



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, April 7, 2026**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

Approval of the March 3, 2026 Planning & Zoning Commission meeting minutes

**REPORTS**

**NEW BUSINESS**

Item 1 - Resolution 2026-007R  
*Immanuel Temple Church  
Conditional Use Permit*

Consider a Conditional Use Permit to expand the existing church use located on East Montrose St.

Item 2 - Resolution 2026-009R  
*Wahlburgers at Home Depot  
Conditional Use Permit*

Consider a Conditional Use Permit to allow for a food truck to operate on an improved parcel designated with the C-2 General Commercial zoning district, located at 1530 E Hwy 50.

Item 3 - Ordinance 2026-016  
*Kohl's Small-scale Comprehensive Plan  
Amendment*

Consider a request for Small-scale Comprehensive Plan Amendment of an improved parcel located 12305 US Highway 27.

Item 4 - Ordinance 2026-017  
*Kohl's Rezoning*

Consider a request for Rezoning of an improved parcel located 12305 US Highway 27.

**DISCUSSION OF NON-AGENDA ITEMS**

**ADJOURN**

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

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

**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, April 7, 2026**

**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**  
**MARCH 3, 2026**

**CALL TO ORDER**

Chair Colby called the meeting of the Planning and Zoning Commission to order on Tuesday, March 3, 2026, at 6:30 p.m.

**MEMBERS PRESENT:** Chair Colby, Vice-Chair Niemiec, Commissioner Tidona, Commissioner Entsuah, Commissioner May (by phone), and Commissioner Cramer

**MEMBERS ABSENT:** Commissioner Hoisington

**ALSO PRESENT:** Development Services Director Curt Henschel, Planning Manager John Kruse, Planner Nicholas Gonzalez, City Attorney Christian Waugh, and Planning Coordinator Rae Chidlow

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**MOTION TO APPROVE** the February 3, 2026, Minutes of the Planning and Zoning Commission meeting, made by Commissioner Cramer, seconded by Commissioner Entsuah. Motion passed 6-0.

**REPORTS**

Commissioner Cramer opens by acknowledging recent community engagement efforts, including attending a meeting led by Chief Graczyk and his team to gather input for a five-year strategic plan, highlighting appreciation for the police department's proactive outreach and commitment to public safety. He expresses regret at not attending a recent charrette in person but noted he followed discussions online, emphasizing the importance of accessibility and transparency in City meetings. He reaffirms strong support for form-based planning as a way to guide growth while preserving community character and concludes by expressing optimism for constructive and productive discussions ahead.

Vice-Chair Niemiec expresses hope that the council will continue to support the police department. He asked about a requested report discussed at a recent City Council meeting and questioned whether staff planned to present or discuss the report, noting that the council had asked for input from the Planning Commission.

Commissioner Entsuah had no report.

Commissioner Tidona shares materials with the group as part of his report and reflects on attending DPZ meetings, noting that while some planning ideas are promising, he is uncertain how much can be applied given existing development in Clermont. He then presented his own research using historical Google Earth images to highlight significant deforestation in Lake County, criticizing the lack of meaningful tree replacement. He cited sources and statistics,

pertaining to the imbalance between carbon emissions from a growing number of vehicles and the limited capacity of trees to offset that pollution. He concluded by arguing that rapid overdevelopment is contributing to local climate impacts, emphasizing that the effects of climate change are already being experienced in the community.

Commissioner May shared that she also attended all the charrette meetings and found the information valuable, expressing optimism that the City is moving in a positive direction. She voiced support for advancing new policies and form-based code to improve the community and concluded by thanking staff for enabling her participation in the meeting via phone.

Chair Colby shared that he attended several DPZ meetings and commended the City for moving in a positive, collaborative direction. He discussed efforts to create a concise report or memo based on a template previously developed by Councilman Bain that will summarize commission discussions and votes for the City council ahead of formal meeting minutes, noting he will work with staff to prepare this promptly. He explained he is using an established template for meeting procedures, including required disclosures, and reminded commissioners the importance of transparency regarding any communications or investigations related to agenda items. He then read the disclosures for the record.

## **NEW BUSINESS**

### **Item No. 1 – Resolution No. 2026-005R – Salt Shack on the Lake Conditional Use Permit**

**Planner Nicholas Gonzalez** presented as follows:

The applicant, Jimmy Crawford, Esq., is requesting a Conditional Use Permit (CUP) amendment to revise the site plan in Resolution 2023-011R to include the expansion of the restaurant deck and an additional outdoor seating area on the north side of the Salt Shack on the Lake restaurant, located in the CBD Central Business District. The property is located at 846 West Osceola Street, formerly known as Lilly's on the Lake.

The proposed amendment includes an enlarged deck footprint and the addition of new outdoor seating to accommodate increased dining capacity. With the addition of seating, staff has included an updated condition in the revised resolution requiring that any additional parking demand generated by the expanded seating area be satisfied through payment into the City's Parking Fund, as allowed under 115-14 (c)(2) of the Land Development Code. This payment must be made prior to approval of the Site Review application. The current cost per space in the parking fund is \$3,000, as approved by City Council. If this is increased prior to the time of site plan approval, then the applicant would be responsible for paying the new fee. Based upon the anticipated additional seating of 104 seats, the parking requirements would be one space for every 8 seats. This would equate to 13 spaces and a payment of \$39,000 into the parking fund at the current rate.

The project does not require approval from the City regarding lakefront impacts. The applicant has already secured permit approval for the proposed improvements from the St. Johns River Water Management District (SJRWMD).

The conditional use permit amendment does not alter the approved use but modifies the configuration of the outdoor dining area to improve functionality and enhance customer experience. All other conditions of Resolution 2023-011R remain in effect.

The proposed increase in seating does not appear to be detrimental to the health, safety and welfare of the surrounding community. The City did receive a noise complaint in May of 2024. An investigation was conducted and it was found that the sound was a result of the mechanical equipment at the site. Sound compression blankets were installed on the exhaust fans and HVAC equipment in July of 2024. This reduced the sound decibels well below the City's sound decibel limits and no further complaints have been received.

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. 2026-005R.

Jimmy Crawford, 702 W. Montrose St., explained that he represents Salt Shack in a request to expand its deck seating. He notes that the project has undergone a lengthy review process, particularly due to permitting requirements from the St. Johns authority, which required revisions to stormwater management, drainage, and structural elements. He confirms that they agree with all staff recommendations and conditions outlined in the report. He also introduces members of the restaurant's management team who are present to address business-related questions and expresses willingness to hear public input and respond accordingly.

Charlene Forth, 939 W. Desoto St., voices strong opposition to the proposed expansion of the Salt Shack, drawing on decades of community involvement and advocacy for protecting local lakes. She expressed distrust toward the applicants and frustration with past developments, citing concerns about noise, overcrowding, parking shortages, and environmental impacts. She argued that similar establishments have already led to disruptive conditions, including loud music and large events, and fears the expansion will worsen these issues. She questioned the regulatory agencies and claims overdevelopment is harming the community's character and natural resources. She estimated that a large majority of a nearby public parking lots are being used by Salt Shack patrons, especially on weekends, further illustrating their concern about congestion and neighborhood impact.

Evan Fracasso, 1844 12<sup>th</sup> St., raises concerns about the role and effectiveness of the St. John's River Water Management District, arguing that it spends heavily on chemical treatments that may harm native plant life while failing to fully consider additional environmental impacts, such as runoff from the proposed deck expansion. He criticized the financial contribution tied to the parking fund, suggesting it is insufficient to cover long-term parking lot maintenance costs. He questioned the accuracy of the site plan, implying that further unaccounted additions could occur in the future. He expressed skepticism about both environmental oversight and the adequacy of the project's planning and mitigation efforts.

Jimmy Crawford emphasized that their operations comply with City code and are even more restrictive regarding outdoor music, which they state ends earlier than required and is limited in scale. He clarified that they never applied for a marina or boat dock and instead worked extensively with the St. John's River Water Management District to improve environmental conditions, including upgrading stormwater systems to better protect the lake. He argued that the business is simply a restaurant, not an event venue, and that increased activity reflects demand and benefits downtown. He acknowledged ongoing parking challenges, and noted these issues fall under broader city planning efforts and are not within the board's control, ultimately requesting approval of their application.

Commission May raised a series of detailed questions and concerns regarding the proposed development, focusing primarily on environmental protections and compliance with regulations. She inquired about lakefront setback requirements, buffer, and whether the project adheres to shoreline protection ordinances, emphasizing the importance of preserving water quality and natural vegetation. She also questioned the parking calculations, specifically whether capacity accounts for both customers and staff. She pointed out a discrepancy in regulations regarding outdoor music hours that should be clarified in the resolution. She expressed her concerns about potential increases in boat activity and related uses along the shoreline, suggesting restrictions to better protect the area while acknowledging their familiarity with and patronage of the establishment.

Mr. Crawford confirmed that the project meets all City and St. John's River Water Management District setback requirements and clarified that no additional employee parking is planned, though future staff increases could trigger contributions to a parking fund. He mentioned, regarding noise, that City code sets quiet hours from 11:00 p.m. to 7:00 a.m., but the restaurant closes by 10:00 p.m., and they are open to including restrictions in the conditional use permit for clarity. He explained that the Lake County Water Authority has no jurisdiction or formal role in permitting, as all authority rests with St. John's River Water Management District. He clarified that Salt Shack functions primarily as a restaurant, not a public entertainment venue, but are open to including that designation in permits to avoid confusion.

Commissioner Tidona raised detailed environmental and structural concerns about the proposed deck expansion and boat mooring. He questioned the definition of "shore," ordinary high-water levels, and potential flooding under the deck. He also asked about tree preservation. Additional concerns include soil classification, permeability, and erosion control measures, given the static load from seating and structures. He questioned the deck material. He questioned the cleaning process under the deck.

Mr. Crawford confirmed that boat mooring to the deck is prohibited but noted that boats can still approach the shore. He clarified that setbacks and deck placement comply with the 100-year floodplain and are measured from the ordinary high-water line. He confirmed that existing trees and native vegetation will remain, with mooring restricted to sandy areas. He indicated that soil tests were conducted, engineering plans were approved by St. John's River Water Management District, and stormwater management improvements were implemented, and documentation would be provided through the site review process. He stated that the deck material is wood.

Katherine Horner, 16616 Sounding Shores Dr., Odessa, Chief Operating Officer of Salt Shack, explained that the deck's wood slats are tightly spaced to prevent items like napkins or utensils from falling through while allowing water to pass. She emphasized that the property is regularly monitored for cleanliness by staff both morning and night and committed to ensuring that trash from the deck or outdoor areas will not become a problem. She also highlighted the restaurant's dedication to maintaining a high standard of community hospitality and care.

Commissioner Tidona noted that, according to the Florida Erosion and Sediment Control Designer and Reviewer Manual, a floating turbidity barrier is recommended during construction to prevent debris from entering the lake. He highlighted that the manual recommends using a brightly colored floating turbidity barrier to prevent boats from getting tangled and to control construction debris entering the lake.

Mr. Crawford stated he is unsure of St. John's River Water Management District's specific floating barrier requirements but confirmed that a silt fence is installed 20 feet from the shoreline to capture debris before it reaches the water.

Ms. Horner explained that they spent nearly a year working onsite with the St. John's River Water Management District team, the property owners, and their architect to ensure the project fully complies with St. John's River Water Management District's code. She stated the plan includes multiple safety measures, such as signage to prevent boats from tying to the dock, and a detailed architectural plan to meet all requirements. She stated that they have St. John's River Water Management District's commitment to inspecting the site to ensure compliance before the dock is used. She emphasized that her interactions with St. John's River Water Management District have been thorough and exacting regarding their expectations.

Commissioner Tidona addressed concerns about soil stability and erosion around the dock, noting that although the area isn't directly underwater, measures like riprap and vegetation have been planned to prevent soil erosion over time.

Ms. Horner confirmed that if any soil or vegetation is disturbed during construction, replanting and mitigation will occur, with inspections by St. John's River Water Management District before, during, and after construction to ensure compliance with permit requirements.

Commissioner Tidona also raised a question about item 21 in the permit, which pertains to a fish and wildlife survey or protections for local species.

Mr. Crawford clarified that the permit does not allow any harm or take away of protected species. They noted that the only potential species of concern, a gopher tortoise, but is not present on the site, and there are no protected species in the water.

Commissioner Entsuah asked if the deck would be covered. He also asked if the deck would be uniform with what is currently there.

Mr. Crawford stated that the deck would not be covered.

Ms. Horner stated that the deck would match the current decking that is already in place.

Commissioner Niemiec asked whether the applicants had consulted with the DPZ planners or the Meet Me in the Middle initiative regarding the project's alignment with Clermont's downtown plans.

Ms. Horner clarified that they had not consulted with DPZ before submitting their plans.

Commissioner Niemiec stated he had spoken with nearby neighbors about safety and parking concerns.

Development Services Director Curt Henschel confirmed that the project location had been communicated to DPZ, but the deck extension itself had not been specifically discussed.

Commissioner Niemiec questioned discrepancies between the online and physical packet materials, including deck dimensions and pillar placements. He noted that interactive Lake County maps showed property lines extending into the lake differently than the submitted plans. He questioned the number of seats that exist.

Ms. Horner confirmed that there are 240 existing seats plus 104 proposed additional seats, with roughly 30 staff on a typical day.

Commissioner Niemiec explained frustrations with Clermont's parking system and emphasized the residents' concern over the insufficient parking infrastructure. He expressed concerns about the sound system and entertainment.

Ms. Horner confirmed that the existing speaker system would be used for the deck, including live music, with volume controlled to remain low and unobtrusive to surrounding areas.

Jeremy Darden, 1076 Golden Dawn Loop, Minneola, stated that the music kept low so customers can enjoy their meal and conversation.

Commissioner Cramer expressed appreciation for the applicant's investment in the downtown waterfront and the continued vitality of the central business district (CBD). He noted that the proposed amendment does not expand the use category, just the seating. He asked about discrepancies between the site plans, which show approximately 92 seats, and the staff report, which uses 104 seats for parking calculations.

Mr. Gonzalez clarified that 104 represents the maximum potential seating based on the request on the application and that final counts will be determined during the site plan approval process.

Commissioner Cramer asked if there were any noise concerns.

Mr. Gonzalez confirmed that no formal complaints about live music have been received in the past 12 months.

City Attorney Waugh explained that the noise ordinance focuses on sound extending beyond property lines rather than time or decibel levels.

Chair Colby asked for confirmation that no additional speakers will be added to the deck.

Ms. Horner confirmed that no additional speakers will be added.

Commissioner May asked if the parking next to the Salt Shack was owned by them or the City. Ms. Horner stated that it is owned by the Salt Shack.

***MOTION TO RECOMMEND TO TABLE*** Resolution No. 2026-005R Conditional Use Permit, to allow applicant time to speak to DPZ prior to City Council, and provide the letter from the Lake Water Authority; Moved by Commissioner Niemiec, Seconded by Commissioner Tidona. Motion failed 2-4, Commissioners were Cramer, Colby, Entsuah, and May opposed.

***MOTION TO RECOMMEND APPROVAL*** of Resolution No. 2026-005R Conditional Use Permit, with added conditions for the applicant to speak to DPZ prior to City Council, provide the letter from the Lake Water Authority, and for the addition of the signage stated in St. John's River Water Management District letter; Moved by Commissioner May, Seconded by Commissioner Entsuah. Motion passed 5-1, with Commissioner Niemiec opposing.

## **Item No. 2 – Ordinance No. 2026-013 – Certified Recovery Residences**

**Planning Manager John Kruse** presented as follows:

City staff is proposing an amendment to the Land Development Codes in order to align with new state laws regarding the review and approval processes for certified recovery residences. On June 25, 2025, Senate Bill 954 was signed by the Governor, amending Section 397.487, Florida Statutes, effective July 1, 2025. Section 397.487, of the Florida Statutes, was amended to require local governments in the State of Florida to formalize and streamline the review and approval process for applicants seeking reasonable accommodation from local land use regulations to establish certified recovery residences.

If the amendment is approved, a new article under Chapter 125 of the City's Land Development Codes, entitled Zoning, would be created specifically for certified recovery residences to ensure consistency with the requirements in Section 397.487, Florida Statutes. One last minute clarification in the ordinance is where it states Department or Department Director, the wording will be changed to City Manager or City Manager's designee, at the direction of the City Attorney. These changes occur in 4 places within pages 56 and 57 of your packets. Staff recommends approval of Ordinance 2026-013 with this change.

Commissioner Cramer emphasized that recovery housing supports individuals rebuilding their lives and that the City has both legal and moral obligations to treat certified recovery residences appropriately under state and federal law. He stated that the proposed ordinance aligns the zoning code with these requirements while maintaining standards. He mentioned that certified recovery residences must comply with state certification and remain subject to life safety, building, parking, and property maintenance codes, with enforcement authority retained if issues arise. He stated the amendment is intended to provide clarity, consistency, and legal compliance,

balancing support for individuals in recovery with neighborhood stability, and the speaker expressed support for it.

Commissioner Niemiec had no questions or concerns.

Commissioner Entsuah had no questions or concerns.

Commissioner Tidona briefly shared additional resources for further understanding of recovery housing, directing others to the Florida Association of Recovery Residences (FARR) website. He noted that the site includes more detailed information, including a spreadsheet listing counties with existing recovery residences, and offered it as optional background material for those interested in exploring the topic further.

Commissioner May inquired as to whether new parking requirements will be included, noting that needs may vary by level of care, particularly for Level 4 residences. She questioned whether clinical services are allowed under Level 4 and suggested that if such services are permitted, they may need to be treated more like institutional or medical uses with location restrictions. She raised concerns about oversight, suggesting that the City's Planning Division may be more appropriate than the City Manager alone for review and approval. She referenced how other cities handle similar ordinances, suggesting more specific zoning language and recommending that proof of state certification be required as part of the application process.

Chair Colby asked if it was critical to pass this ordinance now.

City Attorney Waugh stated that it is critical to pass this ordinance.

***MOTION TO RECOMMEND APPROVAL*** of Ordinance No. 2026-013 Certified Recovery Residences; Moved by Commissioner Entsuah, Seconded by Commissioner Niemiec. Motion passed 6-0.

**DISCUSSION OF NON-AGENDA ITEMS**

*There were no discussions about non-agenda items.*

**ADJOURNMENT** – 8:47 pm

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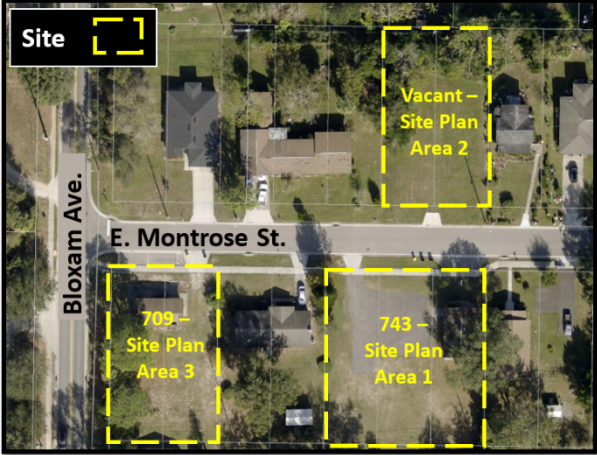
Chair Colby

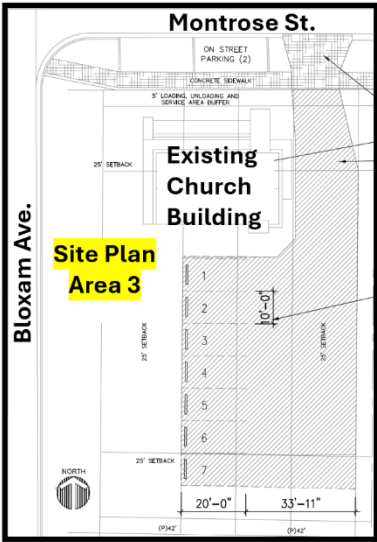
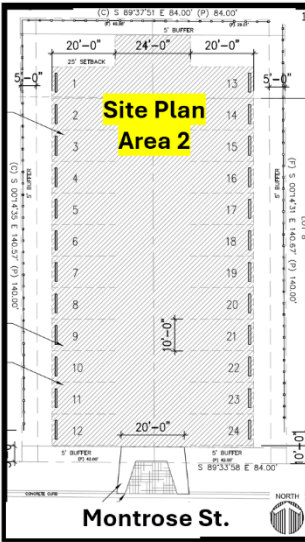
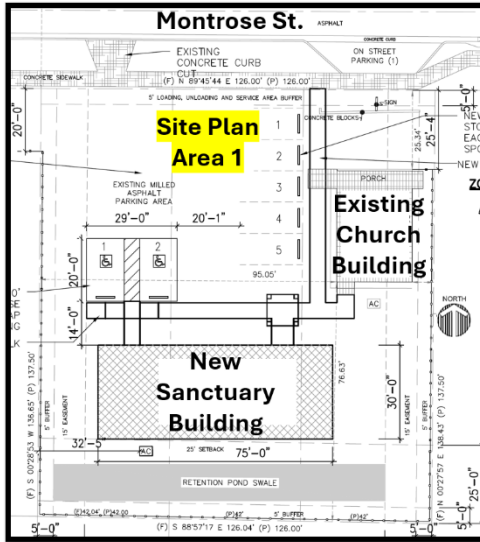
ATTEST:

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Rae Chidlow

# AGENDA ITEM

<b>Meeting Date</b>	
Tuesday, April 7, 2026	
<b>Agenda Item Name</b>	
Resolution 2026-007R <i>Immanuel Temple Church</i> <i>Conditional Use Permit</i>	
<b>Requested Action</b>	
Recommend approval of Resolution No. 2026-007R.	
<b>Staff Report</b>	
<p>The applicant, Michael Latham with GatorSkтч, is requesting to amend and replace Resolution No. 760, to expand their existing church use to parcels designated with the R-3 Residential/Professional Zoning District. The properties are located east of the Bloxam Ave. and E Montrose St. intersection and is approximately .933 +/- acres.</p>  <p>The applicant is proposing to construct a new 30'X75' building located on 743 E Montrose St. to create a designated space for a new sanctuary building. The existing building, located on the same parcel, has a legal nonconforming church use that has been operating since 1986, based on the information provided on Lake County Property Appraiser's website. 709 E Montrose St. is zoned C-1 Light Commercial and has been used in conjunction with the church as a fellowship hall since 1992, based on the information provided on Lake County Property Appraiser's website.</p> <p>The proposed sanctuary building would allow the church to designate the current operational uses to each building to accommodate for the continued growth of their church. The new sanctuary building would have approximately 130 seats. While both buildings would be utilized in conjunction with the church, the current sanctuary building would be repurposed for Sunday School use and the new building would be used for church services. The existing building at 709 E. Montrose would be used for ancillary uses for the church and overflow parking, when needed.</p> <p>The applicant is requesting three waivers with their request in order to redevelop the church in a way to make use of their size constrained parcels. The first waiver is requesting to allow for off-site (remote) parking within a parcel outside of the Central Business Zoning District as required by LDC Section 115-17. This would allow the church to utilize all three sites to accommodate the parking that is required by the land development code. Parking spaces would be placed mainly on the vacant parcel north of the new sanctuary building. 709 and 743 E Montrose St. would be improved to have seven stalls on each site.</p>	



The second waiver would be for a reduction to the perimeter landscape buffers' minimum width, as required by LDC Section 123-43.(d). The applicant is proposing to reduce the required ten (10) foot landscape buffer to five (5) feet. The third waiver would be for a reduction to the minimum amount of plant material required for perimeter landscape buffers, LDC Section 123-43(d). The applicant is proposing to install a six (6) foot high vinyl privacy fence in place of the required vegetation, along the side and rear property lines on both 743 E Montrose St. and the vacant parcel north of E Montrose St. This would allow the applicant to improve the site while still complying with the applicable land development code requirements such as, parking, stormwater, and accessibility, while still providing screening between the abutting properties.

Staff has reviewed the application and finds that the use would not be more obnoxious to the district due to the properties not having any substantial code case complaints made since the church has been in operation. The proposed expansion of the use does not appear to be detrimental to the health, safety, and welfare of the surrounding community; and the City's comprehensive plan supports Public Facilities/Institutional land uses, such as churches, within residential land use categories pending approval of a conditional use permit.

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. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-007R.

**Additional Analysis**

**Fiscal Impact Summary**

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

1. 2026-007R Immanuel Temple Church CUP	2026-007R Immanuel Temple Church CUP.pdf	
2. Location Maps	Location Maps.pdf	
3. 25-029_CUP Package 2-9-26	25-029_CUP Package 2-9-26.pdf	
4. Staff Analysis - Immanuel Temple Church	Staff Analysis - Immanuel Temple Church.pdf	
5. 2-10-26_CUP APP-25-029 Immanuel Temple Church	2-10-26_CUP APP-25-029 Immanuel Temple Church.pdf	
6. Legal ad 2026-007R Immanuel Temple CUP	Legal ad 2026-007R Immanuel Temple CUP.pdf	



CITY OF CLERMONT  
RESOLUTION NO. 2026-007R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO CONDITIONAL USE PERMIT, RESOLUTION NO. 760, TO EXPAND THE EXISTING CHURCH USE LOCATED IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Clermont, Lake County, Florida approved a request for a Conditional Use Permit at their regular scheduled meeting held July 28, 1992.; and

**WHEREAS**, the applicant requested expansion of the use and additions to the site in which Resolution No. 760 Section 1.(3.) prohibited except if approved by another Conditional Use Permit.; and

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on April 7, 2026, recommended approval of this Conditional Use Permit to allow for the expansion and additions to a church use, at the following location:

**LOCATION:**

709 E Montrose St., 743 E Montrose St., and vacant parcels  
located east of Bloxam Ave. and E Montrose St. intersection  
(AK(s) 1620937, 1620945, 1621038, & 1714524)  
.933 +/- Acres

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

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

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

This application is for a Conditional Use Permit to amend Resolution No. 760, to expand and include additions to the existing church use, be granted subject to the following conditions:



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-007R**

**SECTION 1: GENERAL CONDITIONS**

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector, and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
10. Should approved uses cease operation for more than one (1) year, a new Conditional Use Permit shall be required for the same or similar operations.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-007R**

11. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit 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 2: LAND USES AND SPECIFIC CONDITIONS**

1. This Conditional Use Permit shall repeal and replace Resolution No. 760.
2. This Conditional Use Permit shall permit the following uses:
  - a. Church Use
  - b. Ancillary uses and buildings used in conjunction with the church.
3. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Gator Sktch Architects & Planners, with a date of January 19, 2026, as shown on "Exhibit A", "Exhibit B", and "Exhibit C". The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the City's Architectural Design Standards and Land Development Regulations, as amended.
4. All signs shall be consistent with the City of Clermont's Land Development Codes, as amended.
5. Off-site(remote) parking shall be permitted on a parcel other than the same building site that it serves. The off-site(remote) parking areas shall be depicted on a site plan for approval and shall be subject to the requirements of Land Development Code Sec. 115-17(b).
6. Required on-site parking may be grass but parking areas must be delineated and shall be consistent with the City of Clermont's Land Development Codes, as amended.
7. If the parking at the site is deemed to be inadequate by the City Manager or Designee thereof, the applicant agrees that the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.
8. In lieu of the required ten (10) foot perimeter landscape buffers along the southern, eastern, and western property lines of the site on the property addressed at 743 E Montrose St., a reduced landscape buffer no less than five (5) feet may be placed.
9. In lieu of the required ten (10) foot perimeter landscape buffers along the northern, eastern, and western property lines of the site on the vacant parcels north of E Montrose St. (also identified as, lots 9 and 10, Block 3 of Map of Homedale, according to the Plat thereof recorded in Plat Book 11, Page(s) 26 of the Public Records of Lake County, Florida.), a



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-007R**

reduced landscape buffer no less than five (5) feet may be placed.

10. In lieu of the required plantings for the areas approved for reduced perimeter landscape buffers, as defined in Section 2 No.(s) 8. And 9. above, a six (6) foot tall vinyl fence may be placed to provide opaque screening along the perimeter property lines and shall be consistent with the City of Clermont's Land Development Codes, as amended.
11. All other Landscaping requirements shall be in accordance with the City of Clermont's Land Development Codes, as amended.
12. Should the six (6) foot tall vinyl fence prove to be an inadequate form of screening for vehicular movement, noise, and glare from the abutting properties, the applicant agrees that the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.

**SECTION 3: CONFLICT**

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

**SECTION 4: SEVERABILITY**

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

**SECTION 5: ADMINISTRATIVE CORRECTION**

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

**SECTION 6: PUBLICATION AND EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-007R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 28<sup>th</sup> day of April 2026.

CITY OF CLERMONT

---

Tim Murry, Mayor

**ATTEST:**

---

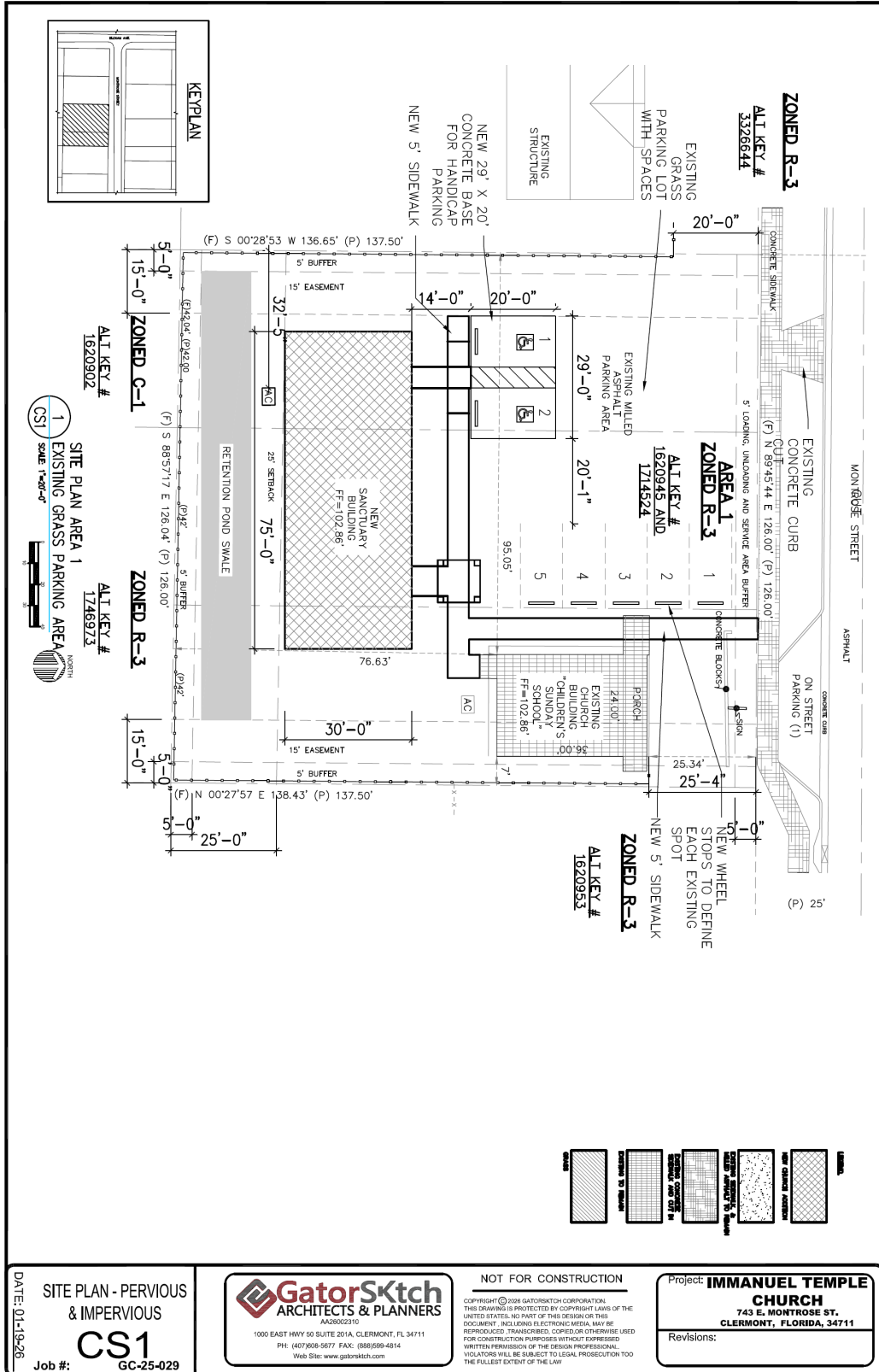
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

---

Christian W. Waugh, City Attorney

**Exhibit A – Preliminary Conceptual Site Plan – 743 E. Montrose Street**



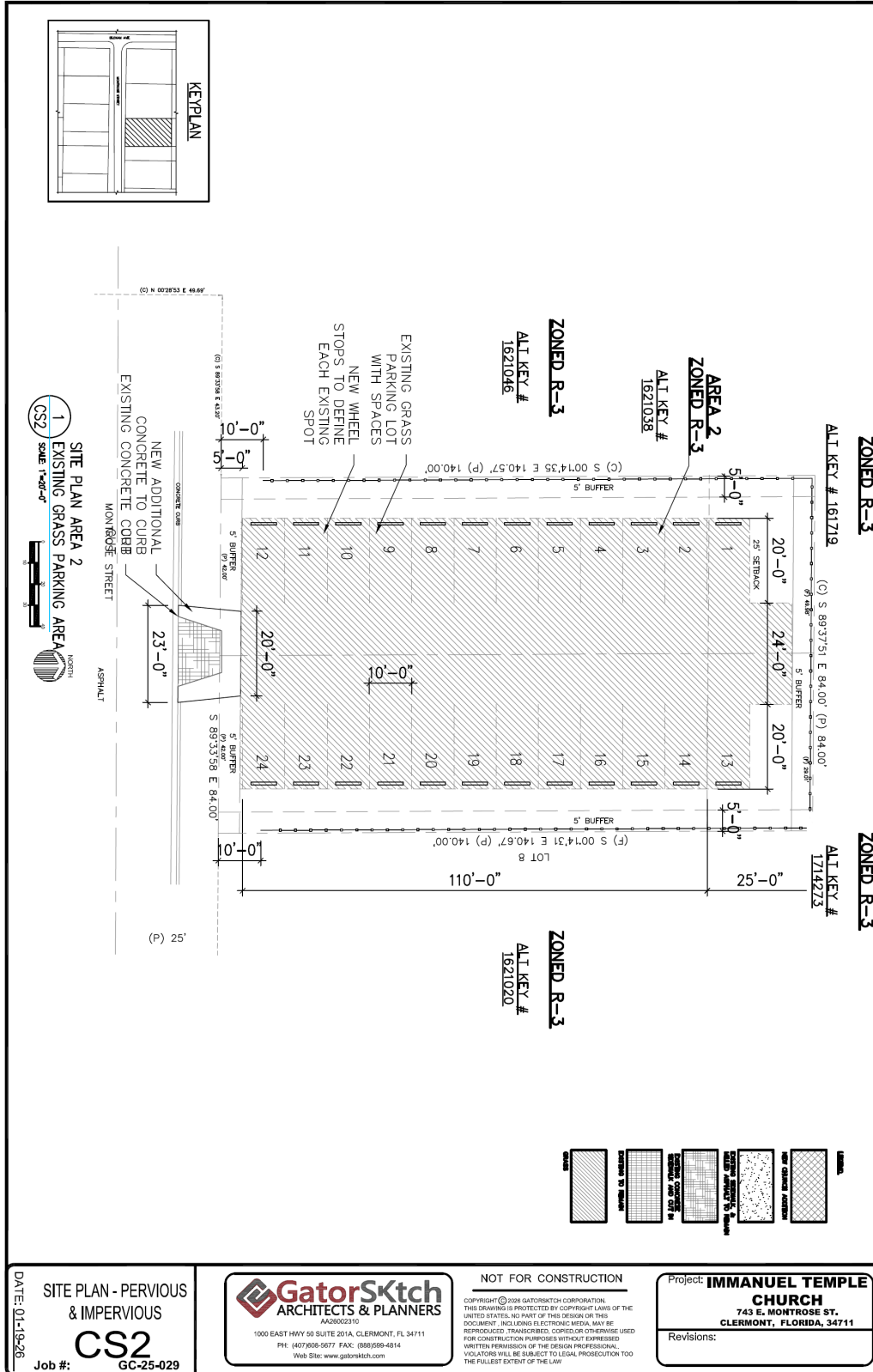
DATE: 01-19-26  
 SITE PLAN - PERVIOUS & IMPERVIOUS  
**CS1**  
 Job #: GC-25-029

**GatorSkitch**  
 ARCHITECTS & PLANNERS  
 AA26002310  
 1000 EAST HWY 50 SUITE 201A, CLERMONT, FL 34711  
 PH: (407)608-5677 FAX: (888)569-4814  
 Web Site: www.gatorskitch.com

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Project: **IMMANUEL TEMPLE CHURCH**  
 743 E. MONTROSE ST.  
 CLERMONT, FLORIDA, 34711  
 Revisions:

**Exhibit B – Preliminary Conceptual Site Plan – Vacant parcel north of 743 E. Montrose**



SITE PLAN - PERVIOUS & IMPERVIOUS  
**CS2**  
Job #: GC-25-029  
DATE: 01-19-26

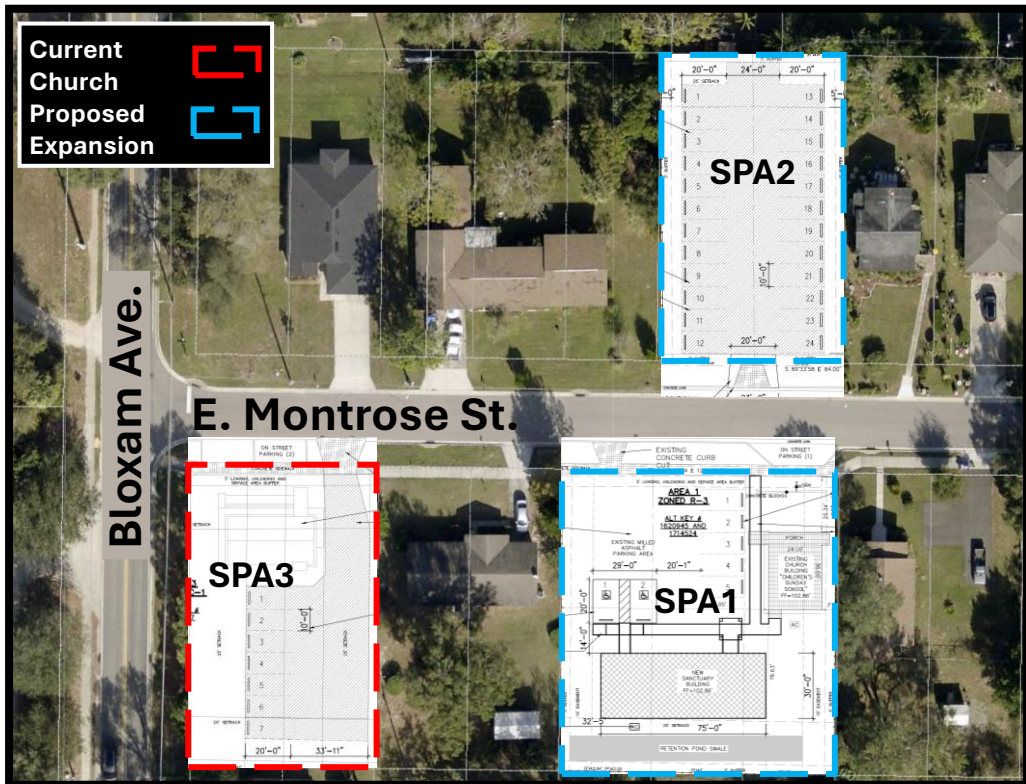
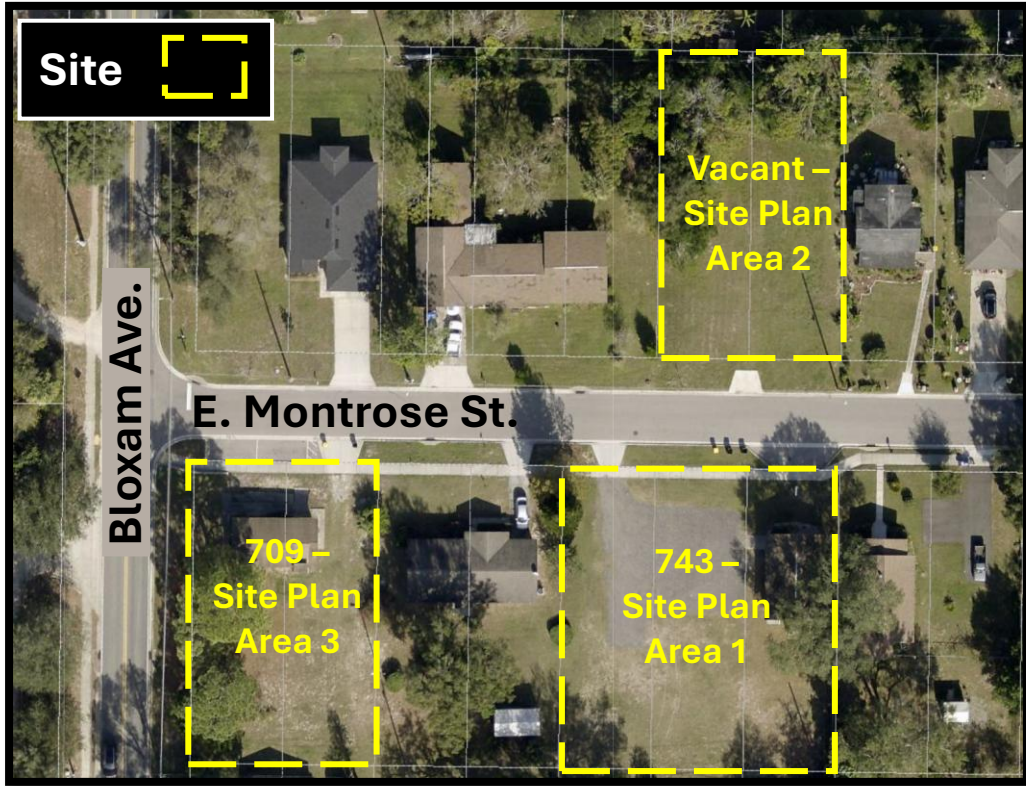
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Project: **IMMANUEL TEMPLE CHURCH**  
743 E. MONTROSE ST.  
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Revisions:



# CUP 2026-007R – Immanuel Temple Church



**ZONED R-3**

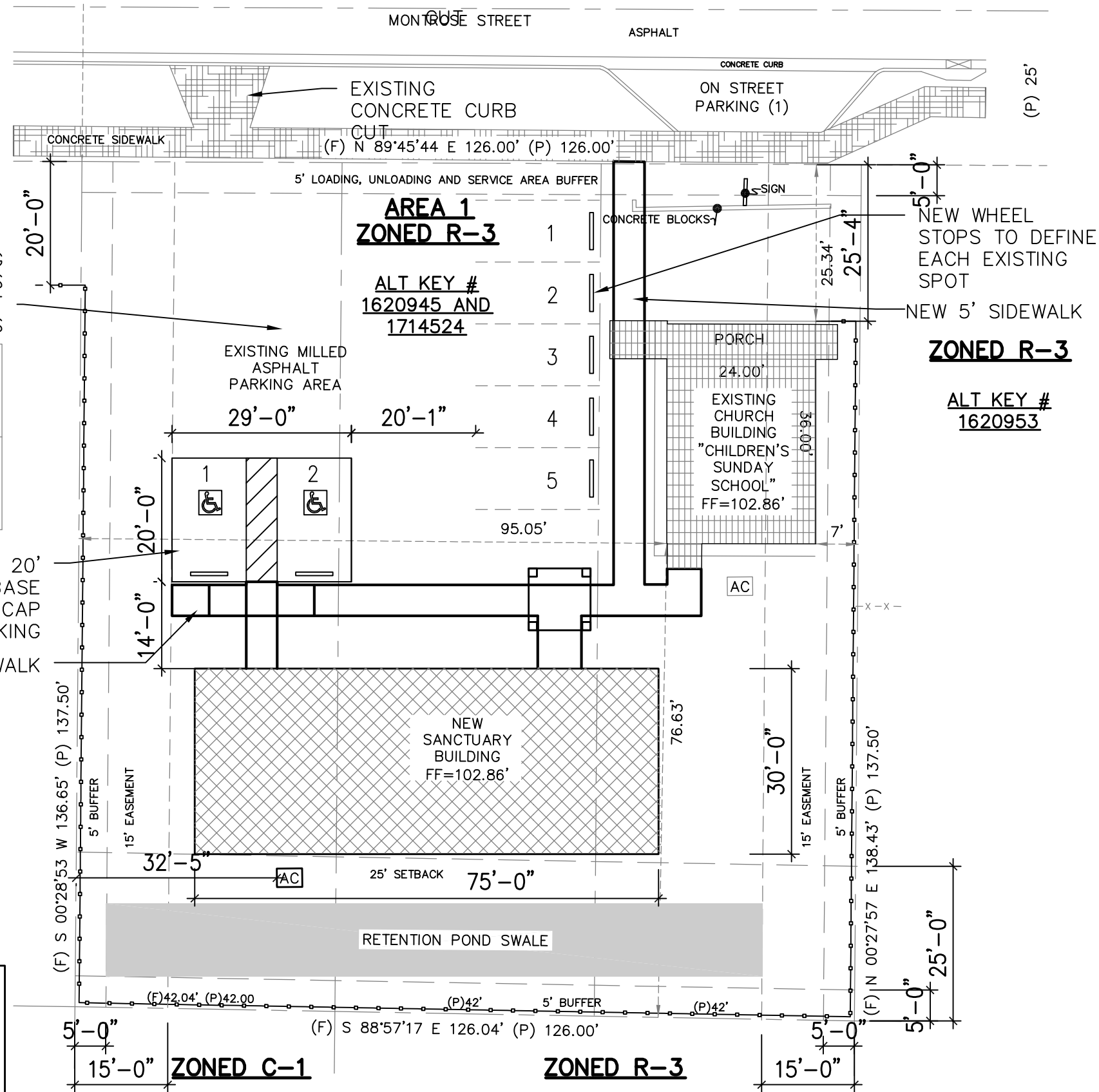
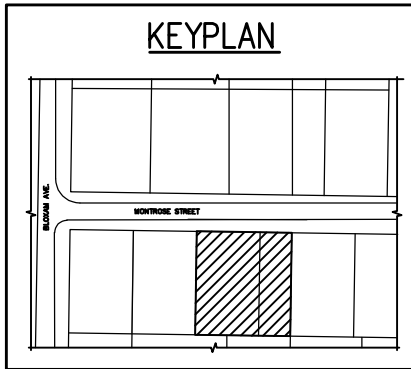
ALT KEY #  
3326644

EXISTING  
GRASS  
PARKING LOT  
WITH SPACES

EXISTING  
STRUCTURE

NEW 29' X 20'  
CONCRETE BASE  
FOR HANDICAP  
PARKING  
NEW 5' SIDEWALK

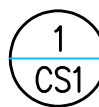
KEYPLAN



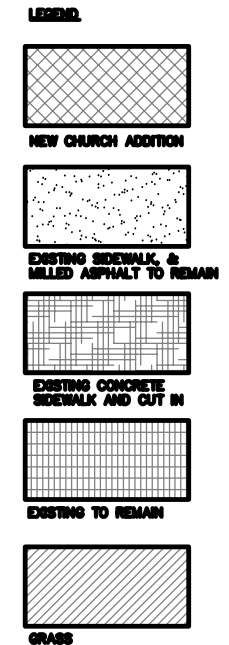
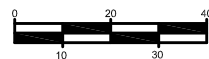
ALT KEY #  
1620902

ALT KEY #  
1746973

SITE PLAN AREA 1  
EXISTING GRASS PARKING AREA



SCALE: 1"=20'-0"



Project: **IMMANUEL TEMPLE CHURCH**  
743 E. MONTROSE ST.  
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**GatorSkitch**  
ARCHITECTS & PLANNERS  
AA26002310  
1000 EAST HWY 50 SUITE 201A, CLERMONT, FL 34711  
PH: (407)608-5677 FAX: (888)999-4814  
Web Site: www.gatorskitch.com

SITE PLAN - PERVIOUS & IMPERVIOUS  
**CS1**  
GC-25-029  
Job #:  
DATE: 01-19-26

ZONED R-3

ZONED R-3

ALT KEY # 161719

ALT KEY # 1714273

(C) S 89°37'51 E 84.00' (P) 84.00'

AREA 2  
ZONED R-3

ALT KEY # 1621038

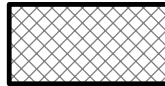




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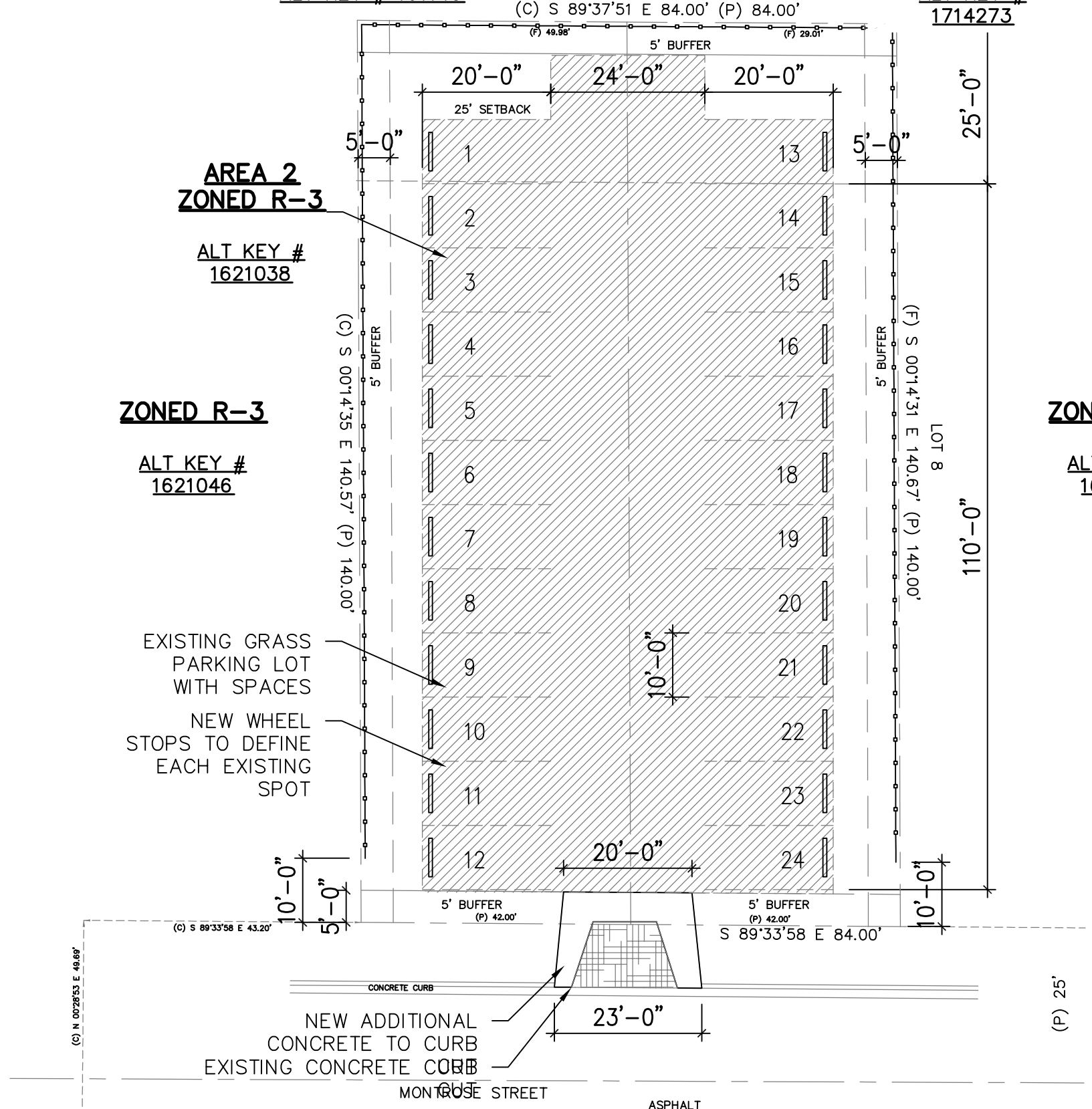
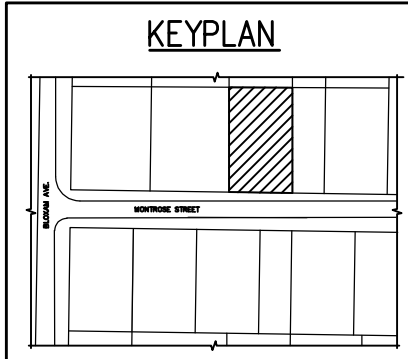
ALT KEY # 1621046

ZONED R-3

ALT KEY # 1621020

EXISTING GRASS  
PARKING LOT  
WITH SPACES  
  
NEW WHEEL  
STOPS TO DEFINE  
EACH EXISTING  
SPOT

- LEGEND
-  NEW CHURCH ADDITION
  -  EXISTING SIDEWALK, & MILLED ASPHALT TO REMAIN
  -  EXISTING CONCRETE SIDEWALK AND CUT IN
  -  EXISTING TO REMAIN
  -  GRASS



1  
CS2

SITE PLAN AREA 2  
EXISTING GRASS PARKING AREA

SCALE: 1"=20'-0"

0 10 20 30 40

NORTH

Project: **IMMANUEL TEMPLE CHURCH**  
743 E. MONTROSE ST.  
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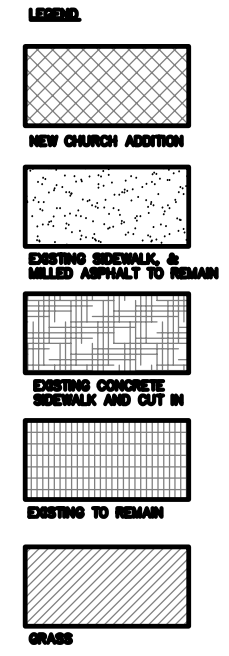
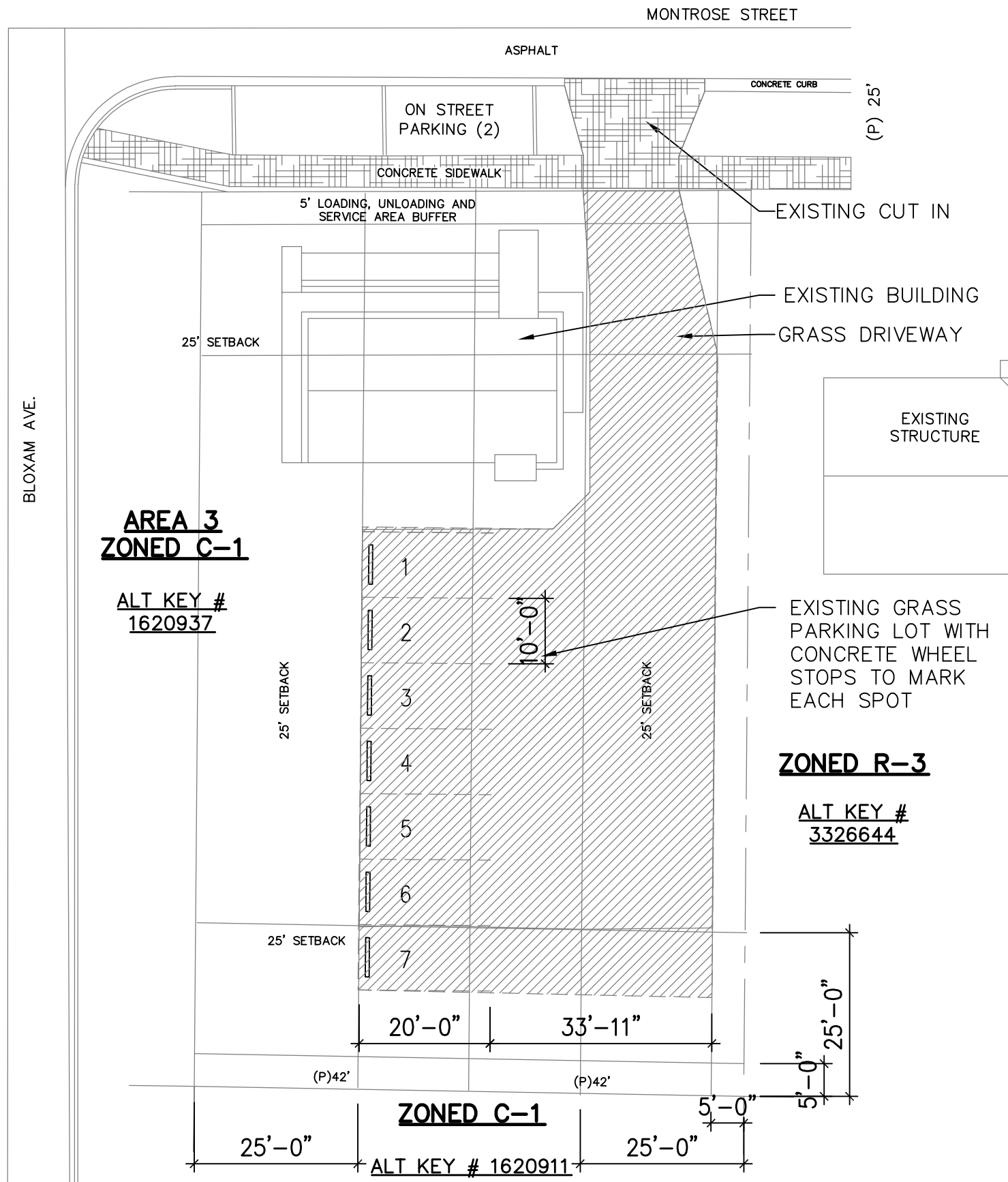
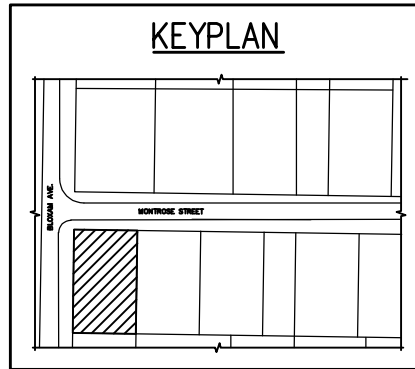
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SITE PLAN - PERVIOUS & IMPERVIOUS

**CS2**  
GC-25-029

Job #:

DATE: 01-19-26



**AREA 3  
ZONED C-1**

**ALT KEY #  
1620937**

**ZONED R-3**

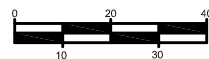
**ALT KEY #  
3326644**

**ZONED C-1**

**ALT KEY # 1620911**

**1**  
**CS3** **SITE PLAN AREA 3**  
**EXISTING GRASS PARKING AREA**

SCALE: 1"=20'-0"



**Project: IMMANUEL TEMPLE  
CHURCH**  
743 E. MONTROSE ST.  
CLERMONT, FLORIDA, 34711

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**SITE PLAN - PERVIOUS  
& IMPVIOUS**

**CS3**  
GC-25-029

Job #:

DATE: 01-19-26

**PROJECT DATA AREA 1**

Lot Description	Alt. Key	Alt. Key # Lot Area	Acres
Area 1: Alt. Key #1 lots 24 & 25	1620945	11543.6	0.265
Area 1: Alt. Key/ Lot 26	1714524	5819.4	0.134
<b>Totals</b>		17363.0	0.399
Existing Zoning R3			

**PROJECT DATA AREA 2**

Lot Description	Alt. Key	Alt. Key # Lot Area	Acres
Area 2: Alt. Key Lots 9 & 10	1621038	11811.2	0.271
Existing Zoning R3			

**TRAFFIC CONDITION**


**CODE REVIEW**

Permitted Uses	Required:	Provided:
R-3 Residential/Professional District	1DU/Lot	1
Height Requirements	Max Height 45'	1Story ± 26' (New Sanctuary) 35' (New Entry Tower)
<b>Minimum Building Setback Requirements</b>		
<u>General:</u>	Front: 25'	82'
	Sides: 15'	West: 31'-2" - East 19'-9"
	Rear: 25'	25'

**PARKING CALCULATIONS**

	OCC/ Seating	Parking Ration	Required & Provided
1. NEW Sanctuary	130	1 space /4 OCC	33 / 31*
2. Existing Bldg - Sunday School (2 Teachers)	2	1 space /4 OCC	
7 Parking spaces at 743 E Montrose St 24 Parking Spaces at 744 E Montrose St	*Additional 7 Parking Spaces on another church owned property on the same block		

**Land Use: Churches and Funeral Homes**

	Required	Proposed
Spaces per Unit of Measure (1 space /4 OCC):	33	31*
<u>Plus*:</u>	-	-
ADA Compliance:	2	2
Bicycle:	5	-
Compact Spaces	-	-

**PERVIOUS / IMPERVIOUS CALCULATIONS**

Total Property Area: Area 1	29174.20	0.670	ISR = .70
Alt. Key 1620945, 1714524			
Property Section name:	Area (sqft)	Area (acre)	Percentage
Proposed New Chapel	2250.00	0.052	7.71%
Propose New Handicap Parking Slab	580.00	0.013	1.99%
Exist. Building & Concrete Sidewalk	955.00	0.022	3.27%
Exist. AC Slab	12.00	0.000	0.04%
New Entry & HC Sidewalk	888.83	0.020	3.05%
New AC Slab	12.00	0.000	0.04%
Existing Grass Parking	4252.93	0.098	14.58%
<b>Total Square Feet:</b>	8950.76	0.20548	30.68%
Total Property Area: Area 2	11811.15	0.271	ISR = .70
Alt. Key 1621038			
Property Section name:	Area (sqft)	Area (acre)	Percentage
New Concrete Cutout	184.00	0.004	0.63%
Existing Grass Parking	7947.86	0.182	27.24%
<b>Total Square Feet:</b>	8131.86	0.18668	27.87%

Project: **IMMANUEL TEMPLE CHURCH**  
 743 E. MONTROSE ST.  
 CLERMONT, FLORIDA, 34711

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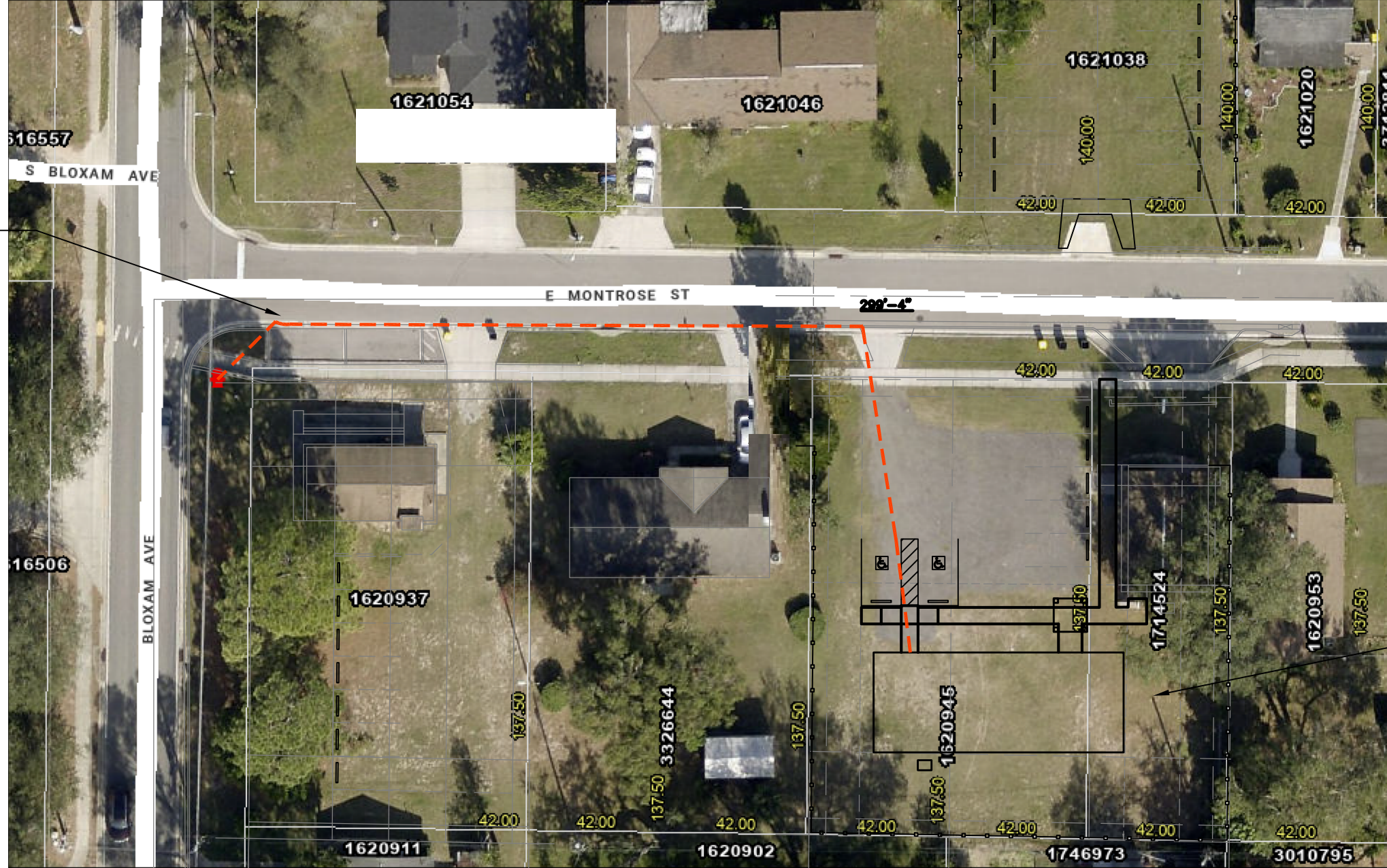
SITE PLAN - PERVIOUS & IMPERVIOUS

**CS4**  
 GC-25-029

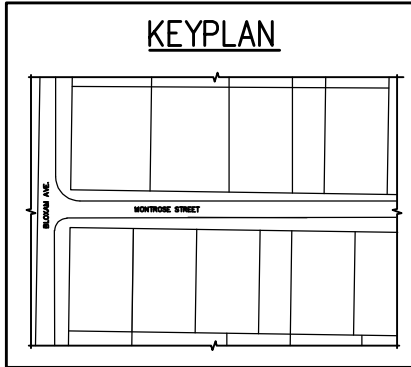
Job #:


DATE: 01-19-26

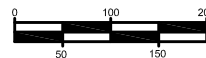
FIRE HOSE LINE FROM HYDRANT TO NEW BLDG. 299'-6"



NEW SANCTUARY



1 FIRE HYDRANT PLAN - CLOSEST  
 CS5 SCALE: 1"=100'-0" 



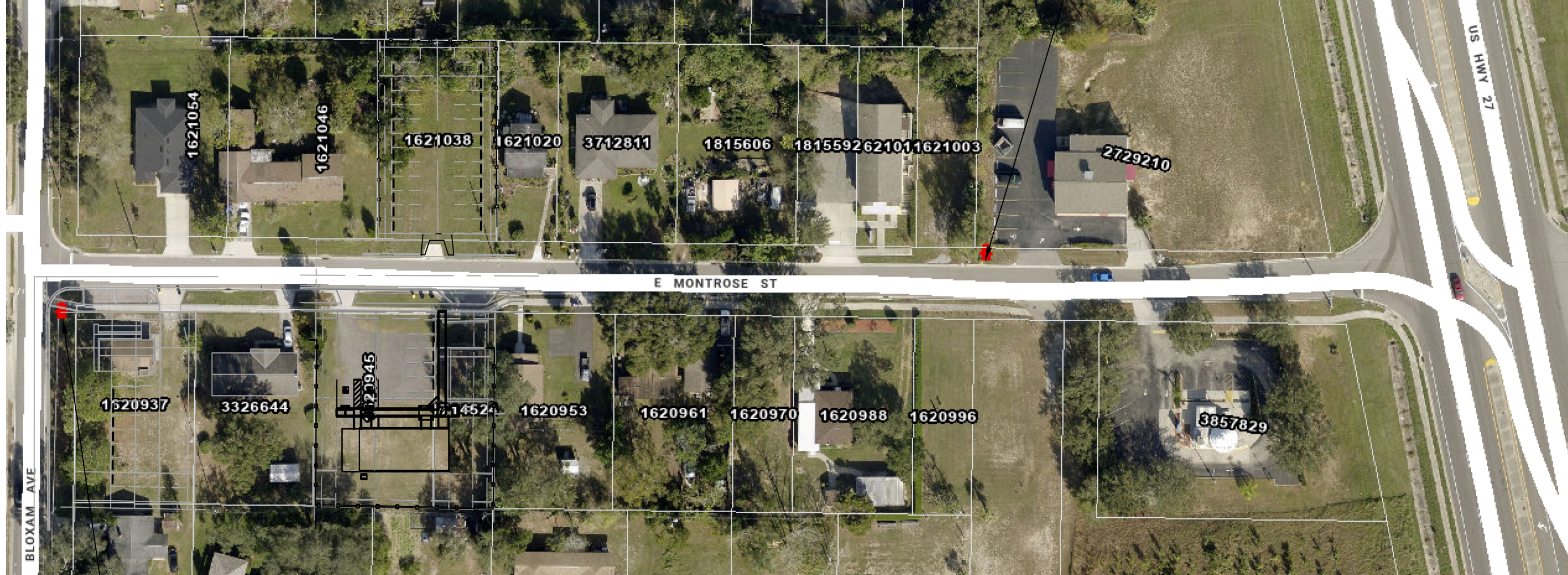
Project: **IMMANUEL TEMPLE CHURCH**  
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FIRE HYDRANT PLAN -  
 CLOSEST  
**CS5**  
 Job #: GC-25-029  
 DATE: 01-19-26



FIRE HYDRANT,  
SE CORNER OF  
MONTROSE AND  
BLOXAM

FIRE HYDRANT,  
NORTH SIDE OF  
MONTROSE

1 FIRE HYDRANT PLAN - OVERALL  
CS6 SCALE: NTS



ARCHITECTS & PLANNERS  
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Project: IMMANUEL TEMPLE

CHURCH  
743 E. MONTROSE ST.  
CLERMONT, FLORIDA, 34711

Revisions:

FIRE HYDRANT PLAN -  
OVERALL

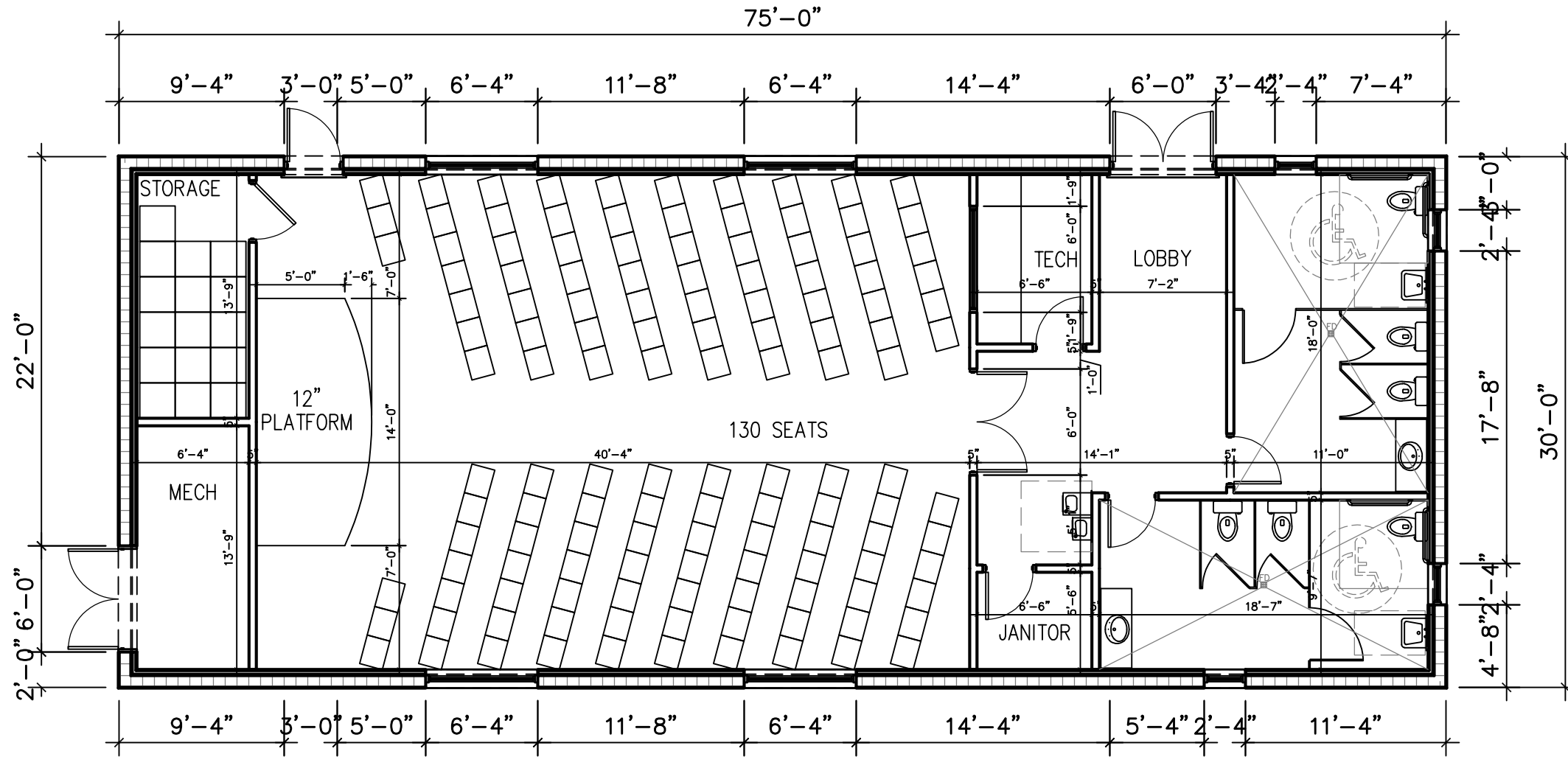
CS6

Job #: GC-25-029

DATE: 01-19-26

OWNER'S SIGNATURE

DATE:



1  
A101

# PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

Project: **IMMANUEL TEMPLE CHURCH**  
 743 E. MONTROSE ST.  
 CLERMONT, FLORIDA, 34711

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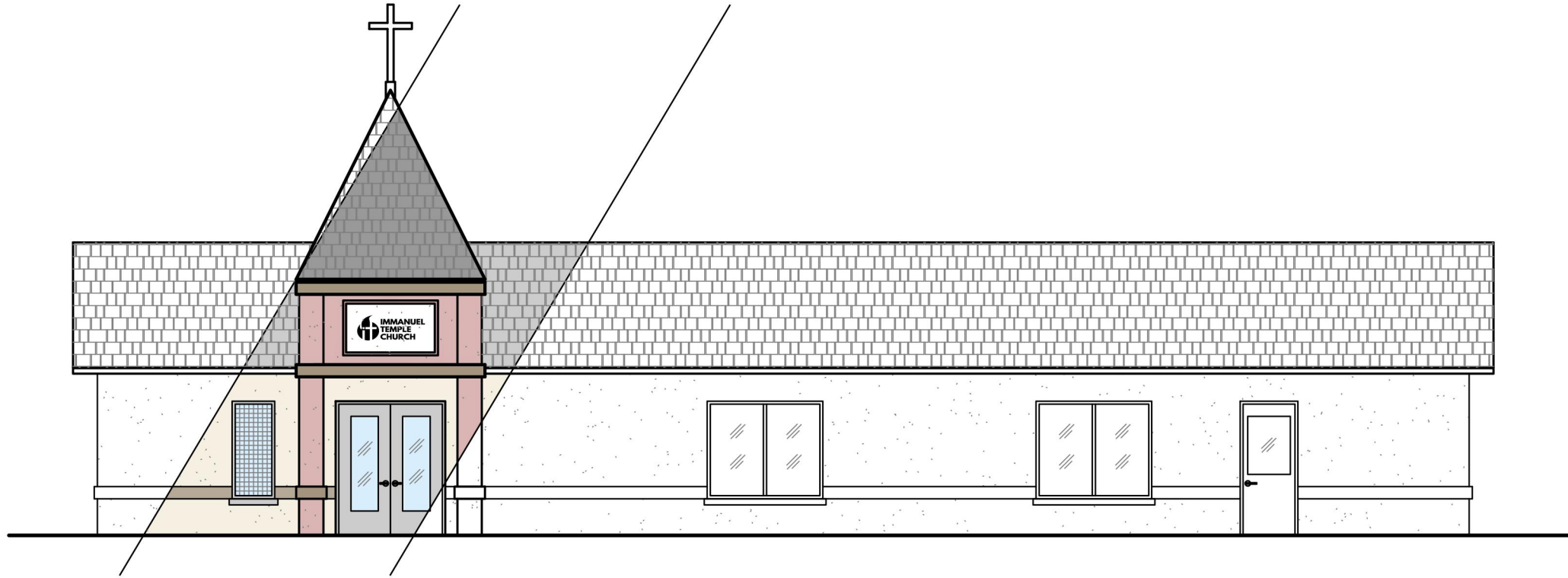
PROP. FLOOR PLAN  
**A101**  
 Job #: GC-25-029

DATE: 01-19-26

OWNER'S SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

- 29'-0" TOP OF TOWER PEAK
- 24'-4" TOP OF TOWER ROOF
- 16'-0" TOP OF RIDGE
- 9'-4" TOP OF BLOCK
- -0'-0" FROM MAIN FIN. FLR.



1  
A201

# PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Project: **IMMANUEL TEMPLE**

**CHURCH**

743 E. MONTROSE ST.

CLERMONT, FLORIDA, 34711

Revisions:

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PROP. FRONT  
ELEVATION

**A201**

Job #:

GC-25-029

DATE: 01-19-26



# CITY OF CLERMONT

## Staff Analysis Report

**OWNER:** Daryl Forehand

**APPLICANT:** GatorSkitch Corp

**PROJECT NAME:** Immanuel Temple Church

**REQUESTED ACTION:** Consider a Conditional Use Permit to amend and replace Resolution No. 760, to expand the existing church use within the R-3 Residential/Professional zoning districts.

**SIZE OF PARCEL:** .933 Acres (40,641.5 +/- sqft)

**LOCATION:** 709 E Montrose St., 743 E Montrose St., and vacant parcels located east of Bloxam Ave. and E Montrose St. intersection (AK(s) 1620937, 1620945, 1621038, & 1714524)

**EXISTING ZONING:** C-1 Light Commercial District and R-3 Residential/Professional

**FUTURE LAND USE:** Low Density Residential

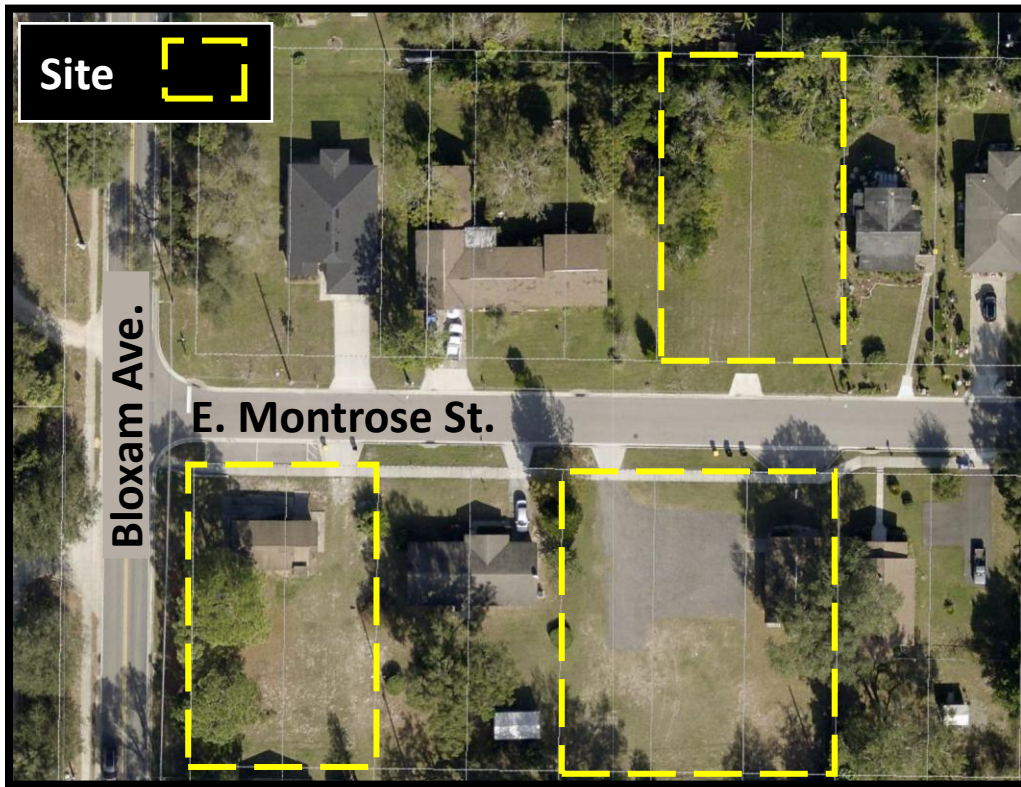
**EXISTING USE:** Church and Vacant Parcel

### Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Low Density Residential	R-3 – Residential/ Professional	Residential	SFDU and MF
South	Low Density Residential	C-1 – Light Commercial and R-3 – Residential/ Professional	Residential	SFDU
East	Low Density Residential	R-3 – Residential/ Professional	Residential	SFDU
West	Low Density Residential	R-3 – Residential/ Professional	Childcare Center	Episcopal Children’s Services

**STAFF ANALYSIS:**

The applicant, Michael Latham, is requesting to amend and replace Resolution No. 760, to expand their existing church use to parcels designated with the R-3 Residential/Professional Zoning District. The properties are located east of the Bloxam Ave. and E Montrose St. intersection and is approximately .933 +/- acres.

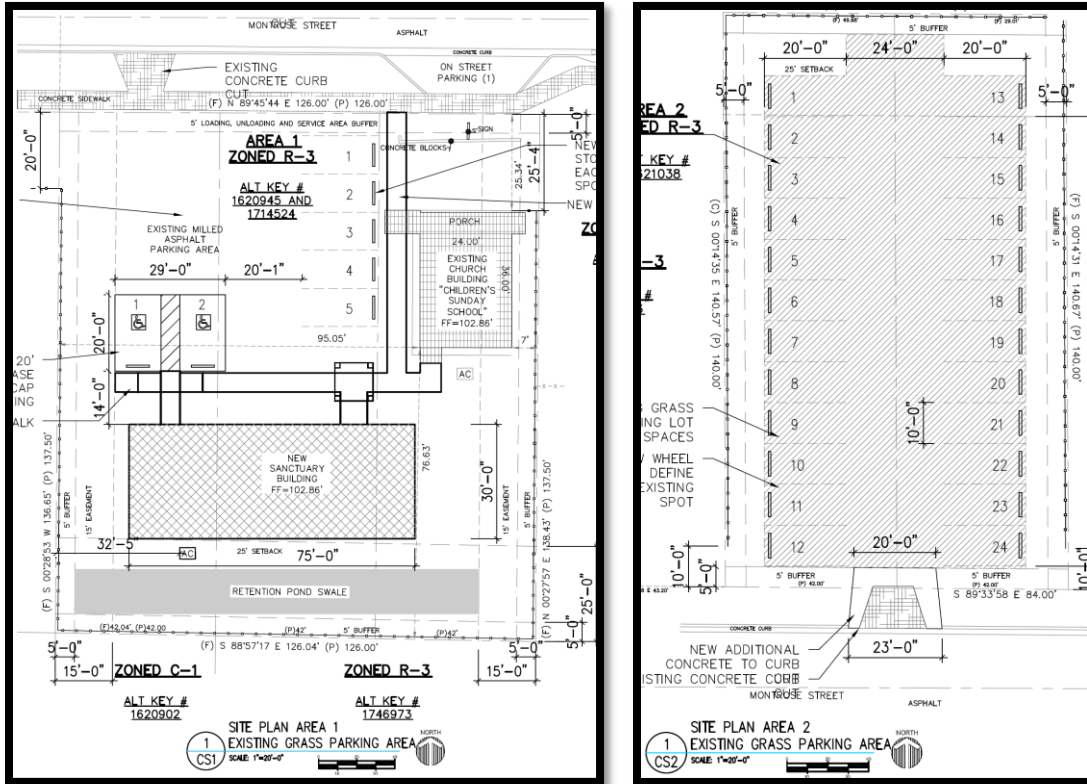


The applicant is proposing to construct a new 30'X75' building located on 743 E Montrose St. to create a designated space for their fellowship hall. The existing building, located on the same parcel, has a legal nonconforming church use that has been operating in conjunction with the current hall located on 709 E Montrose St. around 1992 based on the information provided for Resolution No. 760.

The proposed fellowship hall would allow the church to designate the current operational uses to each building to accommodate for the growth of their church. The fellowship hall would have approximately 130 seats. While both existing buildings would be utilized in conjunction with the church.

The applicant is also requesting three waivers with their request in order to redevelop the church in a way to make use of their size constrained parcels. The first waiver is requesting to allow for off-site (remote) parking within a parcel outside of the Central Business Zoning District as required by LDC Section 115-17. This would allow the

church to utilize all three sites to accommodate the parking that is required by the land development codes. Parking spaces would be placed mainly on the vacant parcel north of the new fellowship hall. While 709 and 743 E Montrose St. would be improved to have seven stalls on each site.



The second waiver would be for a reduction to the perimeter landscape buffers' minimum width required by LDC Section 123-43.(d). The applicant is proposing to reduce the required ten (10) foot landscape buffer to five (5) feet. While the third waiver would be for a reduction to the amount of plant material required for perimeter landscape buffers, LDC Section 123-43(d). The applicant is proposing to install a six (6) foot high vinyl privacy fence along the side and rear property lines on both 743 E Montrose St. and the vacant parcel north of E Montrose St., in place of the required vegetation. This would allow the applicant to provide for a retention pond on site while still providing screening between the abutting properties.

Staff has reviewed the application and finds that the use would not be more obnoxious to the district due to the properties not having any substantial code case complaints made since the church has been in operation. The proposed expansion of the use does not appear to be detrimental to the health safety and welfare of the surrounding community; and The City's comprehensive plan supports Public Facilities/Institutional land uses, such as churches, within residential land use categories pending approval of a conditional use permit.

**STAFF RECOMMENDATION:**

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-007R.



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT**  
 APPLICATION

Date 2/03/2026		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Immanuel Temple Church				
Applicant GatorSkitch Corp				
Contact Person Michael Latham, President ,GatorSkitch				
Address 1000 E Highway 50 Ste. 201A		City Clermont	State FL	Zip 34711
Telephone 407. 608. 5677				
Email Permit@Gatorskitch.com				
PROPERTY OWNER INFORMATION <input type="checkbox"/> (Check box if owner information is same as applicant)				
Property Owner Name Daryl Forehand				
Owner Address 1406 N. Carver Avenue		City Lakeland	State FL	Zip 33805
Telephone 863-698-6304		Email daryl.forehand@gmail.com		
PROPERTY INFORMATION				
Address of Subject Property 743 East Montrose Street, P.O. Box 1252 Clermont, FL 34711		Alternate Key 1714524	Zip 34711	
General Location 743 E MONTROSE ST CLERMONT FL, 34711				
Legal Description & Alternate Key (include copy of survey) CLERMONT, HOMEDALE LOT 26, BLK 2 PB 11 PG 26 ORB 617 PG 52, ORB 1576 PG 2174				
Land Use (City verification required) Residential Sanctuary				
Zoning (City verification required) R-3 Residential / Professional District				



CITY OF CLERMONT  
CONDITIONAL USE PERMIT  
APPLICATION

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

New 3,060 SF Single-Story Sanctuary building (See attached floor plans and elevations)  
We're installing 6' Vinyl privacy fence along the sides & rear of property in a new 5' proposed buffer.  
A new retention area is proposed behind the new building .  
Two new concrete ADA parking spaces are being added to the site.

Michael B. Latham, President

Applicant Name (print)

Applicant Name (signature)

Daniel F. ...

Owner Name (print)

Owner Name (signature)

\*\*\*\*\*NOTICE\*\*\*\*\*

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

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

01/02/2026



<b>Account Number:</b>	526733
<b>Customer Name:</b>	City Of Clermont-Legals
<b>Customer Address:</b>	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
<b>Contact Name:</b>	City of Clermont
<b>Contact Phone:</b>	352.394.4081
<b>Contact Email:</b>	
<b>PO Number:</b>	2026-007R

<b>Date:</b>	03/12/2026
<b>Order Number:</b>	12166938
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	51.0000
<b>Height in Inches:</b>	4.2300

**Print**

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	03/31/2026 - 03/31/2026	Govt Public Notices
LEE dailycommercial.com	1	03/31/2026 - 03/31/2026	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$82.58
Tax Amount	\$0.00
Service Fee 3.99%	\$3.29
Cash/Check/ACH Discount	-\$3.29
Payment Amount by Cash/Check/ACH	\$82.58
Payment Amount by Credit Card	\$85.87

<b>Order Confirmation Amount</b>	<b>\$82.58</b>
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## Ad Preview

### LEGAL NOTICE

On Tuesday, April 7, 2026 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2026-007R) to amend and replace resolution No. 760, to expand the existing church use within the R-3 Residential/Professional zoning districts, at the following location:

#### LOCATION

709 E Montrose St., 743 E Montrose St., and vacant parcels located east of Bloxam Ave. and E Montrose St. intersection (AK(s) 1620937, 1620945, 1621038, & 1714524)  
.933 +/- Acres

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

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

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

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

Tracy Ackroyd Howe, MMC  
City Clerk

Daily Commercial  
March 31, 2026 12166938



# AGENDA ITEM

**Meeting Date**

Tuesday, April 7, 2026

**Agenda Item Name**

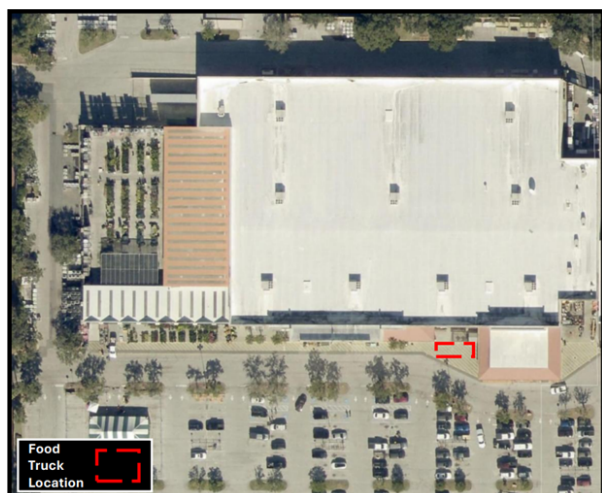
Resolution 2026-009R  
*Wahlburgers at Home Depot  
Conditional Use Permit*

**Requested Action**

Recommend approval of Resolution 2026-009R.

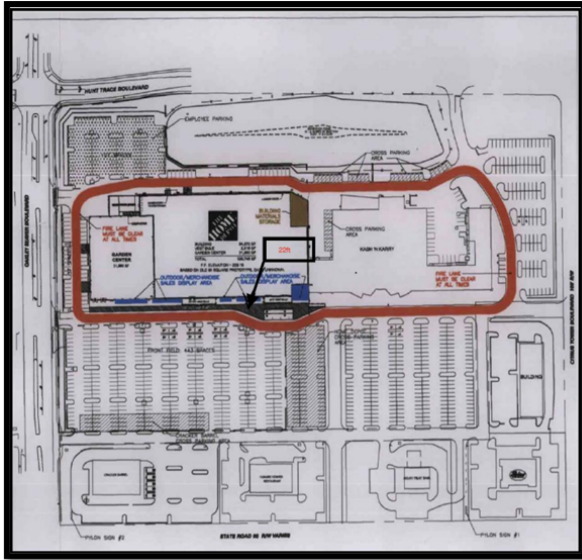
**Staff Report**

The applicant, Adaptiv Provisions LLC, is requesting a Conditional Use Permit to allow the operation of a food truck on an improved parcel designated within the C-2 General Commercial Zoning District. The proposed location is 1530 E. Highway 50, within the Home Depot parking lot.



The applicant proposes to operate a single food truck, Wahlburgers, offering take-out service only. The use is intended to be family-friendly in nature and will not involve alcohol service, amplified entertainment, or late-night operations. The proposed hours of operation are seven days a week, 8:00 a.m. to 8:00 p.m., consistent with Home Depot’s business hours. The applicant has provided written authorization from Home Depot allowing the use of the property, including access to restroom facilities for patrons and mop sinks for operational needs.

The food truck is proposed to be located near the Pro Section of Home Depot on the east side of the facility, positioned at least 10 feet from the building. The placement will not impede the designated fire lane. The final location will be confirmed during site review to ensure compliance with all applicable building and fire safety codes. The food truck will also require connection to electrical power from Home Depot, for which the applicant will obtain the necessary permits prior to installation and operation. Additionally, the applicant has indicated that a contracted service provider will handle the collection and disposal of greywater and waste oil.



The City’s Land Development Code does not identify food trucks as a permitted use within the C-2 General Commercial district. As such, Section 125-313 requires approval of a Conditional Use Permit for this type of operation. Although the C-2 General Commercial district permits restaurants and food establishments when conducted within an enclosed structure, staff finds that the proposed use is compatible with the district and would not be more objectionable than other permitted uses.

**STAFF RECOMMENDATION:**

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-009R.

**Additional Analysis**

**Fiscal Impact Summary**

**Fiscal Impact**

**Fund Number and Description**

**Available Budget Amount**

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

- |    |  |   |
|----|--|---|
| 1. | 2026-009R Wahlburgers Food Truck CUP (4.1.26)    | 2026-009R Wahlburgers Food Truck CUP (4.1.26).pdf     |
| 2. | Location Maps with Site Plan and Photos          | Location Maps with Site Plan and Photos.pdf           |
| 3. | Staff Analysis - Wahlburgers Food Truck (4.1.26) | Staff Analysis - Wahlburgers Food Truck (4.1.26).docx |
| 4. | CUP Permit Adaptiv Provisions_                   | CUP Permit Adaptiv Provisions_.pdf                    |
| 5. | Home Depot Authorization letter                  | Home Depot Authorization letter.jpg                   |
| 6. | Project Description                              | Project Description.pdf                               |
| 7. | Legal ad - PZ                                    | Legal ad - PZ.pdf                                     |



CITY OF CLERMONT  
RESOLUTION NO. 2026-009R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A FOOD TRUCK TO OPERATE ON AN IMPROVED PARCEL LOCATED IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on April 7, 2026, recommended approval of this Conditional Use Permit to allow for the use of a food truck establishment, at the following location:

**LOCATION:**  
Home Depot Parking Lot  
(AK 3815370)  
9.79 +/- Acres

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

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

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

This application for a Conditional Use Permit to allow for the use of a food truck, otherwise known as a Mobile Food Dispensing Vehicle (MFDV) as defined in F.S. § 509.102, be granted subject to the following conditions:

**SECTION 1: GENERAL CONDITIONS**

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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-009R**

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
7. The MFDV area shall be inspected by the Fire Marshal for life safety requirements and other fire code related issues in conjunction with the MFDV operation.
8. The MFDV area may be inspected by the City Building Inspector, and all building code violations must be corrected prior to operating the MFDV.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
10. Should the MFDV use cease operation for a period of greater than 60 days, a new Conditional Use Permit shall be required.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-009R**

**SECTION 2: LAND USES AND SPECIFIC CONDITIONS**

1. This Conditional Use Permit is to allow for a food truck, otherwise known as a Mobile Food Dispensing Vehicle (MFDV) as defined in F.S. § 509. The maximum number of MFDVs at the site shall be one (1). The vehicle shall not be larger than 14 feet wide and 25 feet long. The final space determination shall be made during the Site Review process to ensure the Site is designed to meet all Building, Fire and City Codes.
2. The MFDV will be required to comply with all City Codes and Regulations for grease and waste collection and elimination.
3. The hours of operation will be for seven (7) days a week, 8:00 AM to 8:00 PM.
4. No outdoor entertainment, loudspeakers or music shall be allowed.
5. All trash shall be disposed of in accordance with City Code.
6. All signs shall be consistent with the City's sign code, as amended.
7. The property shall be designed and developed to comply with the Clermont Land Development Regulations and Codes. The conceptual plan (Exhibit A) is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the Clermont Architectural Design Standards and Land Development Codes.
8. If the parking at the site is deemed to be inadequate, the applicant agrees the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.
9. The applicant must obtain written authorization from the property owner for the placement of the vehicle, as well as for the use of restroom facilities for patrons and mop sinks for operational purposes.

**SECTION 3: CONFLICT**

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

**SECTION 4: SEVERABILITY**

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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-009R**

**SECTION 5: ADMINISTRATIVE CORRECTION**

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

**SECTION 6: PUBLICATION AND EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-009R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 28<sup>th</sup> day of April 2026.

CITY OF CLERMONT

\_\_\_\_\_  
Tim Murry, Mayor

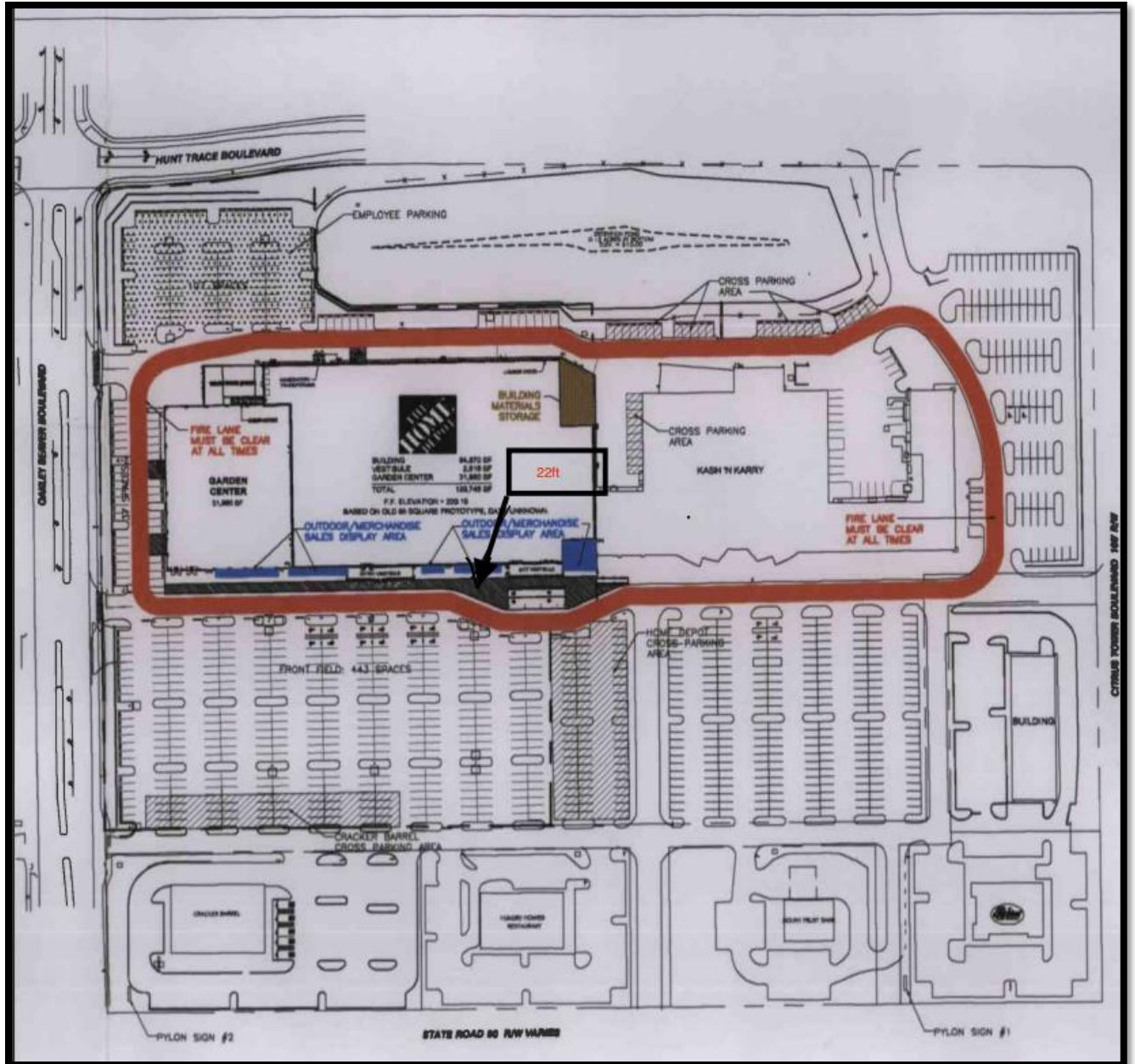
**ATTEST:**

\_\_\_\_\_  
Tracy Ackroyd Howe, MMC  
City Clerk

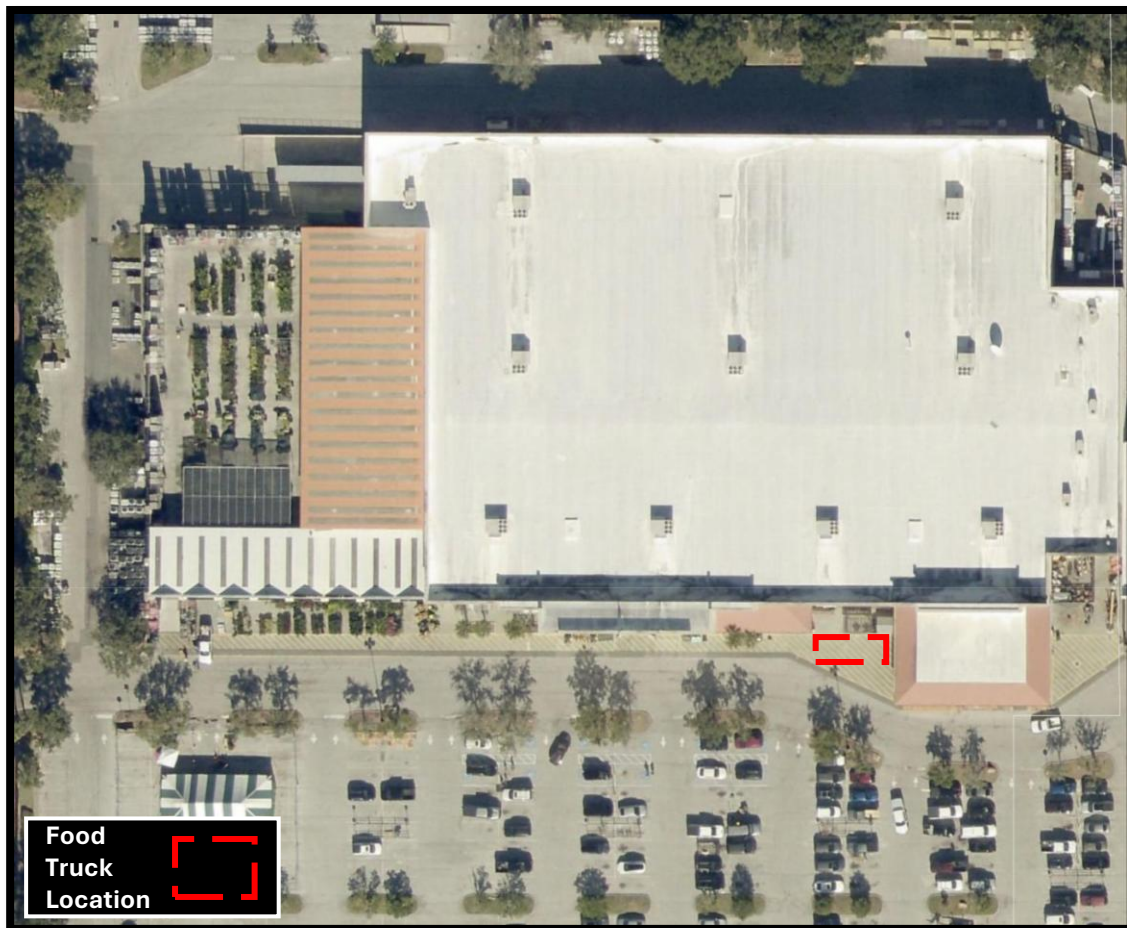
Approved as to form and legality:

\_\_\_\_\_  
Christian W. Waugh, City Attorney

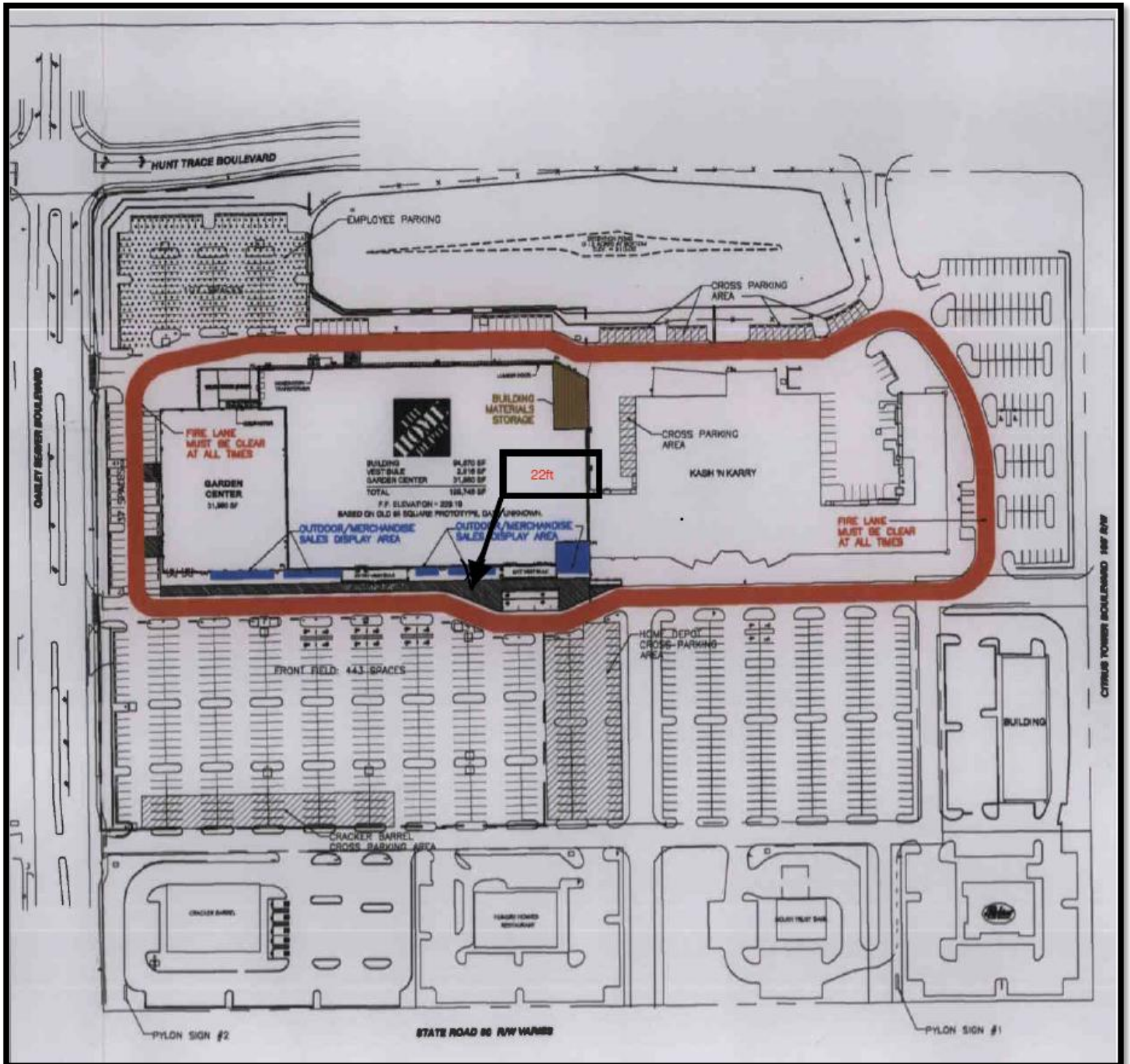
**Exhibit A – Preliminary Conceptual Site Plan**



Res. 2026-009R – Wahlburgers Food Truck at Home Depot



# Res. 2026-009R – Wahlburgers Food Truck at Home Depot



Submitted Site Plan

# Res. 2026-009R – Wahlburgers Food Truck at Home Depot

Existing Wahlburgers Food Truck located at a Home Depot Store.



Proposed Location at the Clermont Home Depot Store.





# CITY OF CLERMONT

## Staff Analysis Report

**OWNER:** Home Depot U.S.A, INC.

**APPLICANT:** Adaptiv Provisions LLC

**PROJECT NAME:** Wahlburgers Food Truck

**REQUESTED ACTION:** Consider a Conditional Use Permit to allow for a food truck to operate on an improved parcel designated with the C-2 General Commercial zoning district, located at 1530 E Hwy 50.

**SIZE OF PARCEL:** 9.79 +/- Acres

**LOCATION:** Home Depot Parking Lot (AK 3815370)

**EXISTING ZONING:** C-2 General Commercial District

**FUTURE LAND USE:** Commercial

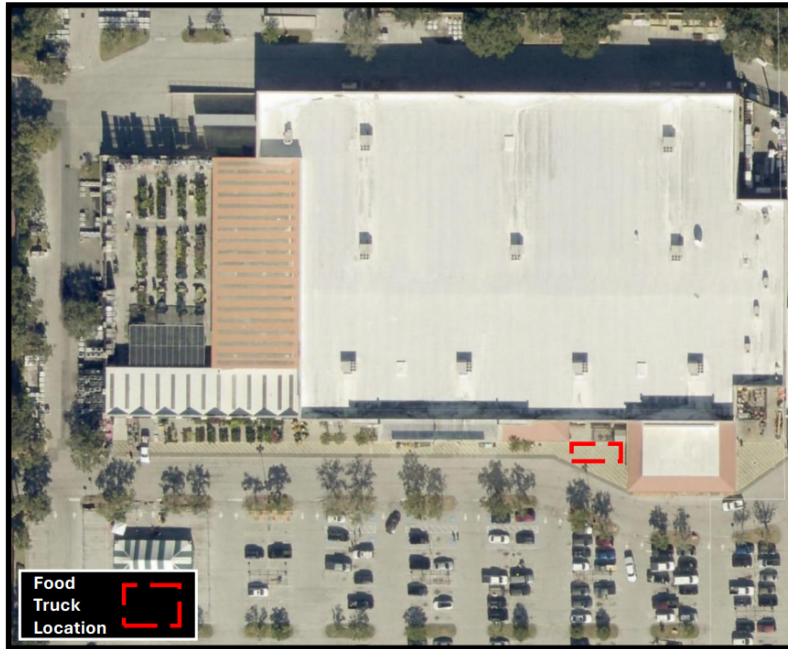
**EXISTING USE:** Retail

### Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Residential/Office	PUD	Assisted Living Facility	Superior Residences
South	Commercial	C-2 – General Commercial	Restaurants	Cracker Barrel Beef O’Brady’s
East	Commercial	C-2 – General Commercial	Retail	Home Goods Publix Misc. Retail
West	Commercial	C-2 – General Commercial	Retail	Oakley Plaza

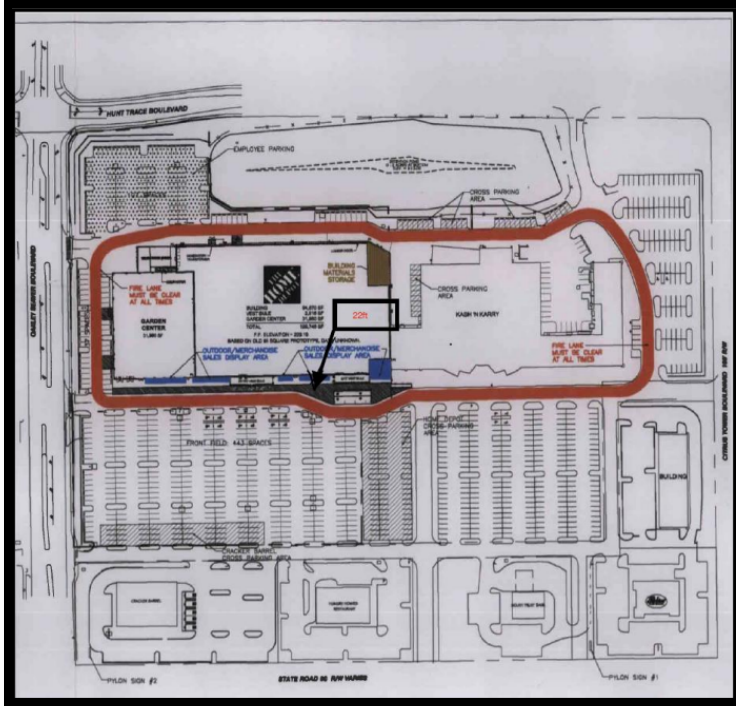
**STAFF ANALYSIS:**

The applicant, Adaptiv Provisions LLC, is requesting a Conditional Use Permit to allow the operation of a food truck on an improved parcel designated within the C-2 General Commercial Zoning District. The proposed location is 1530 E. Highway 50, within the Home Depot parking lot.



The applicant proposes to operate a single food truck, Wahlburgers, offering take-out service only. The use is intended to be family-friendly in nature and will not involve alcohol service, amplified entertainment, or late-night operations. The proposed hours of operation are seven days a week, 8:00 a.m. to 8:00 p.m., consistent with Home Depot’s business hours. The applicant has provided written authorization from Home Depot allowing the use of the property, including access to restroom facilities for patrons and mop sinks for operational needs.

The food truck is proposed to be located near the Pro Section of Home Depot on the east side of the facility, positioned at least 10 feet from the building. The placement will not impede the designated fire lane. The final location will be confirmed during site review to ensure compliance with all applicable building and fire safety codes. The food truck will also require connection to electrical power from Home Depot, for which the applicant will obtain the necessary permits prior to installation and operation. Additionally, the applicant has indicated that a contracted service provider will handle the collection and disposal of greywater and waste oil.



The City's Land Development Code does not identify food trucks as a permitted use within the C-2 General Commercial district. As such, Section 125-313 requires approval of a Conditional Use Permit for this type of operation. Although the C-2 General Commercial district permits restaurants and food establishments when conducted within an enclosed structure, staff finds that the proposed use is compatible with the district and would not be more objectionable than other permitted uses.

**STAFF RECOMMENDATION:**

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-009R.



## CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director or appointed designee, is required. Call 352-394-4083 or email [planning@clermontfl.org](mailto:planning@clermontfl.org) to schedule a meeting.
2. After meeting with the Development Services Director or appointed designee, the applicant shall prepare and submit one preliminary site plan (PDF) for review by the Site Review Committee (SRC) (if required). The material shall be emailed to [planning@clermontfl.org](mailto:planning@clermontfl.org). The preliminary site plan shall clearly depict the proposed project, showing the location and dimension of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plan is reviewed by the Site Review Committee (SRC), through an informal discussion, the applicant will then revise the preliminary site plan addressing the comments from the SRC. The revised preliminary site plan shall be submitted with the Conditional Use Permit (CUP) application.
4. The revised preliminary site plan is for purposes of the conditional use permit only, **and is not an approved site plan for construction.**
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1<sup>st</sup> of the month will be tentatively scheduled for public hearing the following month, pending City Manager approval and a sufficiency review. Public hearings are scheduled for the 1<sup>st</sup> and 4<sup>th</sup> Tuesdays of the following month for the Planning and Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

*\*The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 101 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



## CITY OF CLERMONT **CONDITIONAL USE PERMIT** FILING INSTRUCTIONS

In addition to the attached application, the applicant shall provide the following information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake Country Property record card.
2. A complete legal description and survey of the subject property provided in a Word document to be used for the legal advertising and in the CUP. It may be emailed as a word document to [planning@clermontfl.org](mailto:planning@clermontfl.org).
3. A preliminary site plan submitted as a PDF clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
4. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
5. Landscape plans in conformance with Chapter 123 of the Code. (See #3 above)
6. Original signature application.

**APPLICATION FEE:** \$845.00 plus the cost of advertisement, plus the cost of traffic review fee\*, if necessary.

\*If the conditional use impacts traffic, a third party review through the City's traffic consultant will be necessary. The cost of review will be the responsibility of the applicant.



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT**  
 APPLICATION

<b>Date</b>	1/21/26	<b>FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)</b>		
<b>Project Name (if applicable)</b>				
<b>Applicant</b> Adaptiv Provisions LLC				
<b>Contact Person</b> Brianna Pfister 951-234-2470				
<b>Address</b>		<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Telephone</b>				
<b>Email</b> brianna.pfister@bizboxgroup.com				
<b>PROPERTY OWNER INFORMATION</b> <input type="checkbox"/> (Check box if owner information is same as applicant)				
<b>Property Owner Name</b> Home Depot Corporate				
<b>Owner Address</b>		<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Telephone</b> 1800-466-3337		<b>Email</b>		
<b>PROPERTY INFORMATION</b>				
<b>Address of Subject Property</b> 1530 FL-50, Clermont, FL 34711		<b>Alternate Key</b>		<b>Zip</b>
<b>General Location</b> Parked in front of HD				
<b>Legal Description &amp; Alternate Key (include copy of survey)</b>				
<b>Land Use (City verification required)</b>				
<b>Zoning (City verification required)</b>				



CITY OF CLERMONT
CONDITIONAL USE PERMIT
APPLICATION

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

We propose to operate a professionally managed, family-friendly mobile food truck serving high-quality, freshly prepared food to residents and visitors in the Clermont area. Our goal is to complement the local dining scene by providing a convenient, safe, and enjoyable food option while maintaining full compliance with all local, county, and state regulations.

The food truck will feature a well-known, family-oriented burger concept (Wahlburgers), offering a menu centered on made-to-order burgers, sandwiches, sides, and non-alcoholic beverages. The menu is designed to appeal to a wide range of ages, with approachable options for children and adults alike. Our emphasis is on quality ingredients, consistent preparation standards, and friendly customer service.

Community & Family Focus

Our operation is intended to be welcoming and appropriate for all ages. We aim to participate in community events, family gatherings, and approved commercial or public locations where mobile food service is permitted.

The truck's appearance will be clean, professional, and visually appealing, contributing positively to the surrounding area.

Operations & Compliance

The food truck will operate during approved hours as designated by local regulations and site permissions. All required mobile food vending permits, health department approvals, and business licenses will be obtained and maintained.

Food will be prepared and served in accordance with applicable health and safety standards.

Staff will be trained in food safety, customer service, and proper waste handling.

Brianna Pfister

Applicant Name (print)

[Handwritten signature of Brianna Pfister]

Applicant Name (signature)

Sean Morrison

Owner Name (print)

[Handwritten signature of Sean Morrison]

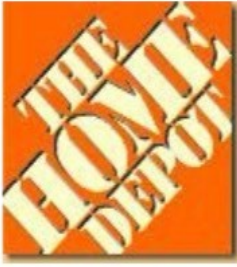
Owner Name (signature)

\*\*\*\*\*NOTICE\*\*\*\*\*

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

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

02/08/2024



2455 Paces Ferry Road, C-20, Atlanta, GA 30339

March 13, 2026

**VIA EMAIL DELIVERY**

City of Clermont  
Rae Chidlow  
Planning & Development Coordinator  
685 W. Montrose Street  
Clermont, FL 34711  
Telephone (352) 241-7335

Re: Home Depot Store # 6375 located at 1530 E HWY 50 CLERMONT LAKE FL 34711

Dear Rae Chidlow:


Home Depot U.S.A., Inc. ("Home Depot") is the owner of the property at the above location, where it operates a Home Depot retail store. In order to provide food and beverage services for our customers and associates, Home Depot would like to proceed with the operation of a Wahlburgers food service facility at our store. We understand that you desire Home Depot to confirm our approval for such an operation at this location, and this letter is intended to provide that approval.

Wahlburgers is authorized to pursue a conditional use permit for a food service operation at this location. In addition, this letter will confirm that Wahlburgers has Home Depot's permission to use the restrooms and mop sinks during store hours in connection with the food service operation.

Thank you for your attention to this matter. Please feel free to contact Alexis Deal, our Manager Food Ops at [alexis\\_k\\_deal@homedepot.com](mailto:alexis_k_deal@homedepot.com) or 678-640-2751 with any questions or concerns.

Very truly yours,

HOME DEPOT U.S.A., INC.

By:   
John Chescavage  
Assistant General Counsel

## Wahlburgers-

The proposed project consists of a Wahlburgers branded mobile food truck within the Clermont area. The mobile unit will provide on-site food service to the public, offering a menu that includes hamburgers, french fries, and milkshakes. Operations will be conducted in compliance with all applicable local, state, and federal regulations, including health, safety, and zoning requirements. The use is intended to be family-friendly in nature and will not involve alcohol service, amplified entertainment, or late-night operations.

Hours: Monday- Sunday 8am-8pm



<b>Account Number:</b>	526733
<b>Customer Name:</b>	City Of Clermont-Legals
<b>Customer Address:</b>	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
<b>Contact Name:</b>	City of Clermont
<b>Contact Phone:</b>	352.394.4081
<b>Contact Email:</b>	
<b>PO Number:</b>	

<b>Date:</b>	03/12/2026
<b>Order Number:</b>	12168030
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	41.0000
<b>Height in Inches:</b>	3.4000

**Print**

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	03/31/2026 - 03/31/2026	Govt Public Notices
LEE dailycommercial.com	1	03/31/2026 - 03/31/2026	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$66.78
Tax Amount	\$0.00
Service Fee 3.99%	\$2.66
Cash/Check/ACH Discount	-\$2.66
Payment Amount by Cash/Check/ACH	\$66.78
Payment Amount by Credit Card	\$69.44

<b>Order Confirmation Amount</b>	<b>\$66.78</b>
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## Ad Preview

### LEGAL NOTICE

On Tuesday, April 7th, 2026 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2026-009R) to allow for a food truck to operate on an improved parcel located in the C-2 General Commercial zoning district, at the following location:

### LOCATION

Home Depot Parking Lot  
(AK 3815370)  
9.79 +/- Acres

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

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

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

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

Tracy Ackroyd Howe, MMC  
City Clerk  
#12168030 3/31/2026



# AGENDA ITEM

<b>Meeting Date</b>	
Tuesday, April 7, 2026	
<b>Agenda Item Name</b>	
Ordinance 2026-016 <i>Kohl's Small-scale Comprehensive Plan Amendment</i>	
<b>Requested Action</b>	
Recommend approval of Ordinance 2026-016.	
<b>Staff Report</b>	
<p>The applicant is requesting a voluntary annexation, a small-scale comprehensive plan amendment, and a rezoning of the subject parcel for the purpose of providing the existing commercial uses with enhanced City services. The property is approximately 15.9 acres and is located at 12305 US Highway 27. The subject property is located within the Interlocal Service Boundary Agreement (ISBA) area as well as the Joint Planning Area (JPA).</p> <p>Through coordination with the City's Development Liaison, Zane Ertel, the City identified the site as a candidate for annexation, which was determined to be mutually beneficial for both the property owner and the City.</p>	
<p>The proposed map amendment will change the future land use designation from Lake County's Urban Low to the City's Commercial designation. The property is currently developed with a commercial retail department store. Policy 1.12.3 of the City's Comprehensive Plan encourages voluntary annexations, stating:</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>The property is located along the US Highway 27 corridor, an area characterized by established and planned commercial uses. Annexation of this site is a logical extension of the City boundary and is consistent and compatible with the existing development pattern along this corridor.</p> <p><b>STAFF RECOMMENDATION:</b> Staff has reviewed the request and finds that the proposed comprehensive plan amendment meets the requirements for voluntary annexation, that the City is capable of serving the property, and that the request is consistent with the City's Comprehensive Plan. Staff recommends approval of the Small-Scale Comprehensive Plan Amendment, Ordinance No. 2026-016.</p>	

<b>Additional Analysis</b>		
<b>Fiscal Impact Summary</b>		
<b>Fiscal Impact</b>	<b>Fund Number and Description</b>	<b>Available Budget Amount</b>
<b>Exhibits Attached</b> (copies of original agreements)		
1.	Ord. 2026-016 Kohl's Department Store SSCPA (03.13.2026)	Ord. 2026-016 Kohl's Department Store SSCPA (03.13.2026).pdf
2.	Location Maps	Location Maps.pdf
3.	Staff Analysis - Kohl's Department Store Comp (3.31.26)	Staff Analysis - Kohl's Department Store Comp (3.31.26).docx
4.	Kohl's Comprehensive Plan Application 2.26.2026 - Signed	Kohl's Comprehensive Plan Application 2.26.2026 - Signed.pdf
5.	Legal ad - Kohls SSCPA PZ	Legal ad - Kohls SSCPA PZ.pdf



CITY OF CLERMONT  
ORDINANCE NO. 2026-016

**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**

PARCEL 1: 3801512  
FROM SE COR OF SW 1/4 RUN N 0-14-09 E 630.69 FT, S 89-24-58 E 331.50 FT TO SW'LY R/W LINE OF US HWY 27, N 24-47-41 W ALONG SAID SW'LY R/W LINE 549.15 FT FOR POB, RUN S 65-12-19 W 465.75 FT, S 0-0-0 W 202.87 FT, N 89-31-40 W 334.98 FT TO A POINT OF A NON-TANGENT CURVE CONCAVE SW'LY, HAVING A RADIUS OF 1640 FT, A CHORD BEARING OF N 17-02-34 W, A CHORD DIST OF 261.64 FT, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09-09-02 A DIST OF 261.92 FT TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NE'LY, HAVING A RADIUS OF 710 FT, A CHORD BEARING OF N 02-49-08 W, A CHORD

**CITY OF CLERMONT  
ORDINANCE NO. 2026-016**

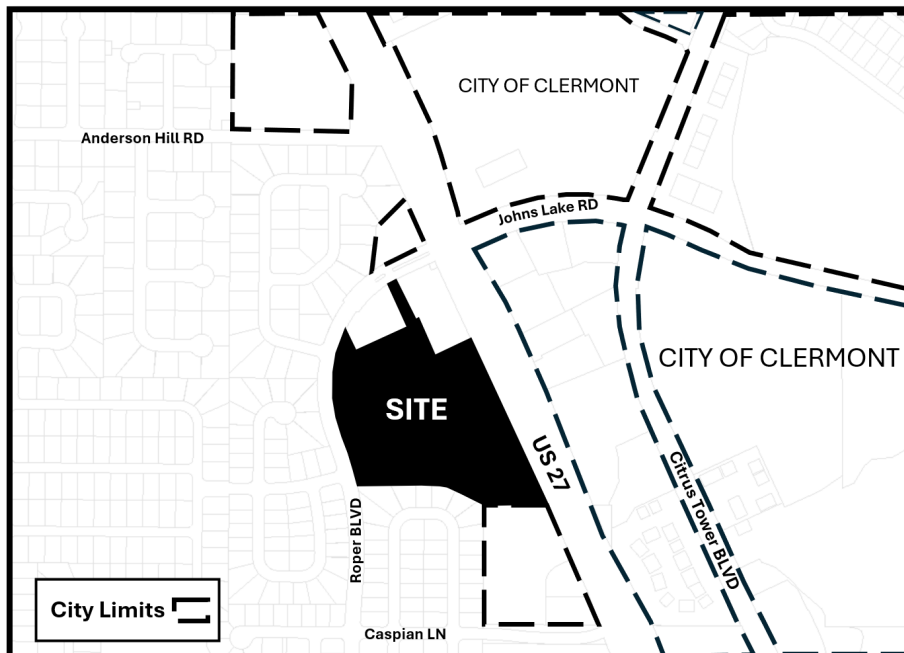
DIST OF 457.60 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 37-35-54 A DIST OF 465.91 FT TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 610 FT, A CHORD BEARING OF N 21-05-55 E, A CHORD DIST OF 108.84 FT, THENCE RUN NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 10-14-12 A DIST OF 108.99 FT, S 24-47-41 E 124.65 FT, N 65-12-19 E 299.08 FT, N 24-47-41 W 244.50 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE SE'LY HAVING A RADIUS OF 600 FT, A CHORD BEARING OF N 59-29-21 E, A CHORD DIST OF 50.25 FT, RUN THENCE NE'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04-48-0 A DIST OF 50.27 FT, THENCE S 24-47-41 E 237.05 FT, N 65-12-19 E 20 FT, S 24-47-41 E 210.13 FT, N 65-12-19 E 200 FT TO A POINT OF SAID SW'LY R/W LINE, THENCE S 24-47-41 E ALONG SAID R/W LINE 395.85 FT TO POB ORB 2665 PG 1318

PARCEL 2: 3565819

FROM SE COR OF SW 1/4 RUN N 00DEG 14MIN 09SEC E 630.69 FT FOR POB, RUN N 63DEG 57MIN 11SEC W 161.74 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SW'LY HAVING A RADIUS OF 250 FT, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE 111.59 FT THRU A CENTRAL ANGLE OF 25DEG 34MIN 28SEC TO THE POINT OF TANGENCY, THENCE RUN N 89DEG 31MIN 37SEC W 68.61 FT, N 00DEG 00MIN 00SEC E 202.87 FT, N 65DEG 12MIN 19SEC E 465.75 FT TO W'LY R/W LINE OF US HWY 27, S 24DEG 47MIN 41SEC E ALONG SAID W'LY R/W LINE 549.15 FT, N 89DEG 24MIN 58SEC W 331.50 FT TO POB ORB 2665 PG 1318

**LOCATION**

Kohl's Department Store  
12305 US Highway 27  
(Alternate Key 3801512 & 3565819)  
15.9 +/- Acres





*CITY OF CLERMONT*  
**ORDINANCE NO. 2026-016**

**CHANGE IN FUTURE LAND USE CLASSIFICATION:**

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

**SECTION 2: CONFLICT**

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

**SECTION 3: SEVERABILITY**

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

**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. 2026-016**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 28<sup>th</sup> day of April 2026.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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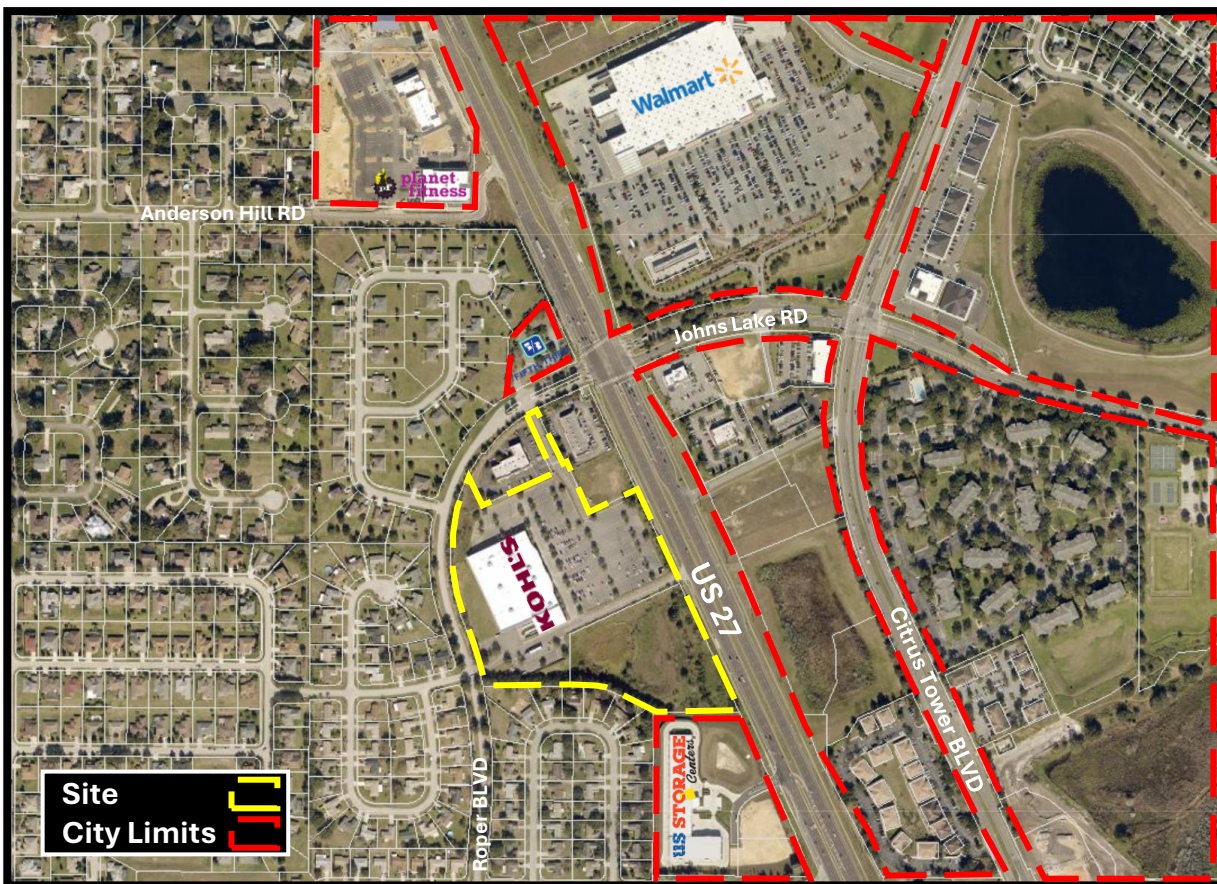
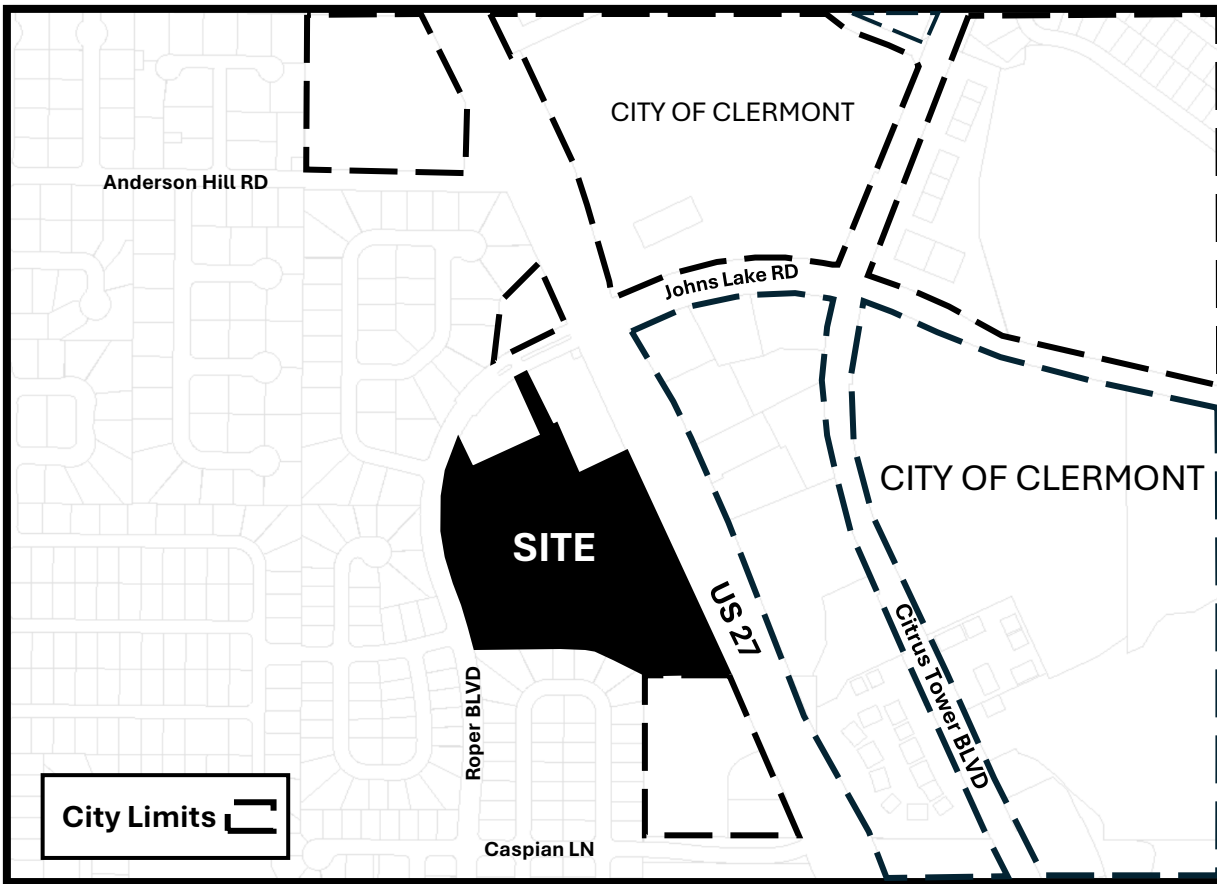
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

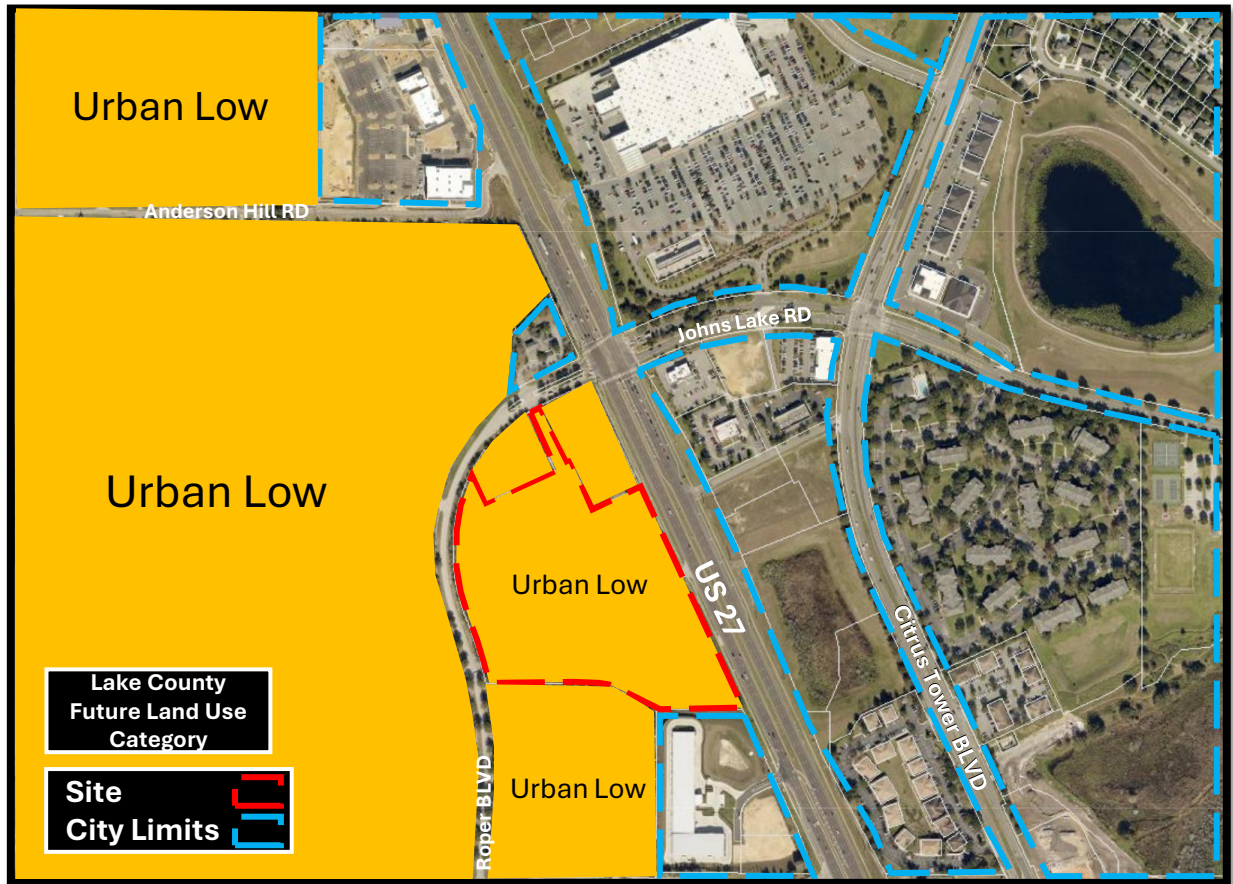
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Christian W. Waugh, City Attorney

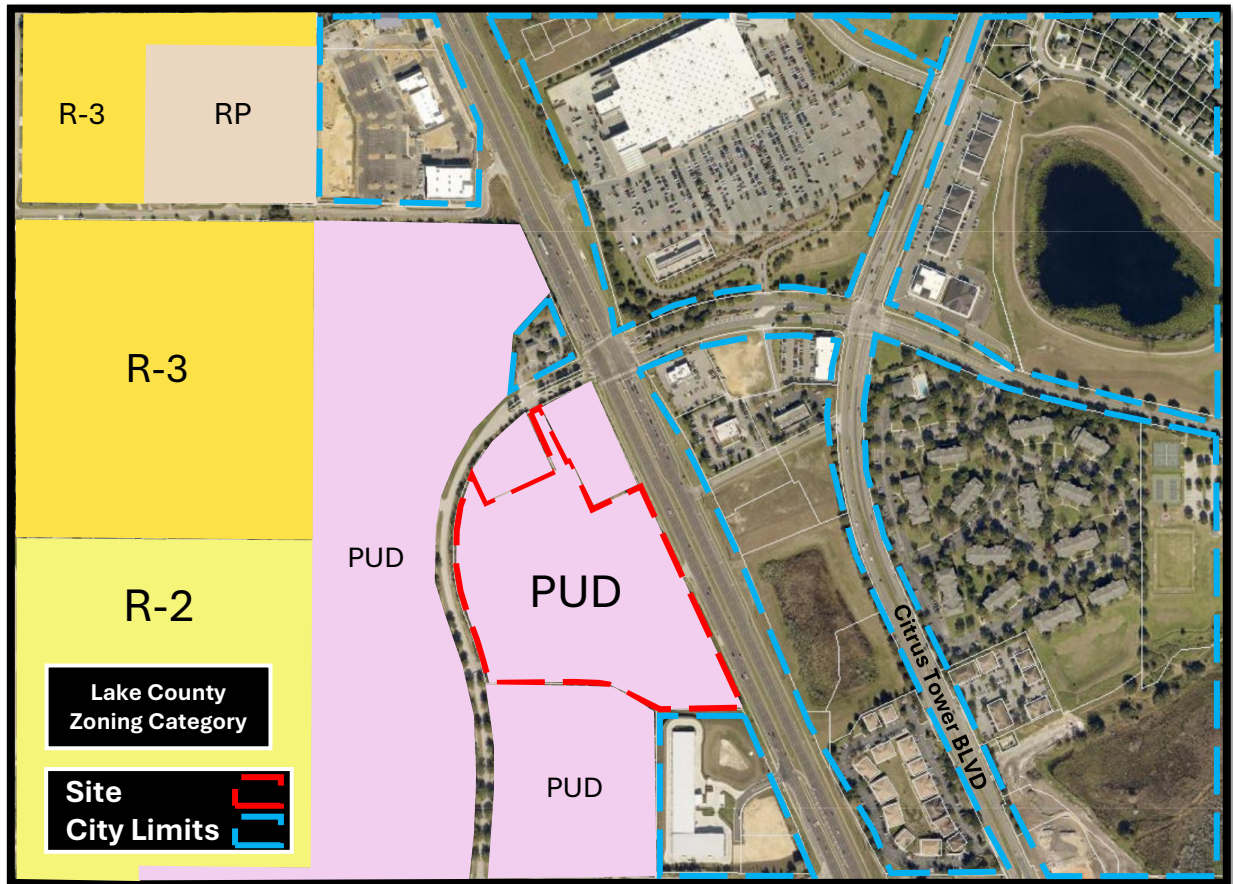
# Kohl's Department Store – Annexation, SSCP, and REZ



# Kohl's Department Store – Annexation, SSCPA, and REZ



# Kohl's Department Store – Annexation, SSCP, and REZ





# CITY OF CLERMONT

## Staff Analysis Report

**OWNER:** Kohl's Inc. formerly known as Kohl's Department Stores, Inc.

**APPLICANT:** Kohl's Inc. formerly known as Kohl's Department Stores, Inc.  
City of Clermont

**PROJECT NAME:** Kohl's Department Store

**REQUESTED ACTION:** Consider a request for Small-scale Comprehensive Amendment of an improved parcel located 12305 US Highway 27.

**SIZE OF PARCEL:** 15.9 +/- Acres

**LOCATION:** Kohl's Department Store  
12305 US Highway 27  
(Alternate Key 3801512 & 3565819)

**EXISTING ZONING:** Planned Unit Development (PUD) within Lake County

**FUTURE LAND USE:** Urban Low within Lake County

**EXISTING USE:** Retail Department Store

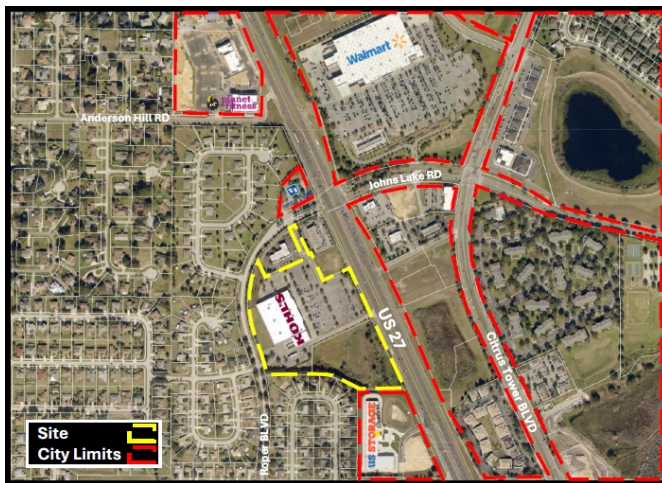
### Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low within Lake County	PUD within Lake County	Commercial	
South	Urban Low within Lake County	PUD within Lake County	Residential	
East	Master Planned Development	PUD	Commercial	
West	Urban Low within Lake County	PUD within Lake County	Residential	

**STAFF ANALYSIS:**

The applicant is requesting a voluntary annexation, a small-scale comprehensive plan amendment, and a rezoning of the subject parcel for the purpose of providing the existing commercial uses with enhanced City services. The property is approximately 15.9 acres and is located at 12305 US Highway 27. The subject property is located within the Interlocal Service Boundary Agreement (ISBA) area as well as the Joint Planning Area (JPA).

Through coordination with the City’s Development Liaison, Zane Ertel, the City identified the site as a candidate for annexation, which was determined to be mutually beneficial for both the property owner and the City.



The proposed map amendment will change the future land use designation from Lake County’s Urban Low to the City’s Commercial designation. The property is currently developed with a commercial retail department store. Policy 1.12.3 of the City’s Comprehensive Plan encourages voluntary annexations, stating:

Policy 1.12.3: 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.

The property is located along the US Highway 27 corridor, an area characterized by established and planned commercial uses. Annexation of this site is a logical extension of the City boundary and is consistent and compatible with the existing development pattern along this corridor.

**STAFF RECOMMENDATION:**

Staff has reviewed the request and finds that the proposed comprehensive plan amendment meets the requirements for voluntary annexation, that the City is capable of serving the property, and that the request is consistent with the City’s Comprehensive

Plan. Staff recommends approval of the Small-Scale Comprehensive Plan Amendment, Ordinance No. 2026-016.



**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
Application Instructions

**APPLICATION FEE:**

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

**APPLICATION PROCESS:**

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

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

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

**AMENDMENT TIME FRAME:**

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



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

**Application Information Required**

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

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

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: \_\_\_\_\_

FEE: \_\_\_\_\_

Project Name (if applicable): Kohl's Department Store

Applicant: Kohl's, Inc. Formerly known as Kohl's Department Stores, Inc. (changed 2/18/2020)

Contact Person: Adam Stehly
Address: N56 W17000 Ridgewood Drive
City: Menomonee Falls State: WI Zip: 53051
Phone: 262.271.0696 Fax:
E-Mail: adam.stehly@kohls.com

OWNER: Kohl's, Inc. Formerly known as Kohl's Department Stores, Inc. (changed 2/18/2020)
Address: N56 W17000 Ridgewood Drive
City: Menomonee Falls State: WI Zip: 53051
Phone: Fax:
E-Mail:

General Location: 12305 US Highway 27 (AK 3801512 & 3565819)

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet):

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

Existing (Actual) Land Use:

Existing Zoning: PUD

Existing Future Land Use: Urban Low

Proposed Future Land Use: Commercial

Type of development proposed: Retail Commercial



**Proposed density (dwelling units/acre) or intensity:** \_\_\_\_\_

**Proposed Zoning District:** C-2 General Commercial

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).

The proposed amendment seeks to change the existing land use designation for the subject property from Urban Low/PUD to City of Clermont Commercial/C-2 General Commercial. This change will permit the development of a retail building consistent with the City's Land Development Regulations. Furthermore, it ensures the property is integrated into the City's corporate limits with a designation that supports high-intensity commercial use, addressing the increasing demand for retail services driven by rapid residential growth within Clermont.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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><b>City of Clermont</b> 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:

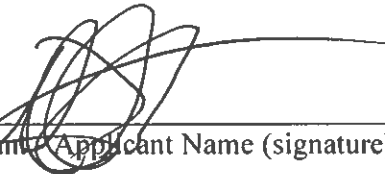
Before me, the undersigned authority personally appeared  
Mark Griepentrog, Executive Vice President, Chief Property Officer of Kohl's, Inc  
\_\_\_\_\_ , who being

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 \_\_\_\_\_ to Commercial \_\_\_\_\_ for the  
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

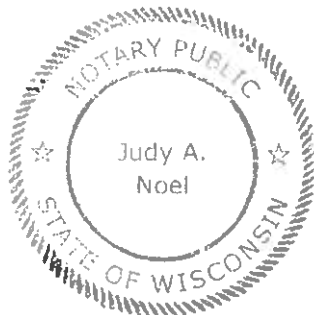
Mark Griepentrog, EVP, CPO of Kohl's, Inc

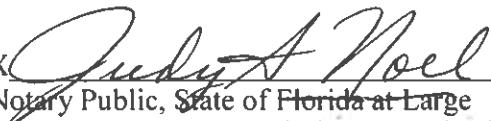
\_\_\_\_\_  
Affiant - Applicant Name (print)

X   
\_\_\_\_\_  
Affiant Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26 day of February, 2026



X   
Notary Public, State of Florida at Large  
WISCONSIN

My Commission Expires: 12/2/28



**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

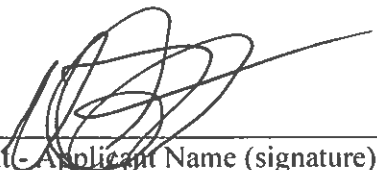
Before me, the undersigned authority personally appeared  
Mark Griepentrog, Executive Vice President, Chief Property Officer of Kohl's, Inc  
\_\_\_\_\_, who being

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 \_\_\_\_\_ to Commercial \_\_\_\_\_ for the property legally described on the attachment of this application.
3. That the owner of said property has appointed n/a \_\_\_\_\_ 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.

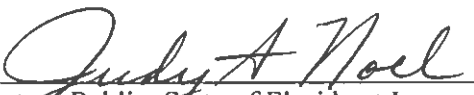
Mark Griepentrog, EVP, CPO of Kohl's, Inc

\_\_\_\_\_  
Affiant - Applicant Name (print)

X   
\_\_\_\_\_  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

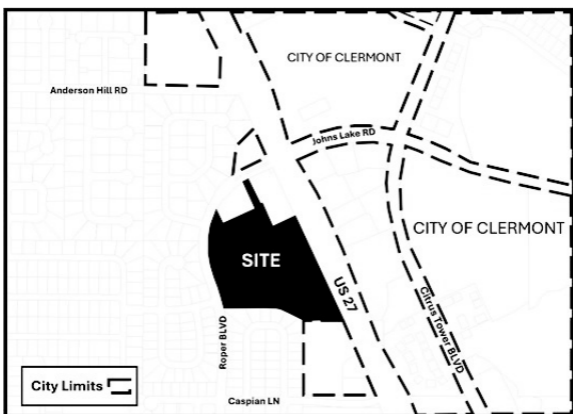
or personally known by me this 26 day of February, 2026

X   
\_\_\_\_\_  
Notary Public, State of Florida at Large  
Wisconsin

My Commission Expires: 12/2/28

**CITY OF CLERMONT**  
**NOTICE OF PROPOSED LAND USE CHANGE**  
**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**  
**ORDINANCE NO. 2026-016**

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, April 7th, 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 15.9 +/- acre parcel from Lake County Urban Low to City of Clermont Commercial.



**LOCATION**

Kohl's Department Store  
12305 US Highway 27  
(Alternate Key 3801512 & 3565819)  
15.9 +/- Acres

**FUTURE LAND USE MAP AMENDMENT**

**From: Lake County Urban Low**  
**TO: City of Clermont Commercial**

**ORDINANCE NO. 2026-016**

**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.

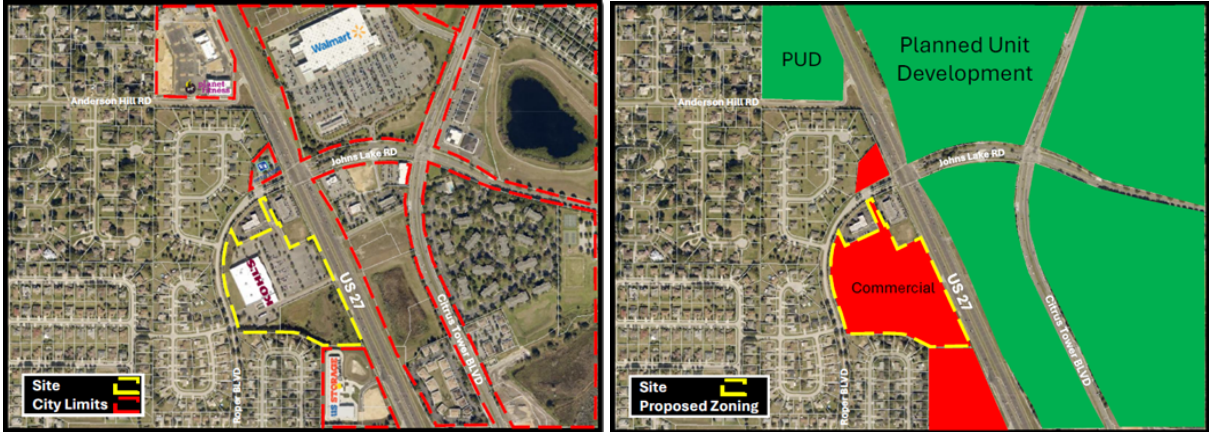
This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

<b>Meeting Date</b>	
Tuesday, April 7, 2026	
<b>Agenda Item Name</b>	
Ordinance 2026-017 <i>Kohl's Rezoning</i>	
<b>Requested Action</b>	
Recommend approval of Ordinance 2026-017.	
<b>Staff Report</b>	
<p>The applicant is requesting a voluntary annexation, a small-scale comprehensive plan amendment, and a rezoning of the subject parcel for the purpose of providing the existing commercial uses with enhanced City services. The property is approximately 15.9 acres and is located at 12305 US Highway 27. The subject property is located within the Interlocal Service Boundary Agreement (ISBA) area as well as the Joint Planning Area (JPA).</p> <p>Through coordination with the City's Development Liaison, Zane Ertel, the City identified the site as a candidate for annexation, which was determined to be mutually beneficial for both the property owner and the City.</p>	
	
<p>The proposed rezoning would change the designation from Lake County's Planned Unit Development (PUD) to the City's C-2 General Commercial zoning district. The property is currently developed with a commercial retail department store.</p> <p>The property was originally developed under Lake County's PUD, Resolution No. 1994-110 (Spring Valley), which entitled the area for 546 single-family residential units and 20 acres for up to 160,000 square feet of commercial development. The property owner, Spring Valley, LTD, entered into a utility service agreement with the City on October 1, 1999, to receive wastewater services.</p> <p>As the PUD area has reached full development and no remaining entitlements or land-use conditions apply to the Kohl's parcel, the City's C-2 General Commercial designation is the most appropriate zoning district. C-2 General Commercial is consistent with the existing use, aligns with the City's commercial standards along the US 27 corridor, and removes the need to rely on an outdated PUD document. Rezoning to C-2 General Commercial zoning will ensure consistent development regulations, signage standards, and administrative procedures for this established commercial parcel.</p>	

**STAFF RECOMMENDATION:**

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 C-2 General Commercial designation is consistent with the City's Comprehensive Plan, Land Development Regulations and staff recommends approval of Ordinance 2026-017.

**Additional Analysis**

**Fiscal Impact Summary**

**Fiscal Impact**

**Fund Number and Description**

**Available Budget Amount**

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

1.	Ord. 2026-017 Kohl's Department Store RZ (03.13.2026)	Ord. 2026-017 Kohl's Department Store RZ (03.13.2026).pdf
2.	Location Maps	Location Maps.pdf
3.	Lake County PUD (Res.1994 110)	Lake County PUD (Res.1994 110).pdf
4.	Utility Service Agreement (Spring Valley)	Utility Service Agreement (Spring Valley).pdf
5.	Staff Analysis - Kohl's Department Store REZ (3.31.26)	Staff Analysis - Kohl's Department Store REZ (3.31.26).docx
6.	Kohl's Rezoning Application 2.26.2026 - Signed	Kohl's Rezoning Application 2.26.2026 - Signed.pdf
7.	Legal ad - Kohls REZ PZ	Legal ad - Kohls REZ PZ.pdf



CITY OF CLERMONT  
ORDINANCE NO. 2026-017

**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 April 28<sup>th</sup>, 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 Planned Unit Development to City of Clermont C-2 General Commercial District; and

**WHEREAS**, the City of Clermont Planning and Zoning Commission did on the 7<sup>th</sup> day of April 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**

PARCEL 1: 3801512  
FROM SE COR OF SW 1/4 RUN N 0-14-09 E 630.69 FT, S 89-24-58 E 331.50 FT TO SW'LY R/W LINE OF US HWY 27, N 24-47-41 W ALONG SAID SW'LY R/W LINE 549.15 FT FOR POB, RUN S 65-12-19 W 465.75 FT, S 0-0-0 W 202.87 FT, N 89-31-40 W 334.98 FT TO A POINT OF A NON-TANGENT CURVE CONCAVE SW'LY, HAVING A RADIUS OF 1640 FT, A CHORD BEARING OF N 17-02-34 W, A CHORD DIST OF 261.64 FT, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09-09-02 A DIST OF 261.92 FT TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NE'LY, HAVING A RADIUS OF 710 FT, A CHORD BEARING OF N 02-49-08 W, A CHORD

**CITY OF CLERMONT  
ORDINANCE NO. 2026-017**

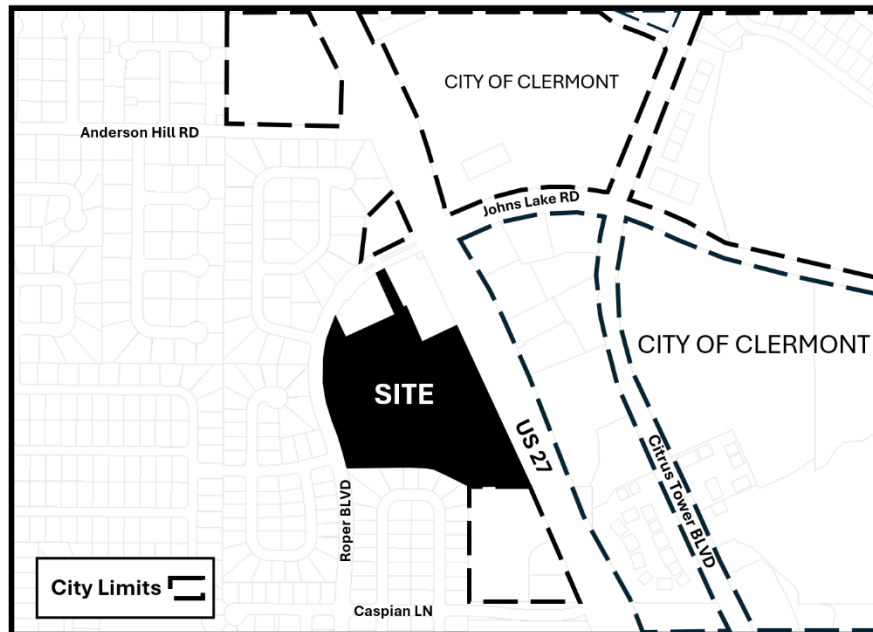
DIST OF 457.60 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 37-35-54 A DIST OF 465.91 FT TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 610 FT, A CHORD BEARING OF N 21-05-55 E, A CHORD DIST OF 108.84 FT, THENCE RUN NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 10-14-12 A DIST OF 108.99 FT, S 24-47-41 E 124.65 FT, N 65-12-19 E 299.08 FT, N 24-47-41 W 244.50 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE SE'LY HAVING A RADIUS OF 600 FT, A CHORD BEARING OF N 59-29-21 E, A CHORD DIST OF 50.25 FT, RUN THENCE NE'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04-48-0 A DIST OF 50.27 FT, THENCE S 24-47-41 E 237.05 FT, N 65-12-19 E 20 FT, S 24-47-41 E 210.13 FT, N 65-12-19 E 200 FT TO A POINT OF SAID SW'LY R/W LINE, THENCE S 24-47-41 E ALONG SAID R/W LINE 395.85 FT TO POB ORB 2665 PG 1318

PARCEL 2: 3565819

FROM SE COR OF SW 1/4 RUN N 00DEG 14MIN 09SEC E 630.69 FT FOR POB, RUN N 63DEG 57MIN 11SEC W 161.74 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SW'LY HAVING A RADIUS OF 250 FT, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE 111.59 FT THRU A CENTRAL ANGLE OF 25DEG 34MIN 28SEC TO THE POINT OF TANGENCY, THENCE RUN N 89DEG 31MIN 37SEC WJ68.61 FT, N 00DEG 00MIN 00SEC E 202.87 FT, N 65DEG 12MIN 19SEC E 465.75 FT TO W'LY R/W LINE OF US HWY 27, S 24DEG 47MIN 41SEC E ALONG SAID W'LY R/W LINE 549.15 FT, N 89DEG 24MIN 58SEC W 331 50 FT TO POB ORB 2665 PG 1318

**LOCATION:**

Kohl's Department Store  
12305 US Highway 27  
(Alternate Key 3801512 & 3565819)  
15.9 +/- Acres





*CITY OF CLERMONT*  
**ORDINANCE NO. 2026-017**

**PROPERTY REZONING**

**FROM: Lake County Planned Unit Development (PUD)  
TO: City of Clermont General Commercial (C-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. 2026-017**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 28th day of April 2026.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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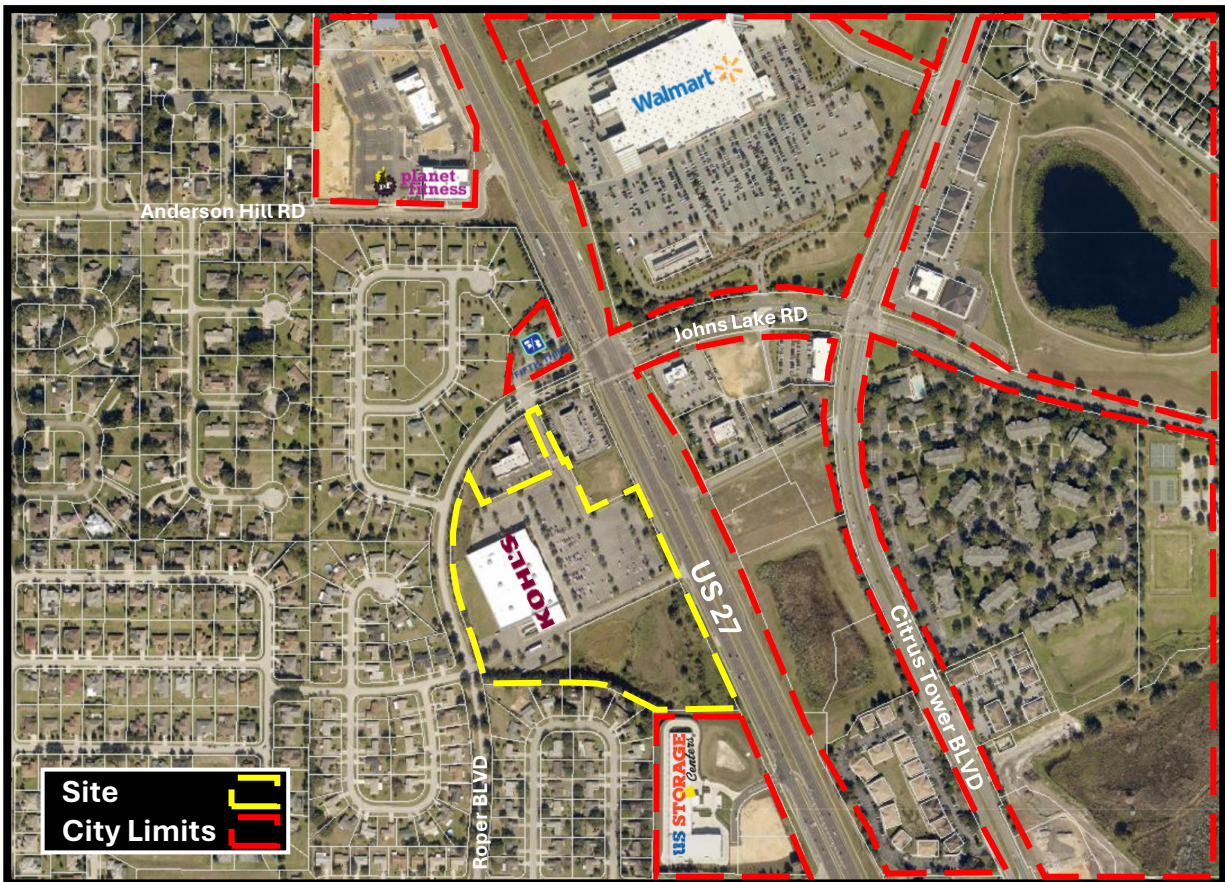
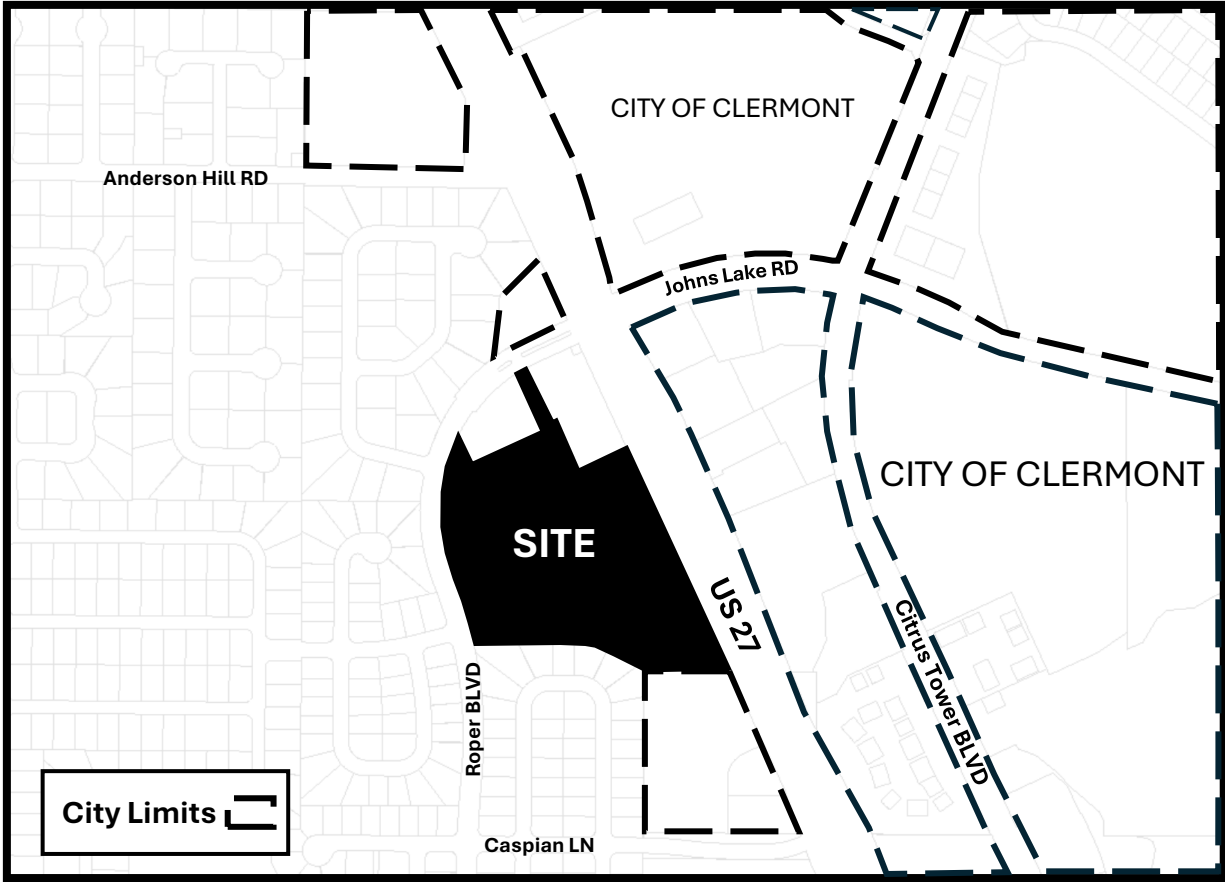
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

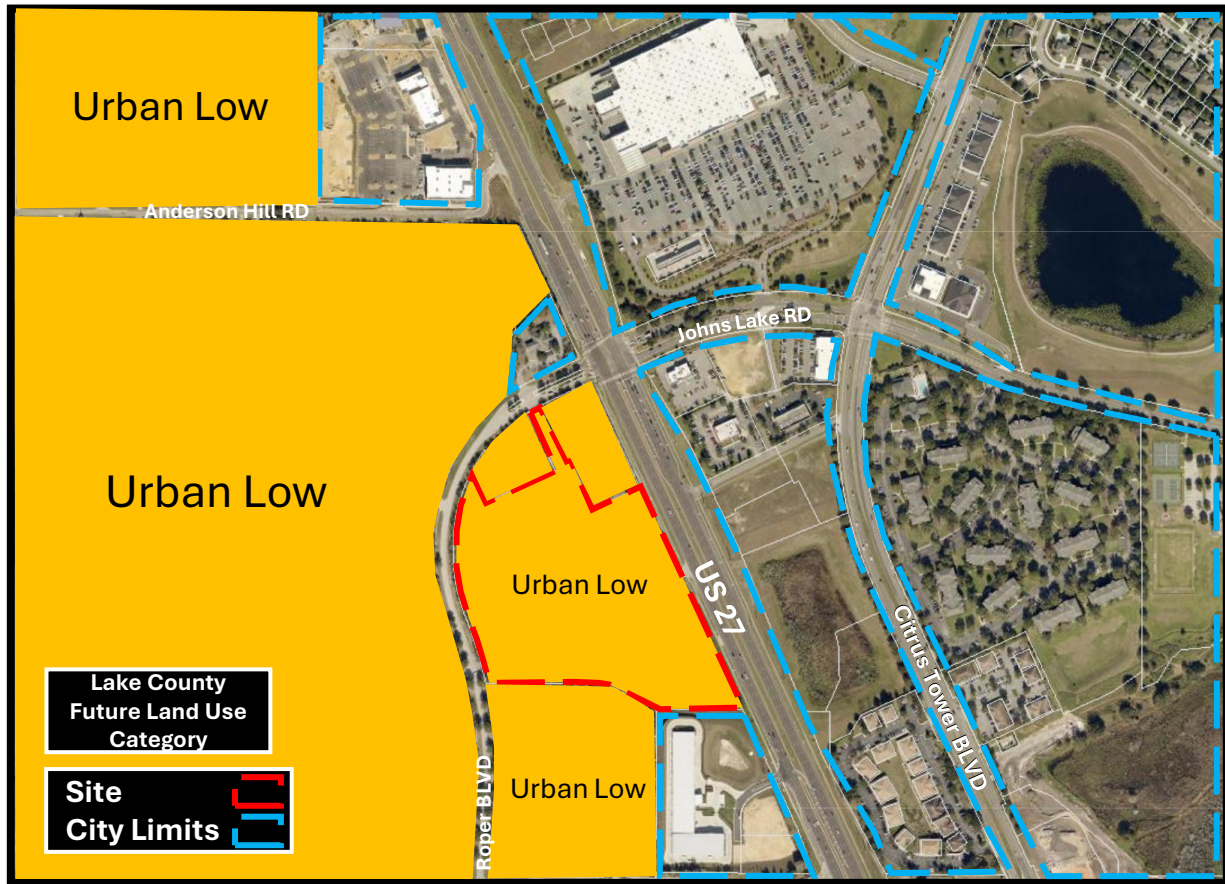
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Christian W. Waugh, City Attorney

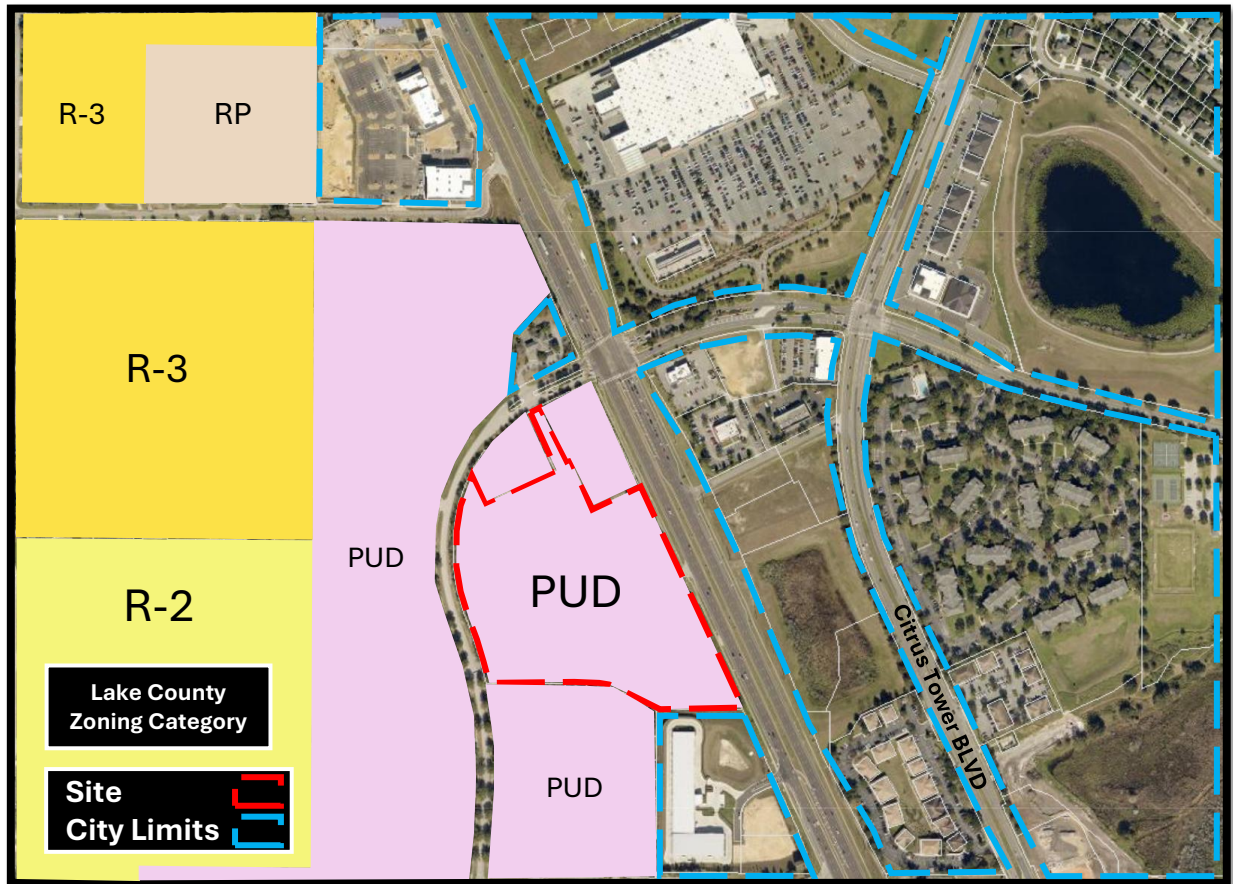
# Kohl's Department Store – Annexation, SSCP, and REZ



# Kohl's Department Store – Annexation, SSCPA, and REZ



# Kohl's Department Store – Annexation, SSCPA, and REZ



REC 4900  
TF 50

**95 37491**

**CORRECTIVE  
RESOLUTION NO. 1994-110  
(Tracking No. #11-94-PUD)  
(PH#5-94-2/Spring Valley)**

**BOOK 1372 PAGE 0447**

1           WHEREAS, the Lake County Planning and Zoning Commission did,  
2 on the 30th day of March, 1994, review petition #5-94-2 (Spring  
3 Valley), a request to approve the preliminary development plan  
4 (dated January 31, 1994 as prepared by Robert D. Londeree) for a  
5 rezoning from R-1 (Rural Residential) to PUD (Planned Unit  
6 Development) zoning district on property generally located in the  
7 Clermont area - Property lying W of US 25/27 & S of Anderson Hill  
8 Rd. (DR2-1146). The property is more particularly described as:

9           **LEGAL DESCRIPTION: SEE EXHIBIT A**

10           AND, after giving Notice of Hearing on petition for  
11 development plan approval, including a notice that said petition  
12 would be presented to the Board of County Commissioners of Lake  
13 County, Florida, on the 24th day of May, and

14           WHEREAS, the Board of County Commissioners reviewed said  
15 petition, the recommendations of the Lake County Planning and  
16 Zoning Commission, and any comments, favorable or unfavorable from  
17 the Public and surrounding property owners at a Public Hearing duly  
18 advertised, and

19           WHEREAS, upon review, certain terms and conditions pertaining  
20 to the development of the above described property have been duly  
21 approved, and

22           NOW THEREFORE, BE IT RESOLVED by the Board of County  
23 Commissioners of Lake County, Florida, that the Zoning Rules and

CORRECTIVE RESOLUTION NO. 1994-110  
 (Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring  
 Valley)

1 Regulations of Lake County, Florida, be altered and amended as they  
 2 pertain to the above tract of land subject to the following terms  
 3 and conditions:

4 1 **Terms:** The facility shall mean and include the total of the  
 5 following:

6 I. **Land Uses:**

7 A. **Residential**

8 1. **Number and Types of Residential Units**

9 The project shall contain a total of 546  
 10 single-family residential dwelling units at a gross  
 11 density of 2.4 units per acre, which shall include:

12 a. Single Family "Estate" Lots consisting of  
 13 17.1± acres.

14 b. Single Family Low Density (SFLD) consisting of  
 15 a total of 105± acres.

16 c. Single Family Medium Density (SFMD) consisting  
 17 of a total of 35.0± acres.

18 2. **Minimum Lot Size/Structure Size and Setbacks:**

19 a. **Estate Lots**

20 Minimum Lot Size = 100' (BSL) x 150'  
 21 Minimum Net Living Area = 1400 or 1700 sq. feet  
 22 \*Note - see Preliminary Development Plan  
 23 for details of which minimum net living  
 24 area applies where  
 25 Maximum building Height = 35 feet

26 Setbacks  
 27 Front = 25 feet  
 28 Side = 10 feet  
 29 Rear = 25 feet

30 A secondary front yard setback of 15 ft. shall be  
 31 maintained for corner lots.

CORRECTIVE RESOLUTION NO. 1994-110  
(Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring Valley)

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**b. Single Family Low Density (SFLD)**

Minimum lot size = 70' (BSL) x 110'  
Minimum net living area = 1200 square feet  
Maximum building height = 35 feet

Setbacks  
Front = 25 feet  
Side = 5 feet  
Rear = 25 feet

A secondary front yard setback of 15 ft. shall be maintained for corner lots.

**c. Single Family Medium Density (SFMD)**

Minimum lot size = 50' (BSL) x 110'  
Minimum net living area = 1100 or 1200 sq. ft.  
\*Note - see Preliminary Development Plan for details of which minimum net living area applies where  
Maximum building height = 35 feet

**Setbacks**  
Front = 25 feet  
Side = 0 to 10 feet, with a minimum of 10 feet between buildings  
Rear = 15 feet

**d. General Conditions to All Lots**

A secondary front yard setback of 15 ft. shall be maintained for corner lots.

All SFLD and SFMD lots on perimeter of project shall be 15' deeper than the minimum set forth above.

**B. Recreation/Open Space/Buffer Requirements**

- 1. A total of 54.75 acres shall be designated as open space/recreation areas.
- 2. All SFLD and SFMD lots between any new subdivision and active agricultural lands shall be 50' deeper than the minimum set forth above..

CORRECTIVE RESOLUTION NO. 1994-110  
(Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring Valley)

1                   3.    Open Space for the project shall consist primarily  
2                   of:

- 3                   a.    A park site of 13.0 acres.  
4                   b.    Common open space and buffers of 41.75 acres.

5                   C.    Commercial and Community Development

6                   1.    Number and Type of Commercial Development

7                   a.    The proposed development shall contain a total  
8                   of 160,000 square feet of commercial  
9                   development on 20.0 acres. The established  
10                  uses shall be compatible with those uses  
11                  outlined in the C-2 (Community Commercial)  
12                  zoning district in the Lake County Land  
13                  Development Regulations.

14                  b.    The proposed development shall contain a total  
15                  of 1.3± acres of Community facilities. The  
16                  established uses shall be compatible with  
17                  those uses outlined in the CFD (Community  
18                  Facilities District) zoning in the Lake County  
19                  Land Development Regulations.

20                  c.    Commercial development in excess of 50,000  
21                  square feet may be considered appropriate at  
22                  such time the internal road proposed by the  
23                  applicant is functionally classified as a  
24                  collector, and the project entrance  
25                  constitutes an intersection of a collector and  
26                  an arterial.

27                  d.    Access to the commercial site shall be through  
28                  an internal roadway network.

29                  2.    Building Setbacks/Building Height

30                  a.    Side and Rear - a minimum of five (5) feet  
31                  from the property lines; and

32                  b.    Fifty (50) feet from all roads or  
33                  rights-of-way easements.

34                               Where adjacent to residential development the  
35                               minimum building setbacks shall be ten (10)  
36                               feet.

CORRECTIVE RESOLUTION NO. 1994-110  
 (Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring  
 Valley)

1                   c.    Building Height

2                                   The maximum building height shall be fifty  
 3                                   (50') feet.

- 4                   3.    Prohibited Commercial Uses. The following uses are  
 5                                   prohibited: Hotel, motel, plant nurseries,  
 6                                   roadside farm stand, towers, adult uses, amusements  
 7                                   - commercial, recreation - commercial, warehouse,  
 8                                   paint and body shop, vehicle sales lots, mobile  
 9                                   home sales lots, drive-in theater, and research  
 10                                   laboratories.

11                   D.    Preliminary Development Plan

- 12                   1.    A three (3) page Preliminary Development Plan  
 13                                   prepared by Robert D. Londeree, Landscape  
 14                                   Architect, P.O. Box 1077, Windermere, FL 34786,  
 15                                   876-4644, Planning and Design, is hereby  
 16                                   incorporated herein. Page 1 has a revised date of  
 17                                   May 24, 1994 and pages 2 and 3 have a January 31,  
 18                                   1994 date. This three (3) page Preliminary  
 19                                   Development Plan is located in the Office of the  
 20                                   County Manager or designee.

21                   II   Public Facilities

22                   A.   Fire/Rescue

- 23                   1.    Applicant shall adhere to the Lake County Fire  
 24                                   Standards.

25                   B.   Water/Sewer

- 26                   1.    Water and sewer to the project are to each be  
 27                                   provided by a centralized system.
- 28                   2.    Lake County recognizes that a private corporation  
 29                                   MAY hold the Florida Public Service Commission  
 30                                   franchise to provide central water and the City of  
 31                                   Clermont MAY have the legal right to provide  
 32                                   central sewer pursuant to Chapter 180, Florida  
 33                                   Statutes. Lake County expects that the developer  
 34                                   shall be able to reach agreements between the  
 35                                   private corporation and City of Clermont.

36                   III Landscaping/Buffering Requirements

CORRECTIVE RESOLUTION NO. 1994-110  
(Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring Valley)

1           A.    Commercial/Residential Areas:

- 2                   1.    A landscape buffer between commercial and
- 3                            residential uses and sign controls shall reduce the
- 4                            incompatibility and reduce glare and noise.
- 5                   2.    The buffer between commercial and residential uses
- 6                            shall consist of an opaque wall and/or berm and
- 7                            landscaping which shall minimize visual pollution.

8           B.    Wetlands

- 9                   1.    An identification of the location and extent of
- 10                           wetlands on the property to be developed (wetland
- 11                           delineation's shall be determined in the field by
- 12                           agencies exercising jurisdiction).
- 13                   2.    Wetlands, to the extent practicable shall be placed
- 14                           in conservation easements which shall run in favor
- 15                           of, and be enforceable by, a homeowner's
- 16                           association or the County. The conservation
- 17                           easement shall require that the wetlands be
- 18                           maintained in their natural and unaltered state.
- 19                   3.    Wetlands shall not be included as part of any
- 20                           platted lot, other than a lot platted as a common
- 21                           area.
- 22           4.    Buffers without native vegetation shall be revegetated with
- 23                           those indigenous to the habitat.

24           C.    Aquifer Recharge

- 25                   1.    The development is within a very high Aquifer
- 26                           recharge area, use of porous pavement and concrete
- 27                           and turf blocks shall be used when practicable.
- 28                   2.    Storm water facilities shall be located in those
- 29                           areas with the highest rate of percolation.

30    IV   Transportation Standards:

- 31                   1.    The applicant shall comply with Lake County Access
- 32                           Management Ordinance per Chapter 9.05 of the Lake County
- 33                           Land Development Regulations.
- 34                   2.    If the internal "spine" road is to be considered a

CORRECTIVE RESOLUTION NO. 1994-110  
 (Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring  
 Valley)

- 1 "Collector", then it shall be designed and built to the  
 2 County standards for a Minor Road, otherwise it shall be  
 3 designed and built to feeder/distributor standards. This  
 4 roadway shall be extended to provide access to the  
 5 adjacent property to the south. The applicant shall  
 6 coordinate with the County Manager or designee to  
 7 determine the proper alignment of this roadway extension.
- 8 3. Pursuant to Section 9.04.03 of the Land Development  
 9 Regulations the applicant shall dedicate additional  
 10 right-of-way to provide 40 feet from centerline of  
 11 Anderson Hill Road.
- 12 4. The applicant shall provide right and left turn lanes  
 13 with storage and taper on US 27 at the entrance to the  
 14 proposed development per FDOT standards. This shall be  
 15 shown on the preliminary plat.
- 16 5. All roads within the development shall be designed both  
 17 horizontally and vertically to meet the LDR's  
 18 requirements for their classification. Pavement width is  
 19 to be based on ADT.
- 20 6. All easements not utilized within "Monte Vista Park  
 21 Farms' Plat Book 2, Page 27, O.R.B. shall be vacated by  
 22 the applicant prior to final plat.
- 23 7. The development shall have a minimum of one  
 24 ingress/egress points from U.S. 27 for the safe access of  
 25 the residents. The Anderson Hill Road entrance as  
 26 presented in the Traffic Analysis should not be included  
 27 as part of the project. There will be no connection to  
 28 Anderson Hill Road.
- 29 8. At such time that a traffic signal is warranted at the  
 30 intersection of US-27 and the proposed entrance the  
 31 development shall pay a pro-rata share of the cost of the  
 32 signal.
- 33 9. The Preliminary Development Plan requires that the  
 34 internal neighborhood collector road be extended to both  
 35 the west property line and south property line.
- 36 10. Prior to Lake County's approval of a final plat of lands  
 37 contiguous to the proposed interconnect to the west, as  
 38 shown on the Preliminary Development Plan, applicant and  
 39 the property owner to the west shall agree in writing on

6/19/95

7

CORRECTIVE RESOLUTION NO. 1994-110  
 (Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring  
 Valley)

1 the terms and conditions and exact location on where the  
 2 internal neighborhood collector road shall connect to the  
 3 property to the west.

4 11. Prior to Lake County's approval of a final plat of lands  
 5 contiguous to the proposed interconnect to the south,  
 6 applicant and the property owner to the south shall agree  
 7 in writing on the terms and conditions and exact location  
 8 on where the internal neighborhood collector road shall  
 9 connect to the property to the south.

10 12. If the applicant is unable to reach an agreement with  
 11 either the property owner to the south or west, then Lake  
 12 County shall determine the terms and conditions and exact  
 13 location on where the internal neighborhood collector  
 14 road shall connect to the property to the south and west.

15 13. All parking areas shall be designed in accordance with  
 16 Lake County Land Development Regulations for each  
 17 particular land use, as developed.

18 V. Parks, Recreation, and Lighting

19 1. The applicant shall provide for bike and pedestrian  
 20 traffic throughout the development in accordance with the  
 21 Lake County Land Development Regulations. Paved  
 22 shoulders for bicycle paths (2' minimum width) shall be  
 23 required along both sides of all neighborhood collector  
 24 roadways and sidewalks shall be required along one side  
 25 of roadways within the development.

26 2. The applicant shall provide with the Preliminary Plat  
 27 submittal a Park Plan indicating locations/boundaries of  
 28 recreational uses, parking and structural facilities,  
 29 lighting and etc. This plan shall be subject to review  
 30 and approval by the Department of Public Services.

31 3. Lighting - in the recreational area shall not fall upon  
 32 the neighboring properties.

33 VI Stormwater

34 1. The stormwater management system shall be designed in  
 35 accordance with all applicable Lake County and St. Johns  
 36 River Water Management District requirements.

37 2. A copy of the SJRWMD permit is required prior to final

CORRECTIVE RESOLUTION NO. 1994-110  
 (Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring  
 Valley)

- 1 approval.
- 2 3. The applicant shall indicate the entity responsible for  
 3 the maintenance of the stormwater management system on  
 4 the plat or in a document prior to the approval of the  
 5 final plat of record.
- 6 4. Locate and identify the 100 year flood elevation and  
 7 source of this information on plans. Compensating  
 8 storage for any fill in this area is required.
- 9 5. The applicant is requested by the Federal Emergency  
 10 Management Agency to submit a Letter of Map Revision or  
 11 Amendment to the Federal Emergency Management Agency, if  
 12 the flood hazard boundary is altered and/or a new 100  
 13 year flood elevation is established in reference to the  
 14 Lake County Flood Insurance Rate Map.
- 15 6. A copy of the pre and post basin maps shall be included  
 16 with all stormwater calculations submitted.
- 17 7. The 100 year flood elevation shall be calculated from a  
 18 base elevation equal to the normal water level (NWL) of  
 19 the existing pond. This NWL elevation shall be  
 20 determined by historical data, soil type and/or existing  
 21 vegetation. The existing water level of the pond does  
 22 not necessarily indicate the NWL.

23 **VII Submittal Requirement**

24 At the time of submittal, any requested development order must  
 25 comply with all policies of the Comprehensive Plan, as  
 26 amended, and the Lake County Land Development Regulations, as  
 27 amended.

28 **VIII Creation of a Municipal Services Benefit Unit (MSBU)**

29 At the time of final platting, the applicant, at the County's  
 30 direction, will provide for a Municipal Service Benefit Unit  
 31 (MSBU) or other entity as may be approved by the County as  
 32 provided under the Florida Statutes.

- 33 • 2. **Conditions as altered and amended which pertain to the above**  
 34 **tract of land shall mean:**
- 35 A. After establishment of the facilities as provided herein,  
 36 the aforementioned property shall only be used for the

CORRECTIVE RESOLUTION NO. 1994-110  
 (Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring  
 Valley)

- 1 purposes named in this Resolution. Any other proposed  
 2 use must be specifically authorized by the Planning and  
 3 Zoning Commission and the Board of County Commissioners.
- 4 B. No person, firm or corporation shall erect, construct,  
 5 enlarge, alter, repair, remove, improve, move, convert,  
 6 or demolish any building structure, or alter the land in  
 7 any manner within the boundaries of the above described  
 8 land without first submitting the necessary plans in  
 9 accordance with Chapter XIV, of the Lake County Land  
 10 Development Regulations (LDRs) and obtaining approval  
 11 from the County Manager or designee upon obtaining the  
 12 permits required from other appropriate governmental  
 13 agencies.
- 14 C. This amendment shall inure to the benefit of, and shall  
 15 constitute a covenant running with the land and the  
 16 terms, conditions, and provisions hereof, and shall be  
 17 binding upon the present owner and any successor, and  
 18 shall be subject to each and every condition herein set  
 19 out.
- 20 D. Construction and operation of the proposed use shall at  
 21 all times comply with the regulations of this and other  
 22 governmental agencies.
- 23 E. The transfer of ownership or lease of any or all of the  
 24 property described in this Resolution shall include in  
 25 the transfer or lease agreement, a provision that the  
 26 purchaser or lessee is made good and aware of the  
 27 conditions pertaining to the PUD (Planned Unit  
 28 Development) established by this Resolution, and agrees  
 29 to be bound by these conditions. The purchaser or lessee  
 30 may request a change from the existing plans and  
 31 conditions by following procedures contained in Chapter  
 32 14.04.00, Lake County Land Development Regulations  
 33 (LDRs), as amended.
- 34 F. Future Development Orders: Any requested development  
 35 must comply with the Lake County Land Development  
 36 Regulations, as amended, and Lake County Comprehensive  
 37 Plan, as amended.
- 38 G. Future Amendments to Statutes, Code, Plan, and/or  
 39 Regulations: The specific references in this Resolution  
 40 to the Florida Statutes, Florida Administrative Code,  
 41 Lake County Comprehensive Plan, and Lake County Land

CORRECTIVE RESOLUTION NO. 1994-110  
(Tracking No. #11-94-PUD) (Public Hearing Number #5-94-2/Spring  
Valley)

1 Development Regulations, include any future amendments to  
2 the Statutes, Code, Plan, and/or Regulations.

3 DONE AND RESOLVED by the Lake County Board of County Commissioners  
4 on the 24th of May, 1994, A.D.

5 BOARD OF COUNTY COMMISSIONERS  
6 LAKE COUNTY, FLORIDA

7 Rhonda H. Gerber  
8 RHONDA H. GERBER, Chairman

9 This 21st day of June,  
10 1995.

11 ATTEST:  
12 James C. Watkins  
13 James C. Watkins, Clerk of the  
14 Board of County Commissioners  
15 of Lake County, Florida

16 Approved as to form and legality:  
17 Timothy P. Hoban 6-20-95  
18 Timothy P. Hoban  
19 Senior Assistant County Attorney

ldrresos\springva

## DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S.00°08'32"E. ALONG THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4, A DISTANCE OF 2651.11 FEET TO THE SOUTH BOUNDARY OF THE SAID NORTHWEST 1/4; THENCE N.89°51'59"W. ALONG THE SAID SOUTH BOUNDARY, 2674.38 FEET TO THE WEST BOUNDARY OF THE SAID NORTHWEST 1/4; THENCE N.00°23'08"E. ALONG THE SAID WEST BOUNDARY, 1982.42 FEET TO THE SOUTH BOUNDARY OF TRACT 8, ACCORDING TO THE MONTE VISTA PARK FARM PLAT OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.89°59'38"E. ALONG SOUTH BOUNDARY OF SAID TRACT 8, A DISTANCE OF 664.02 FEET TO THE EAST BOUNDARY OF SAID TRACT 8; THENCE N.00°15'12"E. ALONG THE SAID EAST BOUNDARY, 661.27 FEET TO THE NORTH BOUNDARY OF AFORESAID SECTION 5; THENCE N.89°57'39"E. ALONG THE SAID NORTH BOUNDARY, 662.50 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE N.00°11'45"W. ALONG THE SAID WEST BOUNDARY 2493.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ANDERSON HILL ROAD; THENCE S.89°48'05"E. ALONG THE SAID RIGHT-OF-WAY LINE, 660.79 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N.00°14'08"W., 20.00 FEET; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY LINE, S.89°48'05"E., 111.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 ( STATE ROAD NO.25 ); THENCE S.25°21'21"E. ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, 2079.72 FEET TO THE NORTH BOUNDARY OF TRACT 61, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N.89°55'38"W. ALONG THE SAID NORTH BOUNDARY, 332.27 FEET TO THE THE WEST BOUNDARY OF SAID TRACT 61; THENCE S.00°16'31"E. ALONG THE SAID WEST BOUNDARY, 630.69 FEET TO THE POINT OF BEGINNING, CONTAINING 222.95 ACRES, MORE OR LESS.

# SPRING VALLEY

## BOUNDARY AND LEGAL DESCRIPTION

**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

Thomas A. Cloud, Esquire  
**GRAY HARRIS & ROBINSON, P.A.**  
201 East Pine Street, Suite 1200  
Post Office Box 3068  
Orlando, FL 32802-3068  
(407) 843-8880

**Book 1763 Page 1647**

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JAMES C. WATKINS  
CLERK OF CIRCUIT COURT  
LAKE COUNTY  
RECORDING \$ 53.00  
TRUST FUND \$ 7.00

For Recording Purposes Only

## UTILITY SERVICE AGREEMENT

THIS AGREEMENT entered into this 1 day of <sup>October</sup>~~September~~, 1999, by and between the CITY OF CLERMONT, FLORIDA, a municipal subdivision of the State of Florida (hereinafter referred to as the "City"), and SPRING VALLEY, LTD., a Florida limited partnership (hereinafter referred to as the "Owner").

### RECITALS

1. The City is in the business of providing wastewater service to residential and commercial users in the City of Clermont and its surrounding areas.
2. The Owner is the owner of certain real property in Lake County, Florida, known as the Spring Valley Planned Unit Development, more particularly described in Exhibit "A" attached hereto (the "Spring Valley Property").
3. The Owner is in the process of obtaining the final approvals for the Spring Valley Property which consists of plans for approximately four hundred eighty-three (483) residential lots and approximately one hundred sixty thousand (160,000) square feet of commercial development, or as it may hereafter be amended (hereafter "PUD").
4. The Owner has requested the City provide wastewater service to the PUD planned on the Spring Valley Property per the amended plans submitted to Lake County as of the date of this Agreement.

5. In the original approvals of the Spring Valley Property by Lake County, the submitting entity originally intended to design, permit and construct an on-site temporary wastewater treatment facility on a portion of the Spring Valley Property.

6. Since the time of this original submission to Lake County, the Owner and the City have agreed that the Owner will be able to obtain Wastewater Service Capacity from a central wastewater facility and associated off-site facilities (the "City's Plant") which has been completed and is located to the southeast of the Spring Valley Property across Highway 27.

7. In order to receive Wastewater Service Capacity from the City, the Owner has agreed that it will contractually cause the developer of the Spring Valley Property to extend the necessary pipeline facilities to serve the Spring Valley Property to the manhole located east of Highway 27, which will then be connected to the lift station (the "Lost Lake Lift Station") to be constructed by Jaymark Builders & Developers, Inc. on the Jaymark property located across Highway 27 to the east of the Spring Valley Property. The Owner has agreed to pay its fair hydraulic share of the Lost Lake Lift Station relative to the ultimate capacity of the Lost Lake Lift Station as further defined below. In return for this, the City has agreed to maintain adequate capacity in the Lost Lake Lift Station to handle the sewage generated from the PUD on the Spring Valley Property as set forth below.

8. Under certain conditions, the City may cause one of the two (2) lift stations (the "Southwest Lift Station" as defined in Section 3 below) located within the PUD to be oversized as defined below at City expense.

9. The City has agreed to provide Wastewater Service Capacity under the terms and conditions contained in this Agreement.

10. The City and Owner hereby covenant and agree that they have the power and authority to enter into this Agreement and bind themselves according to the provisions of this Agreement.

11. The City and Owner agree that this Agreement is entered into under the City's proprietary, and not governmental, capacity.

ACCORDINGLY, in consideration of the promises hereof and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above Recitals are true and correct, and form a material part of this Agreement.

Section 2. Definitions. The parties agree that in construing this Agreement, the following words, phrases, and terms shall have the following meanings unless the context requires otherwise:



2.1 "Agreement" means this Utility Service Agreement between the City of Clermont and Spring Valley, Ltd.

2.2 "City" means the City of Clermont, Florida, a municipal subdivision of the State.

2.3 "City's Plant" means the wastewater transmission, treatment and effluent disposal facilities, including all interceptors, lines, pipes, meters, couplings, pumps, force mains and appurtenant equipment to be constructed off the Spring Valley Property by the City, or by others and dedicated to the City, to provide Wastewater Service Capacity to the PUD on the Spring Valley Property.

2.4 "Collection System" means the lines, pipes, meters and appurtenant equipment used to collect and transmit wastewater to the City's Plant to be designed and constructed in phases by the Owner on the Spring Valley Property.

2.5 "County" means Lake County, Florida, a political subdivision of the State.

2.6 "GPD" means gallons per day on an annual average basis.

2.7 "Owner" means Spring Valley, Ltd., a Florida limited partnership.

2.8 "Spring Valley Property" means the Spring Valley Planned Unit Development as described in Exhibit "A" attached hereto.

2.9 "Utility Benefit Fees" means those impact fees established by the City and charged to new construction that is provided with wastewater services as set forth in Chapter 2, Article VI, Division 2, City Code, or as amended from time to time.

2.10 "Wastewater Service Capacity" means the rate of Sewage flow measured in GPD for which wastewater Facilities are designed and are capable of collecting, transmitting, treating and disposing, in accordance with applicable governmental requirements and regulations.

Section 3. Construction of On-Site Wastewater System. The Owner shall design, construct and install an on-site wastewater Collection System and Off-Site Force Main (the "Collection System") to service the PUD to be developed on the Spring Valley Property as generally depicted on Exhibit "B" attached hereto and incorporated herein. The portion of the Collection System located within the Spring Valley Property shall be constructed in phases by the Owner at no cost to the City (except as provided below), and designed to the City's current engineering design standards approved by the City, with such approval not being unreasonably withheld or unreasonably delayed. The Collection System shall include all wastewater mains, meters and other equipment necessary to provide central Wastewater Service Capacity to all future residents of the Spring Valley Property and shall



meet all applicable local, state and federal regulations for a wastewater collection system. The Collection System will include two (2) lift stations, one of which may be oversized at the City's option and expense (the "Southwest Lift Station"). The Owner shall control, in its sole discretion, the construction of its two (2) on-site lift stations but shall reasonably cooperate with the City in the exercising of its over-sizing rights as set forth in this Agreement. The Owner shall provide written notice to the City of its intended commencement of construction of either the Northeast Lift Station or the Southwest Lift Station. The City shall then have sixty (60) days from the date of receipt of said notice to send written notice to Owner exercising its option to oversize the Southwest Lift Station, specifying the total oversized hydraulic volume of the Southwest Lift Station. In its written notice to exercise the option, the City shall specify the size, configuration, and all other necessary details to enable the Owner to construct the oversized Southwest Lift Station with no delay to the development of the PUD. The City will only be oversizing if Bosserman and/or Bornstein, its successors or assigns as the owners of their respective properties proximate to the Spring Valley Property notify the City of their desire to connect and pay their respective fair hydraulic shares of the oversized Southwest Lift Station. If neither Bosserman nor Bornstein notify the City such that the City exercises the option, then City agrees and consents to Owner filing an amendment to its FDEP application to downsize the Southwest Lift Station. If the City exercises its option to oversize the Southwest Lift Station then the Owner shall be required to pay only its fair hydraulic share based upon the ratio of the sewage flows it contributes (which the parties agree is 99,000 gallons per day, average annual basis) to the oversized Southwest Lift Station. All other costs to be paid by the City. At the same time it sends the notice of intended commencement, the Owner shall provide to the City a certified cost estimate for the oversized Southwest Lift Station along with all appurtenances and lines and the hydraulic share schedule and cost breakdown from a reputable Central Florida contractor not related to the Owner. Within ten (10) days of FDEP certification of the Southwest Lift Station and receipt of all certificates and upon inspection and acceptance of the Southwest Lift Station, appurtenances, and piping by the City (which shall not be unreasonably withheld), the City shall pay to the Owner the total amount due for oversizing. Should the City fail to timely accomplish any of the events set forth herein as to notice regarding oversizing the Southwest Life Station, then the City's right to have the Southwest Lift Station oversized shall automatically terminate. Once the City has given notice that it wishes to have the Southwest Lift Station oversized, then the City shall be contractually obligated for all reasonable and ordinary costs expended by Owner related to the oversizing by Owner. Notwithstanding anything to the contrary set forth herein, the City shall accept the Collection System (including the two lift stations) as phases thereof are completed by the Owner. Furthermore, the City agrees to reserve adequate hydraulic capacity in the Northeast Lift Station for all flows generated by the Spring Valley PUD that go to the Northeast Lift Station and such hydraulic capacity shall be made available when needed by the Owner. The City shall be provided warranty deeds for the lift station sites and bills of sale for equipment and lines to be transferred to the City. The City shall use its reasonable best efforts to assist the Owner in obtaining any applicable governmental approvals required by virtue of this Agreement.



Section 4. Provision of City's Plant. The City has previously constructed or shall construct all necessary wastewater treatment and effluent disposal facilities necessary to provide Wastewater Service Capacity under this Agreement.

4.1 Off-Site Force Main. To extend Wastewater Service Capacity completely, the Owner will cause to be designed, permitted, and constructed an Off-Site Force Main traversing U.S. Highway 27 from its proposed Collection Facilities to a point of connection into a manhole which is connected to the Lost Lake Lift Station of sufficient size to serve the PUD. The City agrees to timely obtain at its expense via purchase, grant or condemnation easements and other interests in real property necessary to permit Owner to construct the said Off-Site Force Main to the point of connection as depicted on Exhibit "B" hereof such that there is no delay in the development of the PUD, except that the Owner shall be required to obtain all necessary permits, easements or other necessary approvals for crossing Highway 27. If the City desires said line to be oversized, then it shall exercise and pay for its option to oversize this Off-Site Force Main in the same manner at the same time, and subject to the same requirements applicable to its option to oversize the Southwest Lift Station. Furthermore, the City shall have an additional option exercisable in the same manner at the same time to oversize that portion of the Off-Site Force Main which will traverse U.S. Highway 27 to the manhole east of U.S. Highway 27 from 6" diameter to 8" diameter and the Owner shall be entitled to credits against Utility Benefit Fees (wastewater impact fees) in the amount of the material costs difference between the six-inch (6") diameter and eight-inch (8") diameter material, plus any additional material costs incurred by virtue of the Owner having to increase the diameter of its Collection Facilities that connect into the off-site Force Main. At the time the Owner receives a bid for materials, the Owner shall provide the City with a certified quote of the price from a reputable Central Florida contractor not related to the Owner. The City hereby consents to Owner's use of its right-of-way, easements, and other interests in real property to construct said Off-Site Force Main, and the Owner agrees to convey the said Off-Site Force Main to the City upon completion, subject to the City's reservation in favor of Owner of adequate hydraulic capacity to accommodate all sewage flow from the PUD. Notwithstanding anything to the contrary, the City may exercise its option to oversize the Off-Site Force Main under this Subsection 4.1, whether or not the City receives notice from the owners of the Bosserman or Bornstein properties pursuant to Section 3.

4.2 Lost Lake Lift Station. The City covenants and agrees that it shall acquire or otherwise condemn an adequate interest in real property to construct the Lost Lake Lift Station as depicted on Exhibit "B" hereof. The City shall then, at its initial expense design, permit, and construct (or cause others to design, permit, and construct) the Lost Lake Lift Station with a hydraulic capacity of sufficient capacity to accept Spring Valley's flows as described in this Agreement. Within ninety (90) days after the date of execution of this Agreement, the Owner shall pay to the City up to a maximum the sum of \$183,815.00 as its fair hydraulic share of the Lost Lake Lift Station. If the Lost Lake Lift Station total costs are less than \$1,549,483.00, then Owner will pay a lesser amount, based upon the Owner's fair hydraulic share. The Owner shall not be required under any



circumstances to pay any additional funds for the Lost Lake Lift Station. The City hereby reserves 160,900 GPD of hydraulic capacity in the Lost Lake Lift Station for the benefit of the Owner to accommodate the sewage flows from the PUD.

Section 5. Provision of Wastewater Service Capacity. Upon completion of construction of any portion of the Collection System and off-site force main and delivery of the appropriate transfer document, the City shall accept said facilities. Upon acceptance of the first phase of Collection System including the Off-Site Force Main to the Lost Lake Lift Station, the City shall provide Wastewater Service Capacity to the PUD through the Collection System. The residents shall be customers of the City. The City shall have the sole responsibility for all aspects of providing Wastewater Service Capacity to the customers. The entire Collection System shall at all times be maintained, operated, repaired replaced and kept in a reasonable condition by the City in a manner which complies with all applicable rules and regulations of all local, state and federal governmental entities. The Owner agrees to execute and deliver to the City any documents or instruments necessary for that purpose.

Section 6. Allocation of Wastewater Service Capacity; Payment of Utility Benefit Fees. In consideration of the Owner's financial commitments outlined herein, the City hereby allocates and reserves for the Owner, Wastewater Service Capacity in volume necessary under the City's Code to provide Wastewater Service Capacity to the 483 Lots and 160,000 square feet of commercial development, which equals one hundred sixty thousand nine hundred (160,900) GPD. The Owner shall pay the City Utility Benefit Fees (a.k.a. wastewater impact fees) at the same amount as is charged to owners and customers within the City for the Wastewater Service Capacity that the City will provide to each lot and commercial parcel to be developed as a part of the PUD on the Spring Valley Property in the manner set forth hereinbelow. The Utility Benefit Fee shall be the same fee which the City charges to others within the City limits pursuant to Chapter 2, Article VI, Division 2, City of Clermont Code. Within ninety (90) days from the date of execution of this Agreement, the Owner shall pay to the City Utility Benefit Fees for the first fifty (50) equivalent residential connections ("ERCs") of wastewater service. In the event that the Spring Valley Property is annexed into the City of Clermont, the date for the above obligation to purchase fifty (50) ERCs shall be the first business day after the Spring Valley Property has been annexed into the City of Clermont and all approvals for the development of the Spring Valley Property have been obtained, both not being subject to rescission or appeal. Within eighteen (18) months after such initial payment has been made to the City, the Owner shall pay the Utility Benefit Fees for an additional fifty (50) ERCs of wastewater service. Additional purchases of fifty (50) ERCs of wastewater service shall be made on or before the anniversary date of the second purchase of ERCs until all needed wastewater service capacity has been purchased. The City acknowledges that the plans may be modified due to pending road plans by various entities and the economic conditions as they may change from time to time, and that this may modify that needed wastewater service capacity. Nothing contained herein shall prohibit the Owner from purchasing more than fifty (50) ERCs of Wastewater Service Capacity in any given calendar year, but any ERCs purchased in excess of the fifty (50) ERC annual mandatory purchase shall be subtracted to reduce the next year's mandatory purchase.



Section 7. No Guaranteed Revenue or Stand-By Charge or Fee. In consideration of the line to the Lift Station, the contribution for a portion of the cost of the Lift Station and the cooperation in sizing the lift station(s) to be located on the Spring Valley Property to accommodate other potential users of the City's system, the City agrees that the Owner shall not be charged or required to pay any guaranteed revenue or stand-by charges or fees.

Section 8. Agreement with Utilities, Inc. In the event that Utilities, Inc. provides potable water to the Spring Valley Property, the Owner agrees to cooperate with the City in attempting to obtain an agreement with the City and Utilities, Inc., to provide for termination of water service to individual customers within the Spring Valley Property for failure to pay monthly sewer bills of the City.

Section 9. Binding Agreement. This Agreement shall be binding upon and shall inure to the benefit of the City, the Owner and their respective assigns and corporate successors by merger, consolidation or conveyance.

Section 10. Notice. All notices provided for herein shall be in writing or by telegram, and shall be mailed by registered or certified mail or delivered to the addresses shown below, which addresses may be changed by either party giving proper written notice to the other as provided herein.

Owner: SPV Corporation , General Partner  
Spring Valley, Ltd.  
2909 W . State Road 434, Suite 121 - 131  
Longwood, Florida 32779  
Attn: Barry S. Goodman

copy to: Thomas A . Cloud , Esquire  
Gray, Harris & Robinson, P.A.  
201 E. Pine Street, Suite 1200  
Orlando, Florida 32802

copy to: Harold Scherr  
2909 W. State Road 434 Suite 121-131  
Longwood, Florida 32779

City: City of Clermont, Florida  
Post Office Box 120219  
Clermont, Florida 34712-0219  
Attn: Wayne Saunders, City Manager



Section 11. Governing Law/Effective Date. This Agreement shall be governed by the laws of the State of Florida, and it shall be and become effective immediately upon execution by both parties.

Section 12. Construction of Agreement. The parties hereby acknowledge that both parties participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than the other.

Section 13. Recordation of Agreement. The parties hereto agree that an executed copy of this Agreement and Exhibits attached hereto shall be recorded at the expense of the owner and the City (said expense to be shared equally by the parties) in the Public Records of Lake County, Florida.

Section 14. Entire Agreement/Modification. This instrument constitutes the entire agreement between the parties and supersedes any previous discussions, understandings and agreements. Modifications to and waivers of the provisions herein shall be made by the parties in writing.

Section 15. Assignment. This Agreement is freely assignable by either party.

Section 16. Cumulative Remedies; Specific Performance. Remedies provided to the parties by this Agreement, at law, and in equity are cumulative. No remedy shall be exclusive of any other remedies. A party's exercise of any particular remedy shall not preclude that party from exercising one or more additional or alternative remedies. Without limiting the foregoing, the parties expressly acknowledge the remedy of specific performance is an appropriate remedy under this Agreement, and may be exercised in the event of a party's default.

Section 17. Covenant on the Land. This Agreement will constitute beneficial and negative covenants running with the land in perpetuity for the Spring Valley Property, and will bind and inure to the benefit of the successors-in-interest of the Owner.

Section 18. Time of the Essence. Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement.



IN WITNESS WHEREOF, the City and the Owner have executed, or have caused this Agreement to be executed, in several counterparts, each of which counterpart shall be considered an original copy of this Agreement.

Signed, Sealed and Delivered  
in the presence of:

"CITY"

CITY OF CLERMONT, FLORIDA

  
Print JOE VAN ZILE


  
Print PATRICIA L. MADDOX

By:   
Name: HAROLD S. TURVILLE, JR.  
Title: MAYOR


"OWNER"

SPRING VALLEY, LTD., a Florida limited  
partnership

BY: SPV Corporation, a Florida corporation,  
general partner

  
Print Cris Novotny

  
Print Lisa Knowles

By:   
Name: Barry S. Goodman  
Title: President

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 1999 by Harold S. Turville as Mayor of the CITY OF CLERMONT, FLORIDA, a municipal subdivision of the State of Florida. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

(SEAL)

Patricia L. Maddox  
Print \_\_\_\_\_

My commission expires:



STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of Sept., 1999 by Barry S. Goodman, as President of SPV Corporation, a Florida corporation, general partner of Spring Valley, Ltd., a Florida limited partnership. He is personally known to me and did not take an oath.

(SEAL)

**JOANNE HUGHEY**  
Notary Public, State of Florida  
My comm. exp. Feb. 15, 2003  
Comm. No. CC803360

Joanne Hughey  
Print Joanne Hughey  
My commission expires: \_\_\_\_\_

# LEGAL DESCRIPTION

Book 1763 Page 1657

**PARCEL ONE**

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FORMERLY DESCRIBED AS:  
HAYMONT SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 82, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PLAT VACATED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 1278, PAGE 1600, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.  
LESS AND EXCEPT ROAD RIGHT OF WAY FOR WASHINGTON AVENUE AS SHOWN IN PLAT BOOK 8, PAGE 82, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL TWO**

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING WEST OF U.S. HIGHWAY 27: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL BEING IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST. LESS AND EXCEPT THAT PORTION OF UNNAMED ROAD LYING NORTH OF TRACT 37.

FORMERLY DESCRIBED AS:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING WEST OF U.S. HIGHWAY 27: TRACTS 37, 44, 52, 53, 64, 69 AND 80, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TOGETHER WITH VACATED ROAD RIGHT OF WAY APPURTENANT THERETO. SAID PLAT AND ROAD RIGHT OF WAY VACATED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 1278, PAGE 1600, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL THREE**

THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTH 1/4 OF THE NORTHWEST 1/4, ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FORMERLY DESCRIBED AS:

TRACT 8, WEST 1/2 OF TRACT 10, EAST 1/2 OF TRACT 21, WEST 1/2 OF TRACT 23, TRACTS 24, 25, 26, 27, AND 28, ACCORDING TO THE MONTE VISTA PARK FARMS PLAT OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.  
SAID LANDS VACATED AS TO PUBLIC RIGHTS ONLY BY RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 1278, PAGE 1600, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL FOUR**

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FORMERLY DESCRIBED AS:

TRACT 7, THE EAST 1/2 OF TRACT 10, WEST 1/2 OF TRACT 21, TRACT 22, EAST 1/2 OF TRACT 23, ACCORDING TO THE MONTE VISTA PARK FARMS PLAT OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.  
SAID LANDS VACATED AS TO PUBLIC RIGHTS ONLY BY RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 1278, PAGE 1600, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**PARCEL FIVE**

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

COMBINED ABOVE PARCELS CONTAIN 223.0± ACRES OR 9,713,880± SQUARE FEET.

**PARCEL SIX**

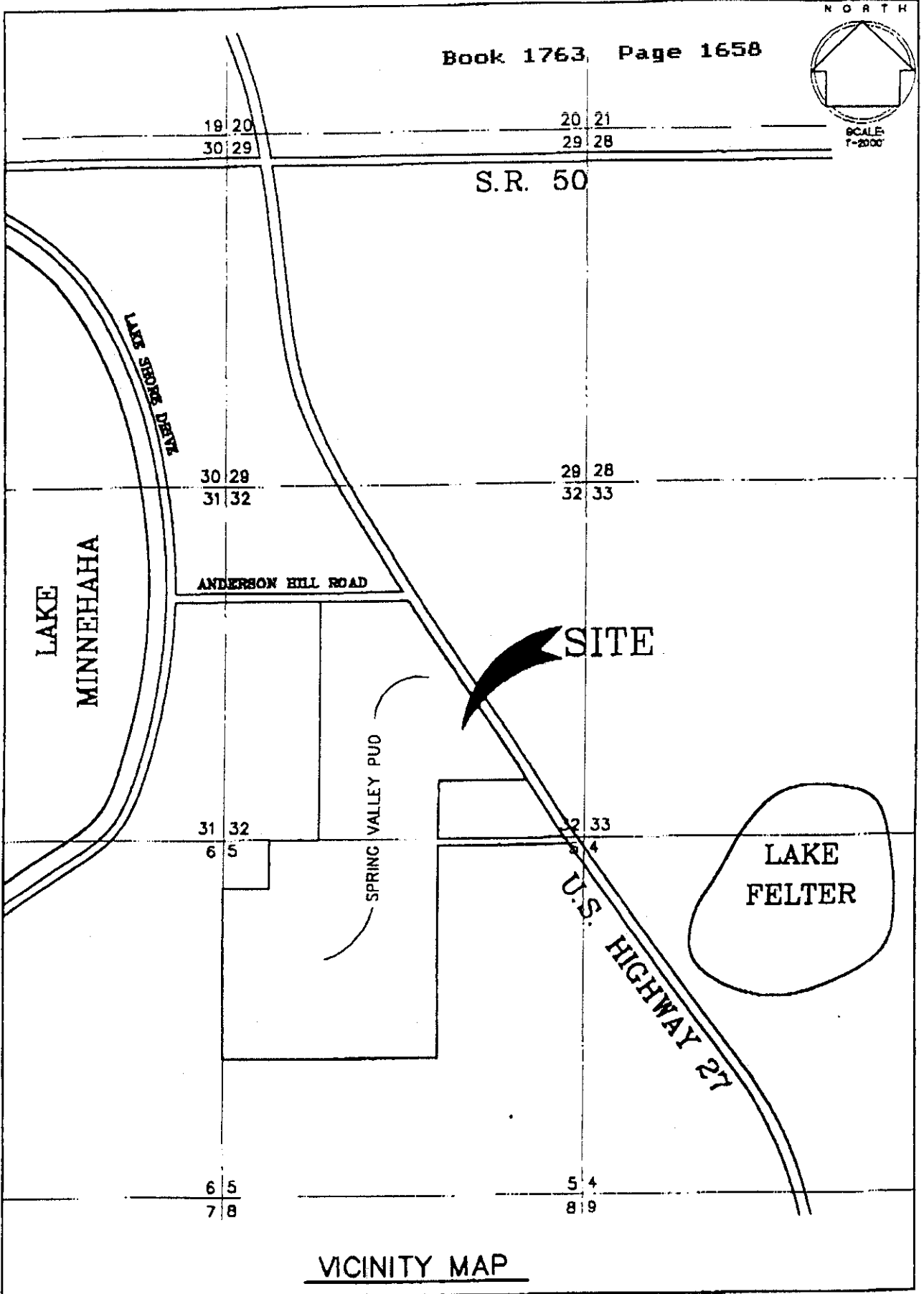
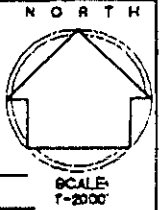
THE NORTH 100 FEET OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING WEST OF U.S. HIGHWAY NO. 27, LAKE COUNTY, FLORIDA.

CONTAINING THEREIN 1.436 ACRES MORE OR LESS.

MEMO: Legibility of writing typing or printing unsatisfactory in this document.

EXHIBIT "A" Pg. 1 of 2

Book 1763 Page 1658

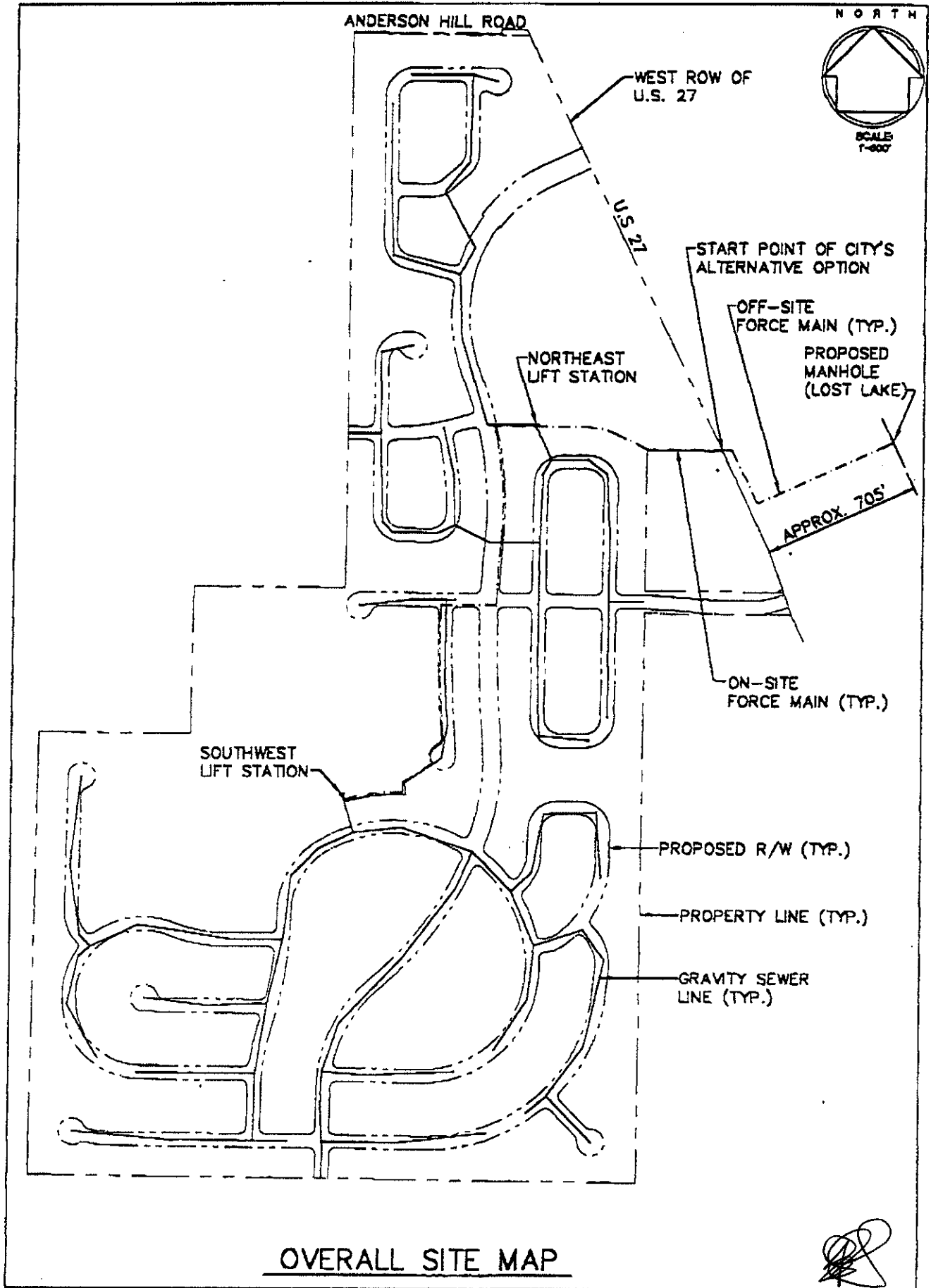


VICINITY MAP

MEMO: Legibility of writing  
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in this document.

EXHIBIT  
"A"  
Pg. 2 of 2

MEMO: Legibility of writing  
typing or printing unsatisfactory  
in this document.



OVERALL SITE MAP



# CITY OF CLERMONT

## Staff Analysis Report

**OWNER:** Kohl's Inc. formerly known as Kohl's Department Stores, Inc.

**APPLICANT:** Kohl's Inc. formerly known as Kohl's Department Stores, Inc.  
City of Clermont

**PROJECT NAME:** Kohl's Department Store

**REQUESTED ACTION:** Consider a request for Rezoning of an improved parcel located 12305 US Highway 27.

**SIZE OF PARCEL:** 15.9 +/- Acres

**LOCATION:** Kohl's Department Store  
12305 US Highway 27  
(Alternate Key 3801512 & 3565819)

**EXISTING ZONING:** Planned Unit Development (PUD) within Lake County

**FUTURE LAND USE:** Urban Low within Lake County

**EXISTING USE:** Retail Department Store

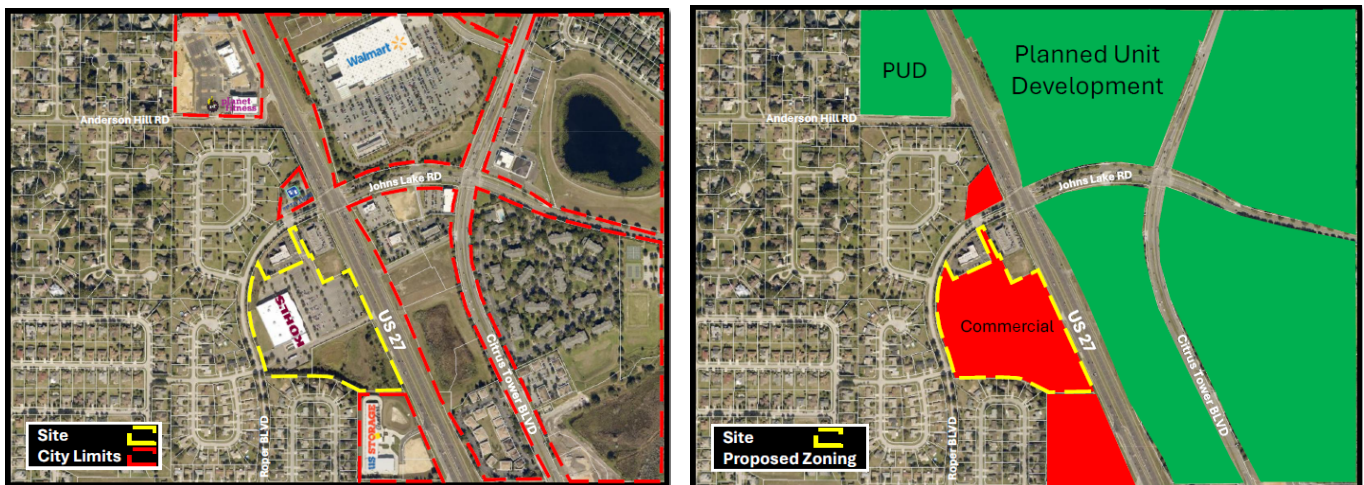
### Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Urban Low within Lake County	PUD within Lake County	Commercial	
South	Urban Low within Lake County	PUD within Lake County	Residential	
East	Master Planned Development	PUD	Commercial	
West	Urban Low within Lake County	PUD within Lake County	Residential	

## **STAFF ANALYSIS:**

The applicant is requesting a voluntary annexation, a small-scale comprehensive plan amendment, and a rezoning of the subject parcel for the purpose of providing the existing commercial uses with enhanced City services. The property is approximately 15.9 acres and is located at 12305 US Highway 27. The subject property is located within the Interlocal Service Boundary Agreement (ISBA) area as well as the Joint Planning Area (JPA).

Through coordination with the City's Development Liaison, Zane Ertel, the City identified the site as a candidate for annexation, which was determined to be mutually beneficial for both the property owner and the City.



The proposed rezoning would change the designation from Lake County's Planned Unit Development (PUD) to the City's C-2 General Commercial zoning district. The property is currently developed with a commercial retail department store.

The property was originally developed under Lake County's PUD, Resolution No. 1994-110 (Spring Valley), which entitled the area for 546 single-family residential units and 20 acres for up to 160,000 square feet of commercial development. The property owner, Spring Valley, LTD, entered into a utility service agreement with the City on October 1, 1999, to receive wastewater services.

As the PUD area has reached full development and no remaining entitlements or land-use conditions apply to the Kohl's parcel, the City's C-2 General Commercial designation is the most appropriate zoning district. C-2 General Commercial is consistent with the existing use, aligns with the City's commercial standards along the US 27 corridor, and removes the need to rely on an outdated PUD document. Rezoning to C-2 General Commercial zoning will ensure consistent development regulations, signage standards, and administrative procedures for this established commercial parcel.

**STAFF RECOMMENDATION:**

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 C-2 General Commercial designation is consistent with the City's Comprehensive Plan, Land Development Regulations and staff recommends approval of Ordinance 2026-017.



## 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 1<sup>st</sup> day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1<sup>st</sup> Tuesday (Planning & Zoning Commission), 2<sup>nd</sup> Tuesday (City Council first reading only) and 4<sup>th</sup> 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](mailto: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**

<b>DATE</b>		<b>FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary</b>		
<b>Project Name (if applicable)</b> Kohl's Department Store				
<b>Applicant</b> Kohl's, Inc. Formerly known as Kohl's Department Stores, Inc. (changed 2/18/2020)				
<b>Contact Person</b> Adam Stehly				
<b>Address</b> N56 W17000 Ridgewood Drive		<b>City</b> Menomonee Falls	<b>State</b> WI	<b>Zip</b> 53051
<b>Telephone</b> 262.271.0696		<b>Fax</b>		
<b>Email</b> adam.stehly@kohls.com				
<b>OWNER INFORMATION</b>				
<b>Owner's Name</b> Kohl's, Inc. Formerly known as Kohl's Department Stores, Inc. (changed 2/18/2020)				
<b>Owner Address</b> N56 W17000 Ridgewood Drive		<b>City</b> Menomonee Falls	<b>State</b> WI	<b>Zip</b> 53051
<b>Telephone</b>		<b>Email</b>		
<b>PROPERTY INFORMATION</b>				
<b>Address of Subject Property</b> 12305 US Highway 27		<b>City</b> Clermont	<b>State</b> FL	<b>Zip</b> 34711
<b>Legal Description (include copy of survey)</b> See attached				
<b>Acreage</b> 15.9		<b>Land Use (City verification required)</b> Urban Low (Lake County)		
<b>Present Zoning (City verification required)</b> PUD (Lake County)		<b>Proposed Zoning</b> C-2 General Commercial		



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?

Existing 88,632 sq ft retail department store. Seeking rezoning for City services.

Check box to indicate additional materials are provided via attachment.

Mark Griepentrog, EVP, CPO of Kohl's, Inc

Applicant Name (print)

x   
Applicant Name (signature)

Mark Griepentrog, EVP, CPO of Kohl's, Inc

Owner Name (print)

x   
Owner Name (signature)

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

5/22/2020

## LEGAL NOTICE

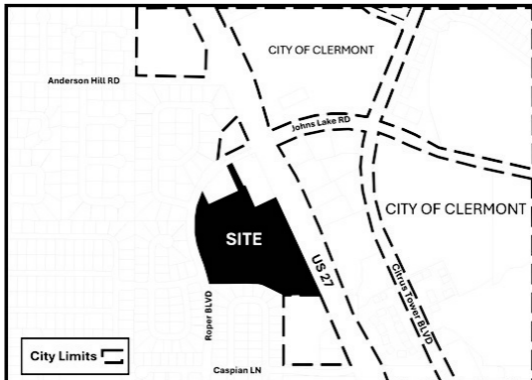
On Tuesday, April 7<sup>th</sup>, 2026 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

### ORDINANCE NO. 2026-017

**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

Kohl's Department Store  
12305 US Highway 27  
(Alternate Key 3801512 & 3565819)  
15.9 +/- Acres



#### PROPERTY REZONING

**From: Lake County Planned Unit Development (PUD)  
To: City of Clermont General Commercial (C-2)**

#### LEGAL DESCRIPTION

PARCEL 1: 3801512  
FROM SE COR OF SW 1/4 RUN N 0-14-09 E 630.69 FT, S 89-24-58 E 331.50 FT TO SW'LY R/W LINE OF US HWY 27, N 24-47-41 W ALONG SAID SW'LY R/W LINE 549.15 FT FOR POB, RUN S 65-12-19 W 465.75 FT, S 0-0-0 W 202.87 FT, N 89-31-40 W 334.98 FT TO A POINT OF A NON-TANGENT CURVE CONCAVE SW'LY, HAVING A RADIUS OF 1640 FT, A CHORD BEARING OF N 17-02-34 W, A CHORD DIST OF 261.64 FT, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09-09-02 A DIST OF 261.92 FT TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NE'LY, HAVING A RADIUS OF 710 FT, A CHORD BEARING OF N 02-49-08 W, A CHORD DIST OF 457.60 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 37-35-54 A DIST OF 465.91 FT TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 610 FT, A CHORD BEARING OF N 21-05-55 E, A CHORD DIST OF 108.84 FT, THENCE RUN NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 10-14-12 A DIST OF 108.99 FT, S 24-47-41 E 124.65 FT, N 65-12-19 E 299.08 FT, N 24-47-41 W 244.50 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE SE'LY HAVING A RADIUS OF 600 FT, A CHORD BEARING OF N 59-29-21 E, A CHORD DIST OF 50.25 FT, RUN THENCE NE'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04-48-0 A DIST OF 50.27 FT, THENCE S 24-47-41 E 237.05 FT, N 65-12-19 E 20 FT, S 24-47-41 E 210.13 FT, N 65-12-19 E 200 FT TO A POINT OF SAID SW'LY R/W LINE, THENCE S 24-47-41 E ALONG SAID R/W LINE 395.85 FT TO POB ORB 2665 PG 1318

PARCEL 2: 3565819  
FROM SE COR OF SW 1/4 RUN N 00DEG 14MIN 09SEC E 630.69 FT FOR POB, RUN N 63DEG 57MIN 11SEC W 161.74 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SW'LY HAVING A RADIUS OF 250 FT, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE 111.59 FT THRU A CENTRAL ANGLE OF 25DEG 34MIN 28SEC TO THE POINT OF TANGENCY, THENCE RUN N 89DEG 31MIN 37SEC W 68.61 FT, N 00DEG 00MIN 00SEC E 202.87 FT, N 65DEG 12MIN 19SEC E 465.75 FT TO W'LY R/W LINE OF US HWY 27, S 24DEG 47MIN 41SEC E ALONG SAID W'LY R/W LINE 549.15 FT, N 89DEG 24MIN 58SEC W 331 50 FT TO POB ORB 2665 PG 1318

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