industrial development which provides a retention pond border to the subject properties western limits. This request would allow for development to a residential characteristic more consistent with the residential lots to the south, north and east, while providing a buffer between the recently approved industrial property to the west of the subject property providing a reduction in intensity that is to be expected when transitioning from a higher intensity use (industrial) to a lower large lot or estate residential intensity. The existing Future Land Use of Regional Office is out of character with the surrounding area and the addition of commercial usage to the Hartle Road corridor would introduce commercial traffic use to an area that consists entirely of existing residential uses.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

ROBERT WALLIN, who being

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

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

ROBERT WALLIN
Affiant - Applicant Name (print)

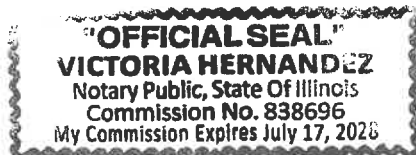
X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

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

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

My Commission Expires: 7/17/2028





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Robert Wallen _____, who being

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

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

ROBERT WALLEN
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

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

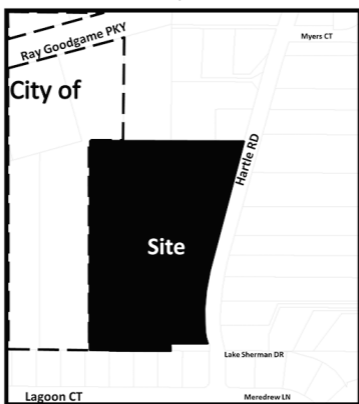
X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 7/17/2028



CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2026-009

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, February 3rd, 2026 at 6:30 p.m., to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 10.412 +/- acre parcels from Lake County Regional Office and Urban Low to City of Clermont Low Density Residential.



LOCATION

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181

FUTURE LAND USE MAP AMENDMENT

**From: Lake County Regional Office and Urban Low
TO: City of Clermont Low Density Residential**

ORDINANCE NO. 2026-009

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

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

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

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

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

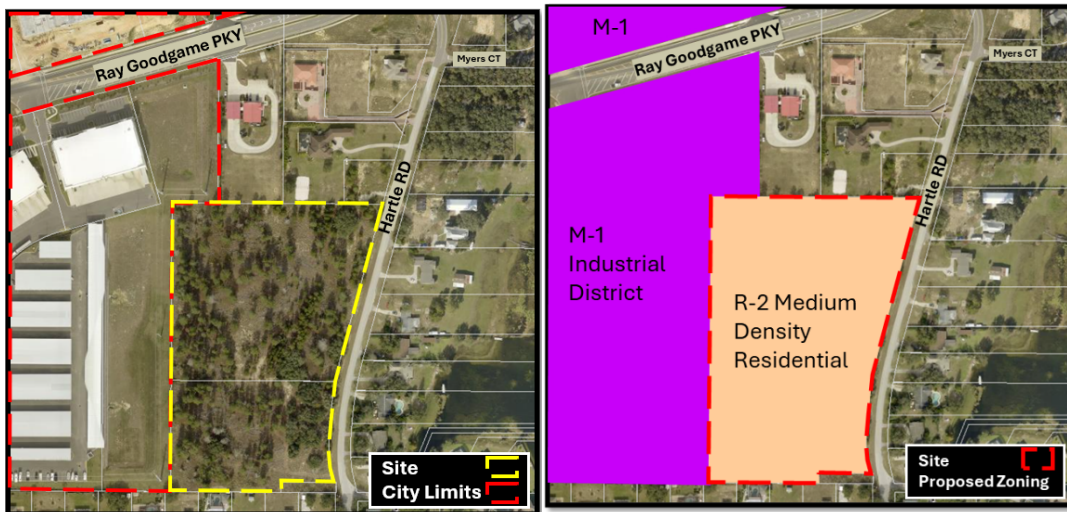
Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

Meeting Date	
Tuesday, February 3, 2026	
Agenda Item Name	
Ordinance 2026-010 <i>Hartle Road Subdivision Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2026-010.	
Staff Report	

Tara Tedrow, as the applicant’s representative, is requesting annexation, a small-scale comprehensive plan amendment (SSCPA), and a rezoning on the subject parcels for the purpose of developing a new subdivision served by the City’s utilities. The property is located a ¼ mile south of the Ray Goodgame Parkway and Hartle Road intersection and is approximately 10.41 +/- acres.



The property is undeveloped and is currently designated with both the Regional Office and Urban Low Future Land Use Categories within Lake County. The surrounding properties have already been developed and consist of residential development with lower density existing on the north and east side of the subject parcel that transitions to a higher density residential subdivision to the south. On the northwest side of the parcel is a Lake County fire station along with the Perimeter Park West warehouse on the west side.

Upon annexation, the applicant is proposing to rezone the property to the R-2 Medium Density Residential district in order to develop a residential subdivision that would be more consistent with the uses existing within the area. The proposed density is estimated to be at 2.40 dwelling units per acre for a potential of twenty-five (25) single-family residential dwelling units. No requests for variances to the City code are being requested as the applicant is willing to develop the property within the requirements for the R-2 Medium Density Residential district. The current zoning in Lake County is Agriculture, but with the County’s Urban Low Future Land Use, the site could have a maximum of 4 dwelling units per acre, or a total of over 40 dwelling units.

The change in the zoning district to the City’s R-2 Medium Density Residential district does not propose a conflict to the existing uses and land uses in the area. The proposed Zoning District is compatible with the adjoining properties as required by the comprehensive plan. Staff recommends approval of the Rezoning, Ordinance No. 2026-010.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-010 Hartle Rd Rezoning	Ord 2026-010 Hartle Rd Rezoning.pdf
2.	Rezoning Maps	Rezoning Maps.pdf
3.	Hartle Road Concept Plan	Hartle Road Concept Plan.pdf
4.	Rezoning Application	Rezoning Application.pdf
5.	Legal ad Hartle Road Subdivision REZ PZ	Legal ad Hartle Road Subdivision REZ PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-010

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

WHEREAS, the City Council of Clermont, Florida annexed the property on March 10th, 2026; and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Agriculture to City of Clermont R-2 Medium Density Residential District; and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 3rd day of February 2026 review the petition for Rezoning; and

WHEREAS, the City Council reviewed the petition, the recommendations of the Planning and Zoning Commission, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the below-described property have been duly approved.

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

SECTION 1.

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PARCEL I.D. #092226110005800000 & 092226110005800001)

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST ALONG SECTION LINE 330.65 FEET; THENCE NORTH 00°17'40" WEST 331.29 FEET; THENCE NORTH 89°53' EAST 494.99 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTH 00°14'45" WEST ALONG SAID RIGHT-OF-WAY LINE 331.29 FEET; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 31 FEET

CITY OF CLERMONT
ORDINANCE NO. 2026-010

OF THE EAST 164 FEET, THEREOF, AND LESS THE SOUTH 15 FEET OF THE WEST 330.65 FEET, THEREOF.

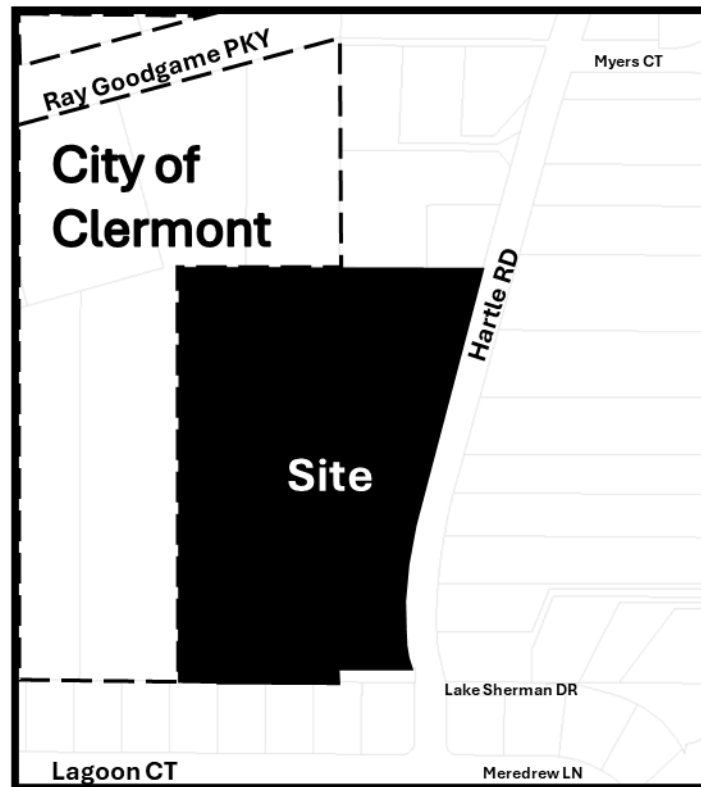
ALSO:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST 330.99 FEET; THENCE NORTH 00°14'30" WEST 531.29 FEET; THENCE NORTH 89°53' EAST 634.44 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 549 FEET, MORE OR LESS TO A POINT LYING NORTH 89°53' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,535 SQUARE FEET= 10.412 ACRES, MORE OR LESS

LOCATION:

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181





CITY OF CLERMONT
ORDINANCE NO. 2026-010

PROPERTY REZONING

FROM: Lake County Agriculture (A)
TO: City of Clermont R-2 Medium Density Residential (R-2)

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: RECORDING

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-010

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of March 2026.

CITY OF CLERMONT

Tim Murry, Mayor

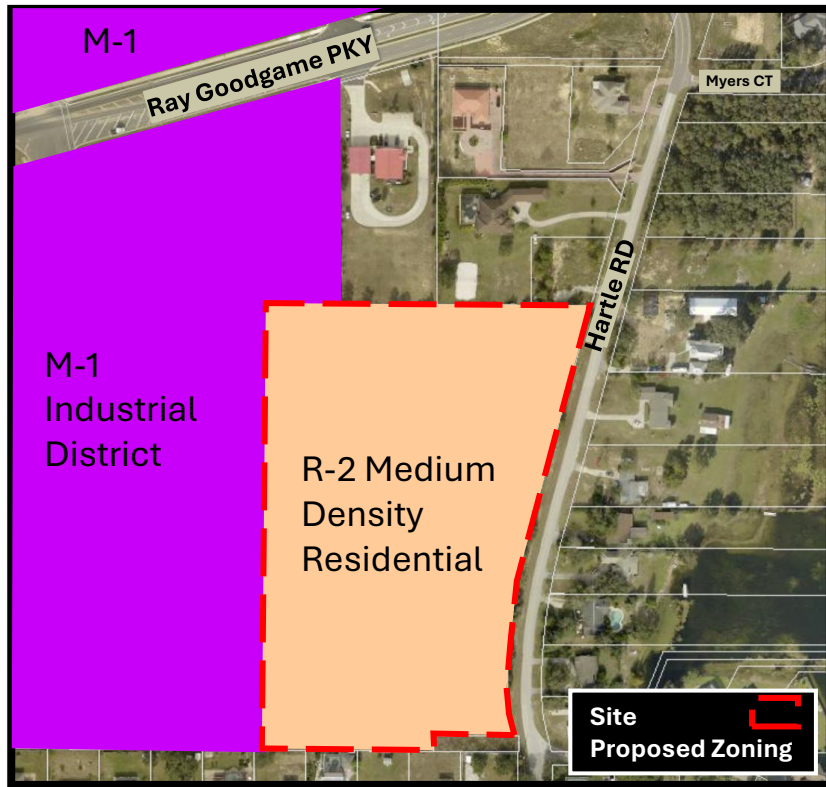
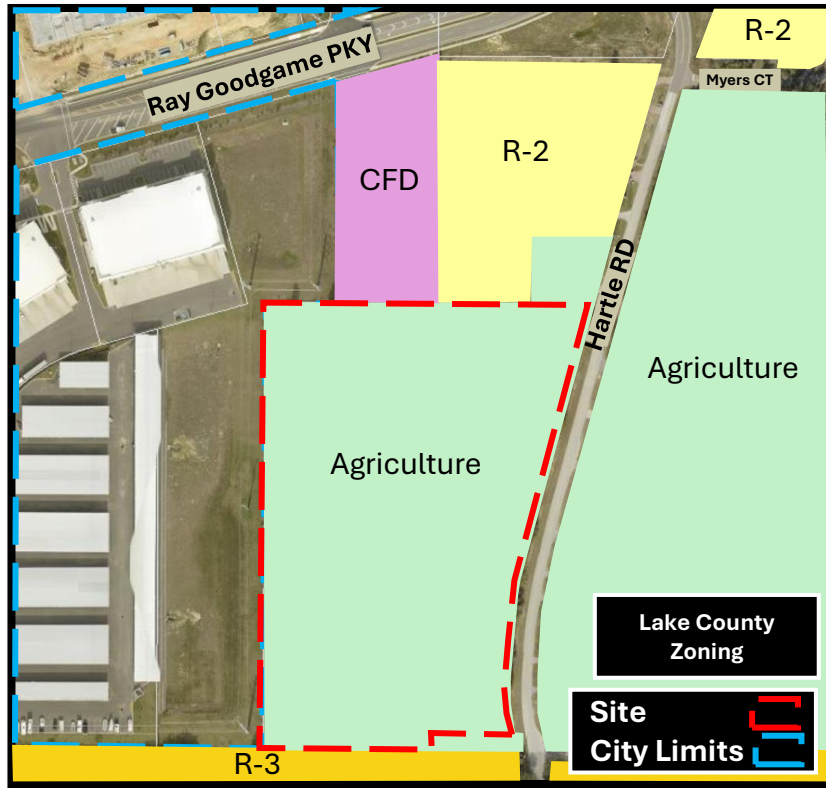
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

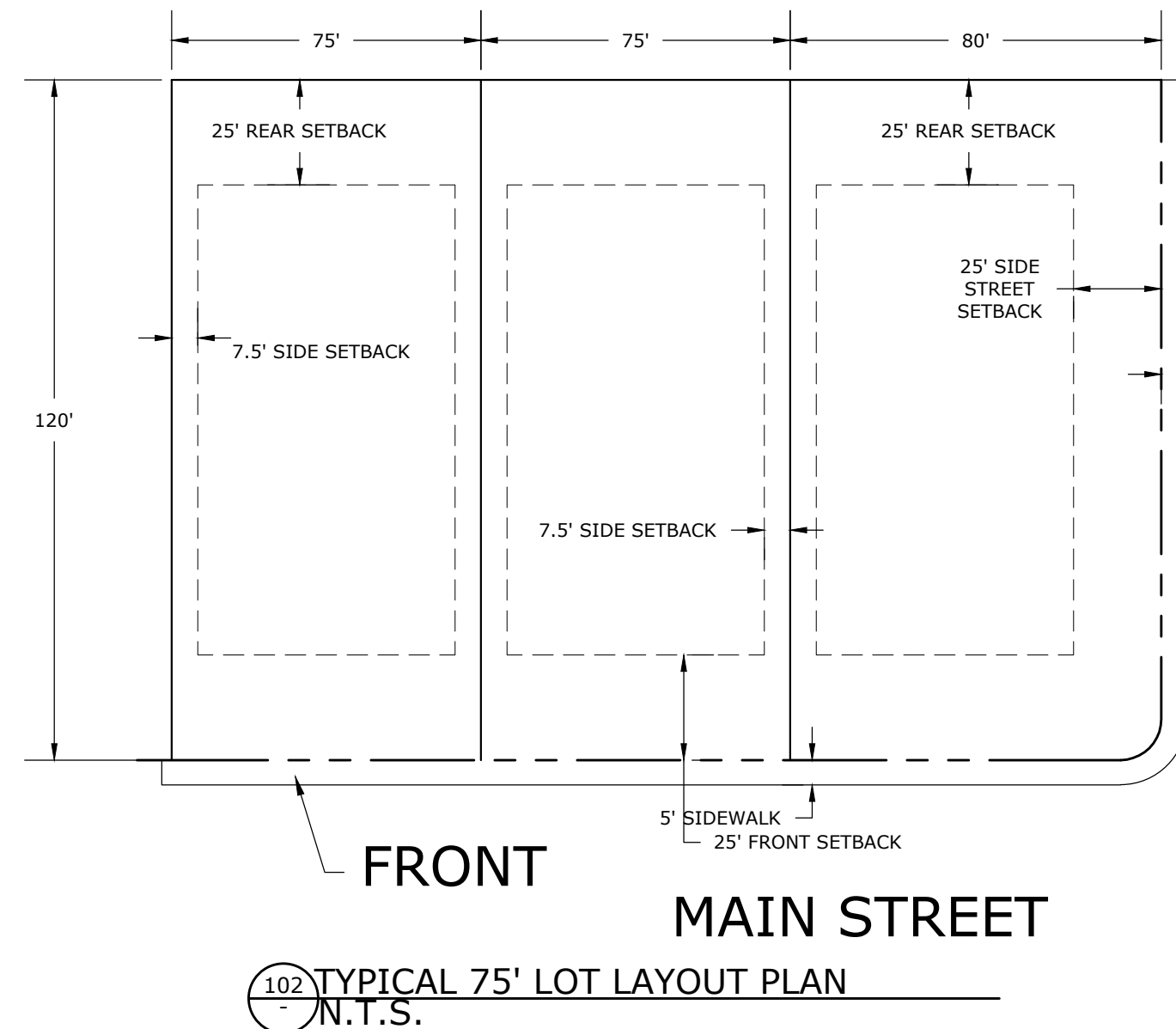
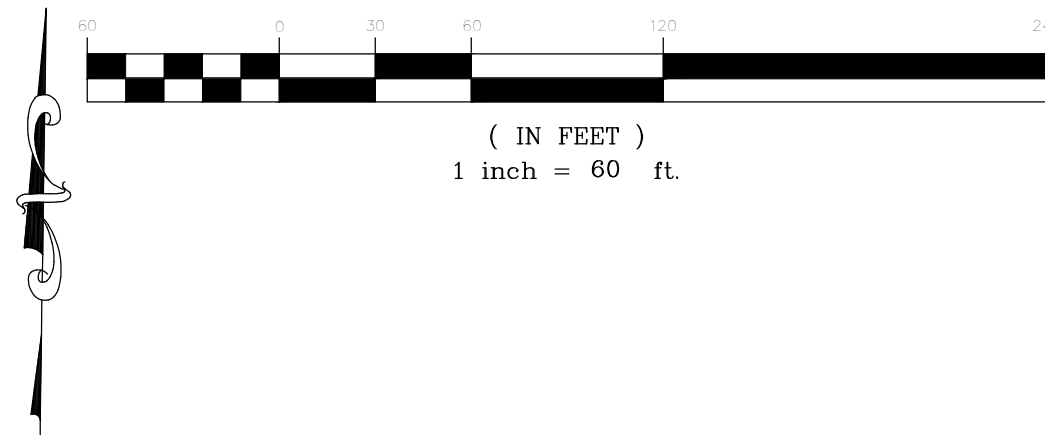
Approved as to form and legality:

Christian W. Waugh, City Attorney

Hartle Rd Subdivision – Annex, SSCPA, & Rez

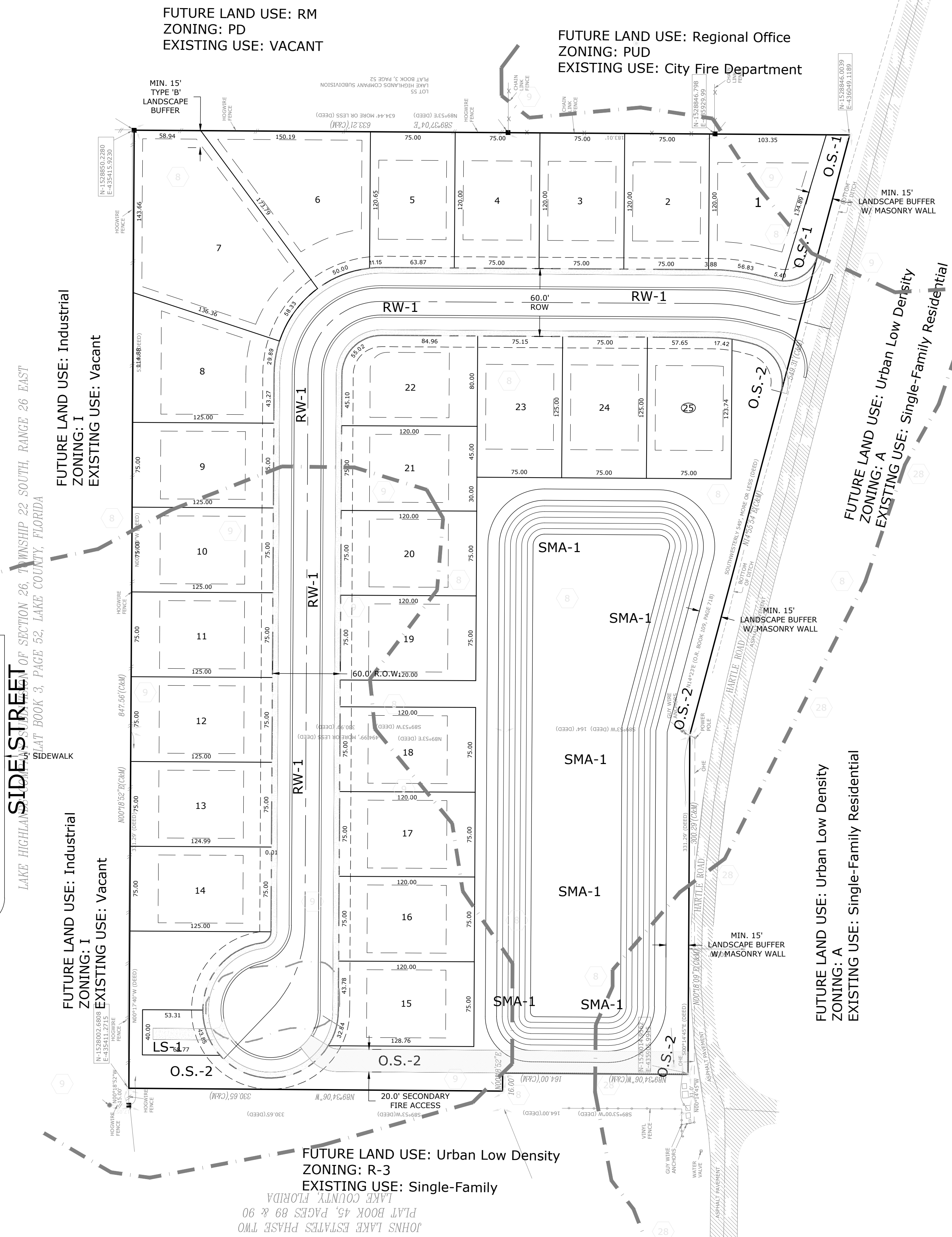


GRAPHIC SCALE



SOILS LEGEND:

- USGS SOILS LINE
- CHANDLER FINE SANDS 0 TO 5% SLOPES
- CHANDLER FINE SANDS 5 TO 12% SLOPES
- MYAKKA WET SANDS 0 TO 2% SLOPES



SITE DATA:

Parcel I.D. #: 09-22-26-1100-0580-0001; 09-22-26-1100-0580-0000
 Property FLU: Regional Office, Urban Low (existing); LDR (proposed)
 Property Zoning: A (existing), R-2 Residential (proposed)

Gross Land Area: 10.41 acres
 Lakes/Wetland Area: 0.00 acres
 Gross Developable Area: 10.41 acres
 Net Developable Area: 10.41 acres

Stormwater Management Area: 1.94 acres
 Right-of-Way Area: 1.66 acres
 Right-of-Way Dedication: 0.00 acres
 Public Open Space Tracts: 1.04 acres

Proposed Residential Units: 25 Single-Family Detached Lots
 Net Residential Density: 2.40 dwelling units/Net Developable Acre

Minimum Living Area: 1,800 sqft. (Heated/cooled space)
 Maximum Building Height: Two Stories, 35'
 Minimum Lot Width: 75' (Detached)
 Minimum Lot Depth: N/A
 Minimum Lot Size: 9,000 (Detached)
 Maximum Lot Coverage: 55% (Buildings, driveways, walkways are limited to 45%)
 Minimum Open Space %: 25%

Setbacks:
 Front: 25' (Detached) from ROW Line
 Side: 7.5' (Detached) from Side Lot Line
 Secondary Front: 25' (Detached) from ROW Line
 Rear: 25' (Detached) from Rear Lot Line

Open Space Requirements:

Open Space Required: (Note SMA-1 will be amenitized in accordance with the 2030 Comp Plan) 10.41ac. * .25 = 2.60 acres (required)
 Open Space Provided:
 Tract OS-1: 0.07 acres
 Tract OS-2: 0.97 acres
 Tract SMA-1: 1.94 acres
 Total: 2.98 acres (2.60 required)

Major Street Setbacks:

Hartle Road: 25' (setback from right-of-way line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment and the property is in Zone 'X' areas outside of the 100 yr. flood plain.
3. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
4. Fire Protection will be provided by City of Clermont in accordance with the 2023 Florida Fire Prevention Code.
5. The project will be constructed in one phase.

Off-Street Parking:

Required Parking:
 2.0 spaces per Unit (for Single-Family Detached): (25 units x 2.0 spaces/unit) = 50
 Total Required Parking: 50
 Provided Parking:
 2 Garage Spaces per Unit: 50 spaces (Detached)
 Total Parking Provided: 50 spaces

Phasing:

This project is to be developed in one phases.

Traffic:

Single-Family Residential: 25 d.u. * 11.24 trip/d.u. = 281 A.D.T.

Stormwater Management:

The project will meet the requirements of City of Clermont Land Development Code and the St. Johns River Water Management District.

School Age Population:

25 d.u. * .350 children/unit = 9 children

Needed Fire Flow (NFF): (Based on FFPC 2023 8th Edition Chapter 18 & Annex 1)

Single-Family (less than 5,000 sqft.): 1,000 gpm
 Single-Family (more than 5,000 sqft.): Per Table 18.4.5.2.1

Water, Sewer and Solid Waste Demand: (Utilities provided by City of Clermont)

Water Demand:
 25 Units * 220 gallons/day = 5,500 gallons/day

Sewer Demand:
 25 Units * 188 gallons/day = 4,700 gallons/day

Solid Waste Demand:
 25 Units * 2.6 persons/unit * 4.3 Lb./person/day = 280 Lb/day

TRACT TABLE

TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
RW-1	Rights-of-Way	1.66	Lake County	
O.S.-1	Open Space	0.07	HOA	
O.S.-2	Open Space Area	0.97	HOA	
SMA-1	Retention Pond	1.94	HOA	
L.S.-1	Lift Station Tract	0.05	City of Clermont	

G L SUMMITT
ENGINEERING INC

Office: Lake Mary
 3667 Simonton Place
 Lake Mary, Florida 32746
 phone: 407-323-0705
 fax: 407-992-8650
 www.GLSeng.com

PMDW Ventures, LLC
 6 Ambrose Lane
 South Barrington, IL 60010

Hartle Road Subdivision
 City of Clermont, Florida

Preliminary Subdivision Plan

Overall Site Plan

Plans not valid unless Signed, Dated and Sealed below.

 GEOFFREY L. SUMMITT, P.E.
 Date: September 30, 2024
 FL Registration #58775
 Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/26/23	Revised Per Comments
2	09/10/24	Response To AR 5063 And 5064 Comments
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
 5 OF 9



CITY OF CLERMONT
REZONING
APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary		
Project Name (if applicable) Hartle Road Subdivision				
Applicant Lowndes Law or G L Summitt Engineering, Inc.				
Contact Person Tara Tedrow				
Address 215 N Eola Drivee		City Orlando	State FL	Zip 32801
Telephone 407-418-6361		Fax		
Email tara.tedrow@lowndes-law.com				
OWNER INFORMATION				
Owner's Name Hartle Road Partners				
Owner Address 32118 Red Tail Blvd		City Sorrento	State FL	Zip 32776
Telephone 847-343-205		Email bobwallen@comcast.net		
PROPERTY INFORMATION				
Address of Subject Property Hartle Road		City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) <small>See attached Legal Description: LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 959, PAGES 257 & 258, LAKE COUNTY, FLORIDA)</small> <small>Begin at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West along Section line 330.65 feet; Thence North 00°17'40" West 331.29 feet; Thence North 89°53' East 494.99 feet, more or less to the West right-of-way line of County Road; Thence South 00°14'45" West along said right-of-way line 331.29 feet; Thence South 89°53' West 164 feet to the Point of Beginning; LESS the South 31 feet of the East 164 feet, thereof, and LESS the South 15 feet of the West 330.65 feet, thereof.</small> <small>ALSO: (OFFICIAL RECORDS BOOK 959, PAGES 263 & 264, LAKE COUNTY, FLORIDA)</small> <small>Begin at the Southeast corner of the North 3/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89°53' West 330.99 feet; Thence North 00°14'30" West 531.29 feet; Thence North 89°53' East 634.44 feet, more or less to the West right-of-way line of County Road; Thence Southwesterly along said right-of-way line 549 feet, more or less to a point lying North 89°53' East of Point of Beginning; Thence South 89°53' West 164 feet to the Point of Beginning.</small> <small>CONTAINING 453,535 SQUARE FEET = 10.412 ACRES, MORE OR LESS</small>				
Acreage 10.41		Land Use (City verification required) Regional Office/Urban Low (County)		
Present Zoning (City verification required) Agricultural (County)		Proposed Zoning R-2		



CITY OF CLERMONT
REZONING
APPLICATION

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

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

See the attached plan with the R-2 request. The proposed zoning is to facilitate the development of the property as a residential subdivision

Check box to indicate additional materials are provided via attachment.

ROBERT WALLEN
Applicant Name (print)

x [Signature]
Applicant Name (signature)

ROBERT WALLEN
Owner Name (print)

x [Signature]
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

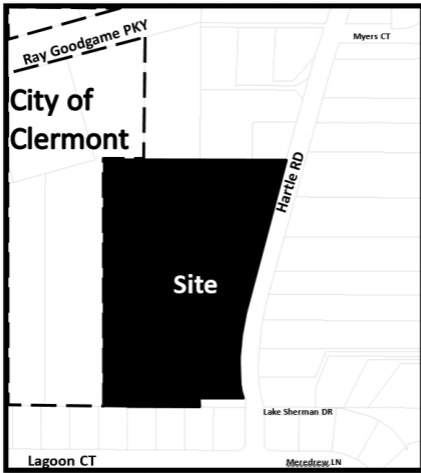
On Tuesday, February 3rd, 2026 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2026-010

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

LOCATION

Vacant parcels located west of Hartle Rd,
1/4 mile south of the Ray Goodgame Parkway and Hartle Road intersection
10.412 +/- Acres
AK 1648173 & 1648181



PROPERTY REZONING

**From: Lake County Agriculture (A)
To: City of Clermont R-2 Medium Density Residential (R-2)**

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PARCEL I.D. #092226110005800000 & 092226110005800001)
BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST ALONG SECTION LINE 330.65 FEET; THENCE NORTH 00°17'40" WEST 331.29 FEET; THENCE NORTH 89°53' EAST 494.99 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTH 00°14'45" WEST ALONG SAID RIGHT-OF-WAY LINE 331.29 FEET; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 31 FEET OF THE EAST 164 FEET, THEREOF, AND LESS THE SOUTH 15 FEET OF THE WEST 330.65 FEET, THEREOF.

ALSO:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°53' WEST 330.99 FEET; THENCE NORTH 00°14'30" WEST 531.29 FEET; THENCE NORTH 89°53' EAST 634.44 FEET, MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 549 FEET, MORE OR LESS TO A POINT LYING NORTH 89°53' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°53' WEST 164 FEET TO THE POINT OF BEGINNING.

CONTAINING 453,535 SQUARE FEET= 10.412 ACRES, MORE OR LESS

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk