



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, June 2, 2026**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the May 5, 2026 Planning and Zoning Commission meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2026-014

*Land Development Code Amendment
Mobile Food Dispensing Vehicles*

Consider the proposed ordinance to allow for the amendment of the Land Development Code, Chapter 125 to establish procedures for the review and approval of Mobile Food Dispensing Vehicles (MFDV).

Item 2 - Ordinance 2026-021

*Large-scale Comprehensive Plan Amendment
Hammock Pointe/Reserve*

Consider a request for a Large-Scale Comprehensive Plan Amendment for the Hammock Pointe/ Reserve subdivision.

Item 3 - Ordinance 2026-022

*Rezoning
Hammock Pointe/Reserve*

Consider a request for Rezoning for the Hammock Pointe/ Reserve subdivision located adjacent to the Hammock Ridge Rd. and Lake Louisa Rd. intersection.

DISCUSSION OF NON-AGENDA ITEMS

Item 4 - Discussion of Amending Section 101-212

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

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the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.

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

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
MAY 5, 2026**

CALL TO ORDER

Acting Chair Entsuah called the meeting of the Planning and Zoning Commission to order on Tuesday, May 5, 2026, at 6:30 p.m.

MEMBERS PRESENT: Commissioner Tidona, Commissioner May, Acting Chair Entsuah, Commissioner Hoisington, and Commissioner Cramer

MEMBERS NOT PRESENT: Chair Colby and Vice-chair Niemiec

ALSO PRESENT: Development Services Director Curt Henschel, Planner Nicholas Gonzalez, Planner Justine Day, City Attorney Christian Waugh, and Planning Coordinator Rae Chidlow

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the April 7, 2026, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Cramer, seconded by Commissioner Hoisington. Motion passed 5-0.

REPORTS

Commissioner Tidona attended a joint meeting with the City Council and described it as productive and informative. He mentioned the meeting provided an opportunity to demonstrate how some of their questions help clarify agenda items and provide city leaders with additional information to support informed decision-making. He stated there was discussion of a forthcoming checklist intended to streamline and improve the review process. He shared an article about New York City's efforts to redesign portions of Park Avenue by expanding medians, widening sidewalks, adding greenery, benches, and potentially bike lanes to create a more pedestrian-friendly and walkable mixed-use environment. He presented as evidence that even long-established cities continue working to improve urban design and accessibility. He mentioned an article in Clermont Sun that reported that Clermont was identified as one of the nation's "burnout belts," citing long and stressful daily commutes that negatively affect mental well-being. He described worsening traffic congestion in the Orlando area, a commute that recently increased from 35 minutes to an hour and 40 minutes due to heavy traffic near John Young Parkway and State Road 50. He emphasized the need to address transportation and traffic flow challenges, possibly through local improvements or coordination with the Department of Transportation on measures such as traffic signal timing adjustments.

Commissioner May opened by wishing everyone a happy Cinco de Mayo and explained the historical significance of the holiday, noting that it commemorates the Mexican army's unlikely victory over French forces at the Battle of Puebla on May 5, 1862. She shared that she had been invited to attend an annual developers conference in Miami attended by approximately 300 to 400 people. She stated that the invite-only event, organized by the law firm Bilzin Sumberg,

focused on providing updates to developers about legislative developments in Tallahassee, including laws that have recently passed or failed. She stated she would provide a report from the conference at the next meeting. She thanked the City Council, staff, and participants for the recent workshop, describing it as a valuable and productive collaboration between the City Council and the Planning and Zoning Commission. She mentioned appreciation to City Attorney Christian Waugh for attending and contributing to the discussion.

Commissioner Hoisington stated that she also attended the meeting on the 21st and found it to be very valuable. She expressed appreciation to the City Council for organizing the gathering, and she is looking forward to receiving the proposed scorecard, which is expected to help guide and support decision-making by the Commission in future discussions. She concluded by wishing all mothers a happy Mother's Day.

Commissioner Cramer began by thanking the City Council for including the Planning and Zoning Commission in the recent workshop, emphasizing that participation in those discussions helps maintain alignment between boards and contributes to more informed decisions for the community. He voiced support for ongoing discussions regarding dark sky initiatives, noting that he has consistently supported such efforts. He described the initiative as a balanced approach that promotes safety, sustainability, and preservation of the city's character. He encouraged residents to participate in the Parks and Recreation survey available on the City of Clermont website, highlighting it as an important opportunity for community input that will help guide future investments and priorities.

Commissioner Entsuaah stated that he has no report.

NEW BUSINESS

Item No. 1 – Resolution No. 2026-011R – Mayamero Food Truck Conditional Use Permit

Planner Nicholas Gonzalez presented as follows:

The applicant, Rommel Rodulfo, is requesting a Conditional Use Permit to allow the operation of a mobile food dispensing vehicle (food truck) on an improved parcel designated within the C 2 General Commercial Zoning District. The proposed location is 477 E. Hwy 50, within the Sunoco/Texaco parking lot.

The applicant proposes to operate a single food truck, Mayamero, offering freshly prepared, authentic Venezuelan cuisine. The use is intended to provide the community with high quality, culturally diverse food options in a clean, safe and professionally operated mobile kitchen. The proposed hours of operation are seven days a week, 4:00 p.m. to 10:00 p.m. The applicant has provided written authorization from the property owner allowing the use of the property, including access to restroom facilities for patrons. The applicant will comply with all City regulations, Lake County Health Department and State licensing requirements and standards.

The food truck is proposed to be located on the east side of the property adjacent to the convenience store. The final location will be confirmed during site review to ensure compliance with all applicable building and fire safety codes. Additionally, the applicant has indicated that

the food truck will stay on the property overnight and would have a commissary to drop off waste.

Currently, there is an existing food truck operation approximately 800 feet to the west located at 300 East Hwy 50. This operation consists of 3 food trucks that are operated and housed on the property along with being stored on the property overnight. No documented complaints have been received by Code Enforcement, and this operation has been in existence since mid-2024. The proposed food truck use at 477 East Hwy 50 is very similar in nature and operation to the existing one at 300 East Hwy 50.

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.

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. 2026-011R.

Sherri Brady, 1319 Anderson Street, stated that she has lived there for more than 30 years. She spoke in opposition to a proposed food truck in the neighborhood. She expressed concerns about loud music associated with the other food truck location on Highway 50. She feels the project would negatively impact the character of the area, which she described as still having a small-town feel in that area. Her concerns included increased pedestrian traffic crossing a busy street, traffic congestion, and safety issues. She also raised concerns about potential rodent problems and other quality-of-life impacts because of the project's proximity to nearby homes. She stated that she feels the development represents an invasion into the neighborhood and noted that recent construction of duplexes and similar projects has already begun changing the area's character. She emphasized that some longtime residents are trying to preserve the community where they raised their families and do not believe the proposed project would improve the neighborhood. She questioned how many similar businesses or developments might eventually be allowed if the current proposal is approved. She also mentioned concerns related to propane safety were briefly mentioned by her husband, who is certified in propane. He clarified that they were not opposed to small businesses in general but were concerned about the specific impacts on the neighborhood.

Robert Pohle, 1319 Anderson Street, spoke in opposition to the proposed food truck operation. He expressed concerns about increased traffic and safety, noting that both he and his wife had previously been involved in accidents while attempting to turn onto Anderson Street due to the area's heavy traffic. He argued that operating the business until 10:00 p.m. would further increase congestion and create additional safety risks, especially after dark. He stated that the

community already has food truck events and nearby dining options, and he questioned whether another location might be more appropriate for the business. He emphasized that he supports small businesses and had no personal issue with the owner. He shared concerns about the long-term impact on the neighborhood and asked if similar operations are eventually going to be approved. He also noted that the property already appears active, referencing parked vehicles, an RV, and a food truck already on-site, which gave him the impression that approval was expected before the public process concluded. He stated that as a licensed RV technician certified through the Florida Department of Agriculture and Consumer Services (FDACS), his concerns about regulating the propane systems used in food trucks, especially near a gas station. He warned about the risks associated with large propane tanks, open flames, and multiple food trucks operating in close proximity late at night. He feels the proposed location is not appropriate for this type of operation due to traffic, safety, neighborhood character, and potential future expansion concerns.

Commissioner Tidona expressed concerns regarding the proposed food truck operation, particularly related to traffic flow, pedestrian safety, and parking management. He stated he is not opposed to the business itself, but seeing the food truck already located on the property and concerns raised by nearby residents about people crossing Anderson Street and East Highway 50. He questioned how increased activity at the site could affect traffic patterns, and customer parking while waiting for food, potentially creating congestion and interfering with normal gas station operations. He emphasized that human behavior must be considered, such as customers leaving vehicles at fuel pumps while visiting the food truck, causing backups or traffic issues within the parking lot. He expressed support for the business owner's success, and the importance of monitoring the site carefully to ensure parking, traffic, and pedestrian safety issues do not get out of control as the business grows.

Commissioner May comparing this food truck to two previous food truck applications reviewed by the Commission but acknowledged that each case must be evaluated individually. She focused heavily on traffic circulation, parking, lighting, and operational consistency between applications. She asked for clarification about whether the food truck was already on-site and operational.

Mr. Gonzalez explained that Code Enforcement had informed the applicant they could not operate without obtaining a conditional use permit when located on another site. He stated that the truck had since been relocated to its current location but was not yet operational.

Commissioner May questioned the exact placement of the food truck on the property, particularly its proximity to the air pumps, which could create obstructions. She confirmed that the truck would remain parked on-site permanently during operating hours from 4:00 p.m. to 10:00 p.m. She questioned if the operation would be takeout only with no seating area provided.

Mr. Gonzalez stated that it would be takeout only.

Commissioner May asked about lighting.

Mr. Gonzalez stated that there would be lighting on the food truck and lighting provided by the gas station.

Commissioner May expressed concern that the available lighting may not be sufficient given the darkness of the site and expected vehicle movement at night. She asked if there would be any use of a generator.

Mr. Gonzalez confirmed the food truck would receive electricity from the convenience store rather than using a generator.

Commissioner May requested that this arrangement be formally included in the resolution and authorized by the property owner. She expressed concerns about parking requirements for this food truck compared to previous food truck approvals.

Mr. Gonzalez explained that this is an improved lot with an existing developed gas station with available parking. He stated that if parking problems become recurring or are significant, the city would retain the authority to amend or revoke the conditional use permit.

Commissioner May stressed that all food truck operations should be held to similar standards regarding parking and traffic impacts, especially if the business becomes highly successful and draws large crowds. She asked about grease removal procedures and trash.

Mr. Gonzalez confirmed that state commissary regulations would apply to waste management.

Commissioner May concluded by acknowledging residents' concerns about noise and traffic while noting that conditions prohibiting outdoor music had been added to the resolution.

Commissioner Cramer described the proposed food truck application as a relatively straightforward request and asked staff whether, under the city's proposed future ordinance changes, the application would still need to come before the Planning and Zoning Commission.

Mr. Gonzalez explained that under the ordinance expected to be presented in June, this type of food truck use would likely be permitted administratively through site review and would not require Planning and Zoning or City Council approval.

Commissioner Cramer noted the safeguards and conditions already included in the application, including compliance with fire marshal inspections, code enforcement requirements, waste handling regulations, restrictions prohibiting music and outdoor entertainment, and provisions allowing the conditional use permit to be amended or revoked if parking becomes inadequate. He also noted that the permit is tied to the property rather than the operator and would become void after 60 days of inactivity. He stated that nearby residents may find the proposal undesirable, the application appears to meet the required approval criteria established by the city.

Commissioner Hoisington questioned how increased customer activity could affect vehicles entering and exiting the gas station property, especially given the heavy traffic on the major roadway. She asked whether the gas station and food truck would operate during the same hours.

Mr. Gonzalez stated that he believed that the gas station closes at 8:00 p.m., while the food truck would continue operating until 10:00 p.m.

Commissioner Hoisington raised additional concerns about parking, customer circulation, and how people would access the site after the gas station closes. She mentioned the concerns of the nearby residents and the importance of making decisions in the best interests of Clermont but to also not hinder businesses coming into Clermont.

Acting Chair Entsuah asked where the applicant was previously located.

Mr. Gonzalez stated they were in Davenport near Little Caesars.

Commissioner Entsuah questioned the propane tank safety.

Mr. Gonzalez explained that is something that the Fire Department would question during site review.

Commissioner Entsuah suggested that the food truck align their operational hours to match the gas station hours. He raised concerns about nighttime activity and safety perceptions. He suggested that limiting or adjusting hours could help reduce safety concerns and improve neighborhood compatibility. He questioned how many parking spaces were available and how they would be allocated between gas station customers, food truck patrons, and employee or owner vehicles.

Mr. Gonzalez stated that staff and personal vehicles might occupy existing parking or grass areas, potentially reducing already limited capacity.

Commissioner Entsuah noted that previous food truck approvals had clearer, more defined parking arrangements and emphasized the need for consistency across cases.

Mr. Gonzalez responded that if parking is later found to be inadequate, the city could require adjustments through site review, including the possibility of adding gravel or expanded parking areas.

Commissioner Entsuah stated he is generally supportive of the concept from a zoning standpoint if it complies with city code, He recommended that the property owner should attend the hearings to better address operational and site-specific questions.

Commissioner May agreed that the property owner's absence limited the ability to fully address key concerns, particularly regarding use of the grassy area behind the gas station and how parking would be managed on-site. She raised concern that without clear designation, customers could end up parking in an unorganized manner, creating confusion and congestion. She noted that previous food truck approvals had clearer, more structured parking arrangements, which made those decisions easier to evaluate. She supported modifying the proposal so that the food truck's operating hours align with the gas station's hours, suggesting this could help reduce safety and nighttime activity concerns.

Mr. Gonzalez responded that if parking is later found to be inadequate, the city could require adjustments through site review, including the possibility of adding gravel or expanded parking areas.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2026-011R Mayamero Food Truck Conditional Use Permit with the recommendation to change the operational hours to align with the gas station; Moved by Commissioner Cramer, Seconded by Commissioner Hoisington. Motion passed 4-1, with Commissioner May opposing.

DISCUSSION OF NON-AGENDA ITEMS

There were no discussions about non-agenda items.

ADJOURNMENT – 7:26 pm

Chair Colby

ATTEST:

Rae Chidlow



AGENDA ITEM

Meeting Date		
Tuesday, June 2, 2026		
Agenda Item Name		
Ordinance 2026-014 <i>Land Development Code Amendment Mobile Food Dispensing Vehicles</i>		
Requested Action		
Recommend approval of Ordinance 2026-014.		
Staff Report		
<p>City staff is proposing an amendment to Chapter 125 of the Land Development Code to establish a clear review and approval process for Mobile Food Dispensing Vehicles (MFDVs), consistent with the requirements of Section 509.102, Florida Statutes.</p> <p>In recent months, the City has experienced a significant increase in applications for food trucks and food trailers seeking approval through the Conditional Use Permit (CUP) process. At the direction of the City Council and City Manager’s Office, staff has prepared a targeted amendment to formalize standards for MFDVs and to streamline the review pathway, reducing reliance on Conditional Use permits for routine mobile vending operations.</p> <p>To ensure best practices and regional consistency, staff reviewed comparable ordinances from nearby municipalities, including the City of Maitland and City of Winter Springs. These references informed the development of the proposed ordinance language. Some main points within the ordinance are listed below:</p> <ol style="list-style-type: none"> 1. Only one MFDV allowed on a non-residential property 2. May be temporary or permanent on the site 3. Requires notarized affidavit from property owner regarding authority to operate and restroom usage 4. Outdoor dining is prohibited and hours of operation are 7 AM to 10 PM 5. Certain setbacks from residential properties and existing restaurants <p>Staff is presenting this ordinance as a starting point of discussion for Mobile Food Dispensing Vehicles to be included in the Land Development Code. Staff is seeking guidance and direction on the proposed ordinance. Any conditions/changes will be presented to City Council for final consideration.</p>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2026-014 Mobile Food Dispensing Vehicles (05.13.2026)	Ord 2026-014 Mobile Food Dispensing Vehicles (05.13.2026).pdf	

2.	2026-014 Business Impact Estimate	2026-014 Business Impact Estimate.pdf
3.	Legal ad - Ord. 2026-014 MFDV Code	Legal ad - Ord. 2026-014 MFDV Code.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 125, TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF MOBILE FOOD DISPENSING VEHICLES PURSUANT TO SECTION 509.102, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 2, 2026, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City of Clermont desires to amend Chapter 125 of the City Code to establish procedures for the review and approval of “Mobile Food Dispensing Vehicles” requirements in Section 509.102, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 125, “Zoning”, Article V “Supplementary District Regulation”, Division 1 “Generally”, Section 125-532 “Mobile Food Dispensing Vehicles”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that section with Chapter 125, “Zoning”, Article V of the Clermont Land Development Code shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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

SECTION 2: AMENDING CHAPTER 125, “ZONING”

The Code of Ordinances of the City of Clermont, Florida, Chapter 125, “Zoning” is hereby amended by adding Section 125-532, “Mobile Food Dispensing Vehicles”, which reads as follows:

SECTION 125-532. – MOBILE VEHICLE DISPENSING VEHICLES

Sec. 125-532. Mobile Food Dispensing Vehicle.

- (a) Mobile Food Dispensing Vehicle (MFDV) shall mean any vehicle that is a licensed public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal, or as may be from time to time defined in F.S. § 509.102.



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- (b) Definitions. As used in this section, the following words and phrases shall have the following meanings, unless the context clearly indicates that a different meaning is intended:

Accessory shall mean clearly incidental or subordinate to and customary in connection with the principal building or use on a developed site and which is located on the same lot or parcel with such principal building or use.

City Manager shall mean the City Manager or designee thereof.

Developed site shall mean real property upon which a building and other permanent improvements have been legally constructed and which is currently in compliance with all land development regulations and the City Code.

Food shall mean all substances commonly used for human consumption as food, beverage, confectionery or condiments, whether simple, mixed or compound, and all substances or ingredients used in preparation thereof.

Mobile Food Dispensing Vehicle (MFDV) shall have the same meaning as that term is defined in Section 509.102(1) Florida Statutes.

Permanent establishment shall mean any licensed Mobile Food Dispensing Vehicle (MFDV) intended for long-term placement of thirty (30) days or more at a defined location, subject to the land use approvals and standards in this section.

Public road shall mean any public right-of-way for cars and trucks in the City.

Special event shall mean a temporary assembly held on regulated property within the city, not regularly used by the event organizer to conduct its business or affairs.

Special event permit shall mean the issuance of a special events permit authorized by the City.

- (c) Authorized Locations. Subject to the terms and conditions set forth in subsection (d), mobile food dispensing vehicles shall be allowed to operate within the jurisdictional limits of the City in the following authorized areas;

- (1) As a temporary accessory or permanent use on property which is designated non-residential on the City's official zoning map.
- (2) Permanent establishments are permitted on developed improved property in all non-residential zoning districts, subject to zoning clearance from the Planning Department, approval from the property owner, and compliance with subsection (d)(23).
- (3) Permanent establishments are permitted on unimproved property in all non-residential zoning districts, subject to full site plan review and approval by the City's Site Review Committee and compliance with subsection (d)(23).
- (4) Within a clearly delineated area on City property or a public road which has been specifically and temporarily set aside for a mobile food dispensing vehicle to operate during a special event which is open to the general public, provided the event has been lawfully permitted by the City and any mobile food dispensing vehicle has been contractually arranged by the event organizer to be part of the event.
- (5) Within a clearly delineated area on public or private school property which has been specifically and temporarily set aside for a mobile food dispensing vehicle to operate



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during a school sponsored event held entirely on school property which is open to the faculty and student body, provided the event has been lawfully permitted by the City and any mobile food dispensing vehicle has been contractually arranged by the school to be part of the event.

- (6) Within a clearly delineated area on private property which has been specifically and temporarily set aside for a mobile food dispensing vehicle to operate during a special event held entirely on private property which is private or open to the general public, provided the event has been lawfully permitted by the City and any mobile food dispensing vehicle has been contractually arranged by the event organizer to be part of the event. However, a mobile food dispensing vehicle shall not be allowed to operate on any existing single or multi-family residential use property unless the area being used is common area of a residential project with at least one-hundred (100) dwelling units. Additionally, a special event allowed on private property under this subsection shall be limited to no more than one event per calendar quarter.
- (d) *Conditions of Land Use and Operation Standards.* The following land use and operation standards shall apply to all mobile food dispensing vehicles operating within the City:
- (1) When the mobile food dispensing vehicle will be operating on private property, a notarized affidavit signed by the property owner indicating that the vehicle has permission to operate and vend on the property shall be required. The affidavit must also indicate that the property owner acknowledges the following requirements:
- a. The property owner shall comply with all ordinances regarding solid waste disposal and must provide the MFDV access to solid waste collection on the subject property;
 - b. The property owner shall require that the MFVD meet all applicable federal, state and local statutes, regulations, laws, ordinances, rules and codes including, but not limited to, applicable land use and zoning requirements regarding the subject property including site plan requirements;
 - c. The property owner shall acknowledge that the property owner understands the regulations governing mobile food dispensing vehicles and will be held responsible, along with the MFVD owner, for any code violations; and
 - d. The property owner shall ensure that the property will be continuously maintained in a neat, clean, and orderly manner, and that the mobile food dispensing vehicle shall be limited to operating as a temporary accessory use on the subject property; and
 - e. The property owner shall state if access to the vendor and its customers will be granted to onsite restroom and sanitation facilities during hours of operation.
- (2) For MFDVs operating as temporary accessory use, the subject property must be a developed site and must not be vacant or unimproved. Permanent establishments may be located on unimproved sites when authorized pursuant to subsection (c)(3) and (d)(23).
- (3) No more than one (1) mobile food dispensing vehicle shall be parked or in operation on a single property at any given time, except multiple mobile food dispensing vehicles may



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- be allowed with a conditional use permit granted for the use or an approved special event permit authorized by the City.
- (4) A temporary mobile food dispensing vehicle may operate at a single location up to a maximum of four (4) days per week but no more than three (3) consecutive days, or if operation is allowed as part of a special event permit, said vehicles may operate in accordance with the duration of the special event permit.
 - (5) Except with the express written permission of the City during an authorized special event, hours of operation shall be limited between 7:00 a.m. and 10:00 p.m. The person in charge of the mobile food dispensing vehicle when in operation must be present at all times during hours of operation.
 - (6) When the mobile food dispensing vehicle will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for the mobile food dispensing vehicle on the property owner's approved site plan. If the property owner does not have specific site plan approval for a mobile food dispensing vehicle on the approved site plan, the property owner shall be required to submit for a minor site plan amendment for review and approval by the City's Site Review Committee. This shall occur prior to the mobile food dispensing vehicle operating on the subject property. For purposes of obtaining a minor site plan amendment, the property owner shall submit a site plan or detailed sketch depicting the proposed location of temporary mobile food dispensing vehicle operations; all parking spaces, entrances and exits to and from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the Site Review Committee to be reasonably necessary to authorize mobile food dispensing vehicle on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city. The mobile food dispensing vehicle temporary sales area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the City Manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the Site Review Committee under this subsection is subject to being suspended or revoked pursuant to subsection (e) or at such time the master site plan is revoked or modified by the City Council.
 - (7) Outdoor dining areas are prohibited including, but not limited to, tables, chairs, booths, bar stools, benches, and standup counters, except if dining areas are allowed with express written permission of the city during an authorized special event. Outdoor seating associated with permanent establishments may be permitted when it complies with subsection (d)(23)(d).
 - (8) Mobile food dispensing vehicles selling or dispensing of food to customers in a moving vehicle or otherwise engaging in drive-up sales is prohibited.



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- (9) A mobile food dispensing vehicle shall not be located on private property upon which uncorrected code violations exist, or which is under citation for code violations.
- (10) Mobile food dispensing vehicles and all materials associated with such vehicles must physically be moved at least daily and cannot remain on the subject property outside the approved hours of operation unless otherwise allowed by the city for special events. Overnight parking of mobile food dispensing vehicles is prohibited. Permanent establishments may remain onsite overnight within their approved location when authorized under subsections (c)(2) or (c)(3) and in compliance with subsection (d)(25).
- (11) Mobile food dispensing vehicles shall not sell alcohol unless specifically approved as part of a special event or other permit approved by the city.
- (12) The operation of a mobile food dispensing vehicle must not obstruct or interfere with vehicular or pedestrian traffic, building access, fire lanes, crosswalks, driveways, fire hydrants, loading areas, stormwater drainage systems, or landscape buffers associated with the principal use.
- (13) Mobile food dispensing vehicles must not enter or park upon playgrounds, playing fields and courts, sidewalks, footpaths or bicycle paths.
- (14) Mobile food dispensing vehicles shall be located at least one hundred (100) feet from a lot occupied by a single-family or two-family (duplex) dwelling unit as measured in a straight line from the location of the food truck to the nearest property boundary.
- (15) Mobile food dispensing vehicles shall be located at least one hundred (100) feet from the main entrance of any eating establishment or similar food business, from any outdoor dining area, and from any other food dispensing vehicle, as measure in a straight line; unless when authorized pursuant to subsection (c)(4), and subsections (c)(3) and (d)(23).
- (16) Mobile food dispensing vehicles must not enter or park upon any "no parking" area, loading zone, driveway, handicapped parking space, or designated public safety lane (e.g., fire lanes) or within twenty (20) feet of a crosswalk or within fifteen (15) feet of a fire hydrant or storm drainage structure.
- (17) No additional signage shall be permitted on the developed site related to the mobile food dispensing vehicle except as to signage permanently affixed and displayed on the vehicle and for one double sided A-frame sign, not to exceed eight square feet per side. If an A-frame sign is utilized, it must meet setbacks per the zoning district, be within ten (10) feet of the mobile food dispensing vehicle, and shall not be placed within a Right-of-Way.
- (18) Amplified music or other sounds from any mobile food dispensing vehicle or from audio equipment installed on the developed site by the property owner or person in charge of the vehicle for purposes of vending, attracting or encouraging the congregation of customers shall be prohibited.
- (19) Mobile food dispensing vehicles shall maintain an appropriate number and size of operable fire extinguishers.
- (20) The operation of a mobile food dispensing vehicle shall not create or cause nuisance conditions to include, but not be limited to, displaying flags or unauthorized signage,



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- loud noises, visual glare, flashing or animated lights, shouting or amplified music or sound, excessive fumes or smoke, environmental hazards, and any vehicular or pedestrian hazard.
- (21) The grounds around the mobile food dispensing vehicle and within the vending space shall be kept free of litter, trash, paper and waste at all times. Waste containers shall be provided and all trash shall be taken with the vehicle when the vendor leaves or with the permission of the property owner, placed inside a commercial dumpster in use and located on the developed site.
- (22) Mobile food dispensing vehicles shall be self-contained and shall not be connected to the city water or sewer utilities.
- (23) Mobile food dispensing vehicles must not discharge waste, fat, oil, grease or such other similar substances from the vehicle. All such substances related to or generated from the vehicle shall be taken with the vehicle when vehicle leaves the subject property.
- (24) A copy of the appropriate license(s) issued from the state department of business and professional regulation (division of hotels and restaurants) shall be maintained on the mobile food dispensing vehicle at all times when the vehicle is in operation on real property located within the city, and shall be made available for inspection upon request by the city's law or code enforcement officers.
- (25) Permanent Establishments —Additional Standards.
- a. Location & approvals.
1. Improved sites. Permanent establishments located on improved sites in non-residential zoning districts require zoning clearance from the Planning Department. The approved location shall be depicted on the site plan or minor site plan amendment including dimensions, clearances, and circulation.
 2. Unimproved sites. Permanent establishments located on unimproved sites in non-residential zoning districts require full site plan review and approval by the City's Site Review Committee. The site plan shall show access, circulation, emergency routes, stormwater, lighting, any seating, parking, ADA routes, trash and restroom facilities, and buffers.
- b. Number of units. One (1) permanent MFDV per property is permitted. Additional MFDV's may be authorized through conditional use or as expressly approved on an approved site plan when the site can adequately accommodate parking, circulation, and public safety.
- c. Placement & surfacing. Permanent establishments shall be placed on a paved or improved stabilized surface (e.g., asphalt, concrete, or engineered stabilized base) adequate to support vehicle loads without rutting; surfacing must be shown on the approved plan.



CITY OF CLERMONT
ORDINANCE NO. 2026-014

d. Seating (if provided). Outdoor customer seating associated with a permanent establishment may be permitted subject to:

1. Parking. Provide a minimum of one (1) off-street parking space per four (4) seats, in addition to parking required for any principal use on the site. Parking spaces shall be standard dimensions and located to avoid conflicts with fire lanes and drive aisles.

2. Restrooms.

a. Improved sites. Patrons shall have access to permanent restrooms within two hundred (200) feet of the seating area during all permanent MFDV operating hours. If restrooms are within an existing building, written permission from the building owner/tenant must be provided.

b. Unimproved sites. Provide portable ADA-compliant restrooms at a minimum ratio of one (1) unit per twenty-five (25) seats, plus handwashing stations, maintained in a sanitary condition and serviced per manufacturer's recommendations.

3. Trash & recycling. Provide covered, ADA-accessible refuse receptacles in or adjacent to seating areas, with service coordinated to prevent overflow. Where a dumpster is onsite, receptacles shall be emptied into the commercial dumpster; otherwise, refuse shall be removed off-site daily.

e. Site services (unimproved sites). The approved plan shall demonstrate safe ingress/egress, stabilized parking areas, stormwater management (as applicable), and a designated pad for any portable restroom(s) and refuse containers with screening where required.

f. Revocation of seating authorization. Seating authorization may be suspended or revoked by the City Manager upon a finding of noncompliance with this section, repeated nuisance conditions, or failure to maintain required facilities. The City Manager shall afford notice and a reasonable, informal opportunity to be heard prior to suspension or revocation.

(e) Penalties.

(1) Owners and operators of mobile food dispensing vehicles, and property owners on which such vehicles operate, shall be joint and severally liable for any violations of this section. The penalty provisions set forth in section 1-7 of the City Code shall apply to violations of this section.

(2) In addition to the penalties authorized by subsection (1), the City Manager may also suspend or revoke the property owner's site plan approval for accessory temporary outdoor sales and/or special event permit, as may be applicable, upon a finding that a mobile food dispensing vehicle was operating on the subject property in violation of this



CITY OF CLERMONT
ORDINANCE NO. 2026-014

section. Prior to suspending or revoking the applicable site plan approval and/or special event permit, the City Manager shall:

- a. Afford the property owner notice of the violation(s) and a reasonable, informal opportunity to be heard regarding the violation(s);
 - b. Consider the property owner's past record of compliance with this section and related laws; and
 - c. Consider the degree of risk to public health, safety, and welfare arising from the alleged violation(s) in evidence.
- (3) The City Manager's decision under subsection (2) shall be rendered in writing and shall be deemed final.
- (4) Any site plan approval or special event permit suspended or revoked pursuant to this subsection shall immediately be void and of no further use and effect to any person. If revoked, the property owner shall be prohibited from seeking subsequent site plan approval for accessory temporary outdoor sales or a special event permit for the subject property for a period of one (1) year from the date of the revocation.
- (5) The operation of a mobile food dispensing vehicle without a valid site plan approval for accessory temporary outdoor sales or special event permit (including if operated during a period of license suspensions or revocation) shall subject the owner of the property and the owner of the vehicle and operator thereof to code enforcement action, civil action, or action as otherwise allowed by state law or the City Code.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

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



CITY OF CLERMONT
ORDINANCE NO. 2026-014

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS

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

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June 2026.

CITY OF CLERMONT, FLORIDA

Tim Murry, Mayor

ATTEST

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY

Christian W. Waugh, City Attorney



CITY OF CLERMONT
ORDINANCE NO. 2026-014

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members
FROM: Planning and Development Services / Curt Henschel
DATE: May 18, 2026
SUBJECT: Ordinance No. 2026-014 – Amendment to LDC under Chapter 125 Zoning

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

Ordinance 2026-014 is proposed to be adopted by the City on June 23, 2026, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2026-014.

Land Development Code, Chapter 125, “Zoning”, Article V “Supplementary District Regulation”, Division 1 “Generally”, to establish procedures for the review and approval of “Mobile Food Dispensing Vehicles”

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

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

There are no direct compliance costs for businesses.

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

There are no new charges or fees on existing businesses.

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

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

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

The proposed ordinance is not expected to impact any existing businesses and would only be applicable to Mobile Food Dispensing Vehicles.

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

Enactment of this ordinance will reduce costs for Mobile Food Dispensing Vehicles that are currently subject to Land Development Code by eliminating the Conditional Use Permit (CUP) process and fees. This is an estimated savings of approximately \$1,000 per Mobile Food Dispensing Vehicle.



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

Date:	05/07/2026
Order Number:	12320088
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	57.0000
Height in Inches:	4.7200

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/18/2026 - 05/18/2026	Govt Public Notices
LEE dailycommercial.com	1	05/18/2026 - 05/18/2026	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	\$92.06
Tax Amount	\$0.00
Service Fee 3.99%	\$3.67
Cash/Check/ACH Discount	-\$3.67
Payment Amount by Cash/Check/ACH	\$92.06
Payment Amount by Credit Card	\$95.73

Order Confirmation Amount	\$92.06
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Ad Preview

LEGAL NOTICE

On Tuesday, June 2, 2026 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for the amendment of the Land Development Code, Chapter 125 – Zoning.

**ORDINANCE NO. 2026-014
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 125, TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF MOBILE FOOD DISPENSING VEHICLES PURSUANT TO SECTION 509.102, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS, PUBLICATION AND EFFECTIVE DATE.**

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

This amendment 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

May 18, 2026

5/18/2026

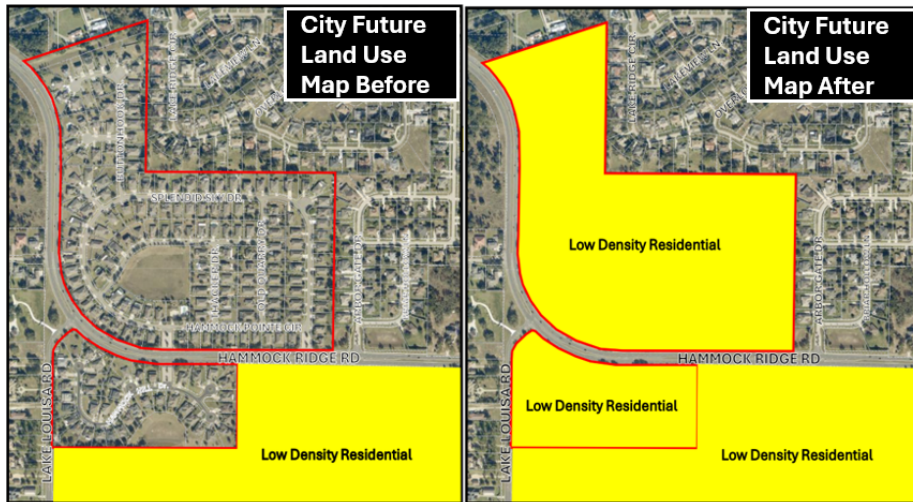


AGENDA ITEM

Meeting Date	
Tuesday, June 2, 2026	
Agenda Item Name	
Ordinance 2026-021 <i>Large-scale Comprehensive Plan Amendment Hammock Pointe/Reserve</i>	
Requested Action	
Recommend approval of Ordinance 2026-021	
Staff Report	

The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the subject property as a follow-up to the staff-initiated annexation request. The parcel has been platted, developed, and is receiving wastewater services from the City. The property, approximately 88.5 +/- acres, consists of the Hammock Reserve and Hammock Pointe subdivisions. The total lot count is 196 existing single-family homes. The subdivisions have been built-out.

On October 28th, 2025, the City Council approved the annexation of the subject property with the understanding that a Large-Scale Comprehensive Plan Amendment and Rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. Staff is proceeding to complete the process at this time.



The subject property is currently designated with Lake County’s Urban Low Density Future Land Use Category. The current density under the Lake County designations allowed four (4) dwelling units to one (1) net acre, with the property being developed at 2.20 dwelling units per net acre. The compatible future land use designation under the City at the existing density would be Low-Density Residential, which allows for three (3) dwelling units per (1) acre. The abutting future land use adjacent to the east within the City is Low-Density Residential, which was approved for the Ivey Ridge subdivision that is currently undergoing construction.

The change in future land use to the City’s Low-Density Residential does not propose a conflict between the existing uses and land uses within the area. The proposed future land use is consistent with the City’s Comprehensive Plan and its goals, objectives, and policies. Staff recommends approval of Ordinance 2026-021.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-021 Hammock Pointe Reserve LSCPA	Ord 2026-021 Hammock Pointe Reserve LSCPA.pdf
2.	FLUC Maps	FLUC Maps.pdf
3.	Staff Analysis Hammock Reserve Pointe LSCPA	Staff Analysis Hammock Reserve Pointe LSCPA.pdf
4.	Legal ad - Hammock Pointe-Reserve LSCPA PZ	Legal ad - Hammock Pointe-Reserve LSCPA PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-021

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-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 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

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

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

SECTION 1:

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION (DREW ESTATES / DREW’S LANDING)

TRACTS 13, 20, 21, 22, 27, 28 AND 29 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF



CITY OF CLERMONT
ORDINANCE NO. 2026-021

RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71 DEGREES 03 WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 534.35 FEET FOR A POINT OF BEGINNING.

(THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.)

FROM SAID POINT OF BEGINNING, RUN SOUTH 0 DEGREES 11 MINUTES WEST ALONG THE EAST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 282.61 FEET; THENCE RUN NORTH 71 DEGREES 03 MINUTES EAST 242.72 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO THE WATERS OF LAKE MINNEHAHA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE WATERS OF THE SAID LAKE TO A POINT NORTH 0 DEGREES 11 MINUTES EAST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 0 DEGREES 11 MINUTES WEST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

ALSO, LESS AND EXCEPT:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF



CITY OF CLERMONT
ORDINANCE NO. 2026-021

SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF A COUNTY HIGHWAY; THENCE RUN SOUTH 71 DEGREES 03 MINUTES WEST ALONG THE SOUTHERLY LINE OF THE SAID RIGHT OF WAY 234.35 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN SOUTH 18 DEGREES 57 MINUTES EAST 267 FEET; THENCE RUN SOUTH 71 DEGREES 03 MINUTES WEST 150 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SAID SECTION 6; THENCE RUN EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO A POINT THAT IS NORTH 18 DEGREES 57 MINUTES WEST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 18 DEGREES 57 MINUTES EAST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF COUNTY HIGHWAY.

ALSO LESS AND EXCEPT:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERN LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71° 03' WEST ALONG THE SOUTHERN RIGHT OF WAY LINE A DISTANCE OF 534.35 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LAKE LOUISA ROAD, THENCE SOUTH 0° 11' WEST ALONG THE SAID EASTERLY RIGHT OF WAY 282.61 FEET; THENCE RUN NORTH 71° 03' EAST 392.72 FEET TO THE POINT OF BEGINNING; CONTINUE NORTH 71° 03' EAST TO A POINT THAT WILL INTERSECT A LINE WHICH IS AN EXTENSION OF THE WEST OF THE SOUTHERN LOT LINE OF LOT 32, IN LAKE RIDGE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 39, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN EAST ALONG THAT SAID WESTERLY EXTENSION TO THE WEST LOT LINE OF SAID LOT 32; THENCE NORTH ALONG THE WESTERN BOUNDARY OF LAKE RIDGE CLUB TO THE NORTH LOT LINE OF SAID SECTION 6; THENCE WEST TO A POINT THAT INTERSECTS THE NORTH LINE OF SECTION 6 AND THE SOUTHERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTH 71° 03' WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO A POINT THAT IS NORTH 18° 57' WEST OF THE SAID POINT OF BEGINNING; THENCE SOUTH 18° 57' EAST 267 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

**CITY OF CLERMONT
ORDINANCE NO. 2026-021**

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°23'57"W ALONG THE EAST LINE THEREOF A DISTANCE OF 242.06 FEET FOR A POINT OF BEGINNING; THENCE RUN S71°14'28"W A DISTANCE OF 661.70 FEET TO THE END OF SAID LINE ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF LAKE LOUISA ROAD, LAKE COUNTY, FLORIDA.

PROPERTY AS SHOWN HEREON CONTAINS: 3,855,060 SQUARE FEET OR 88.5 ACRES MORE OR LESS

LOCATION:

Hammock Pointe and Hammock Reserve Subdivision
Improved parcels located east of
the Hammock Ridge Road and Lake Louisa Road intersection
88.5 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2026-021

CHANGE THE FUTURE LAND USE CLASSIFICATION:

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

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2026-021

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of August, 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

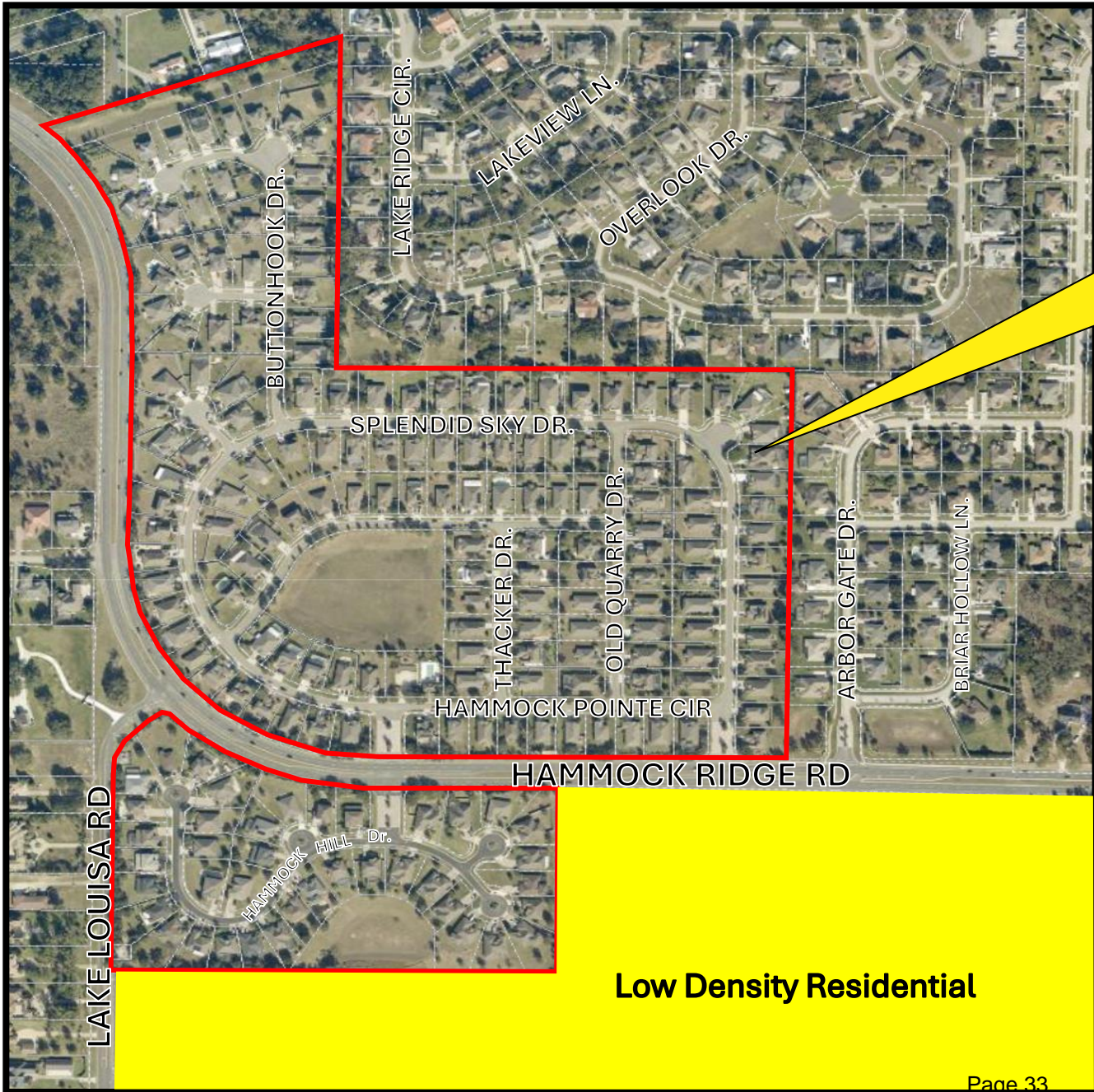


2026-021
Before

- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office



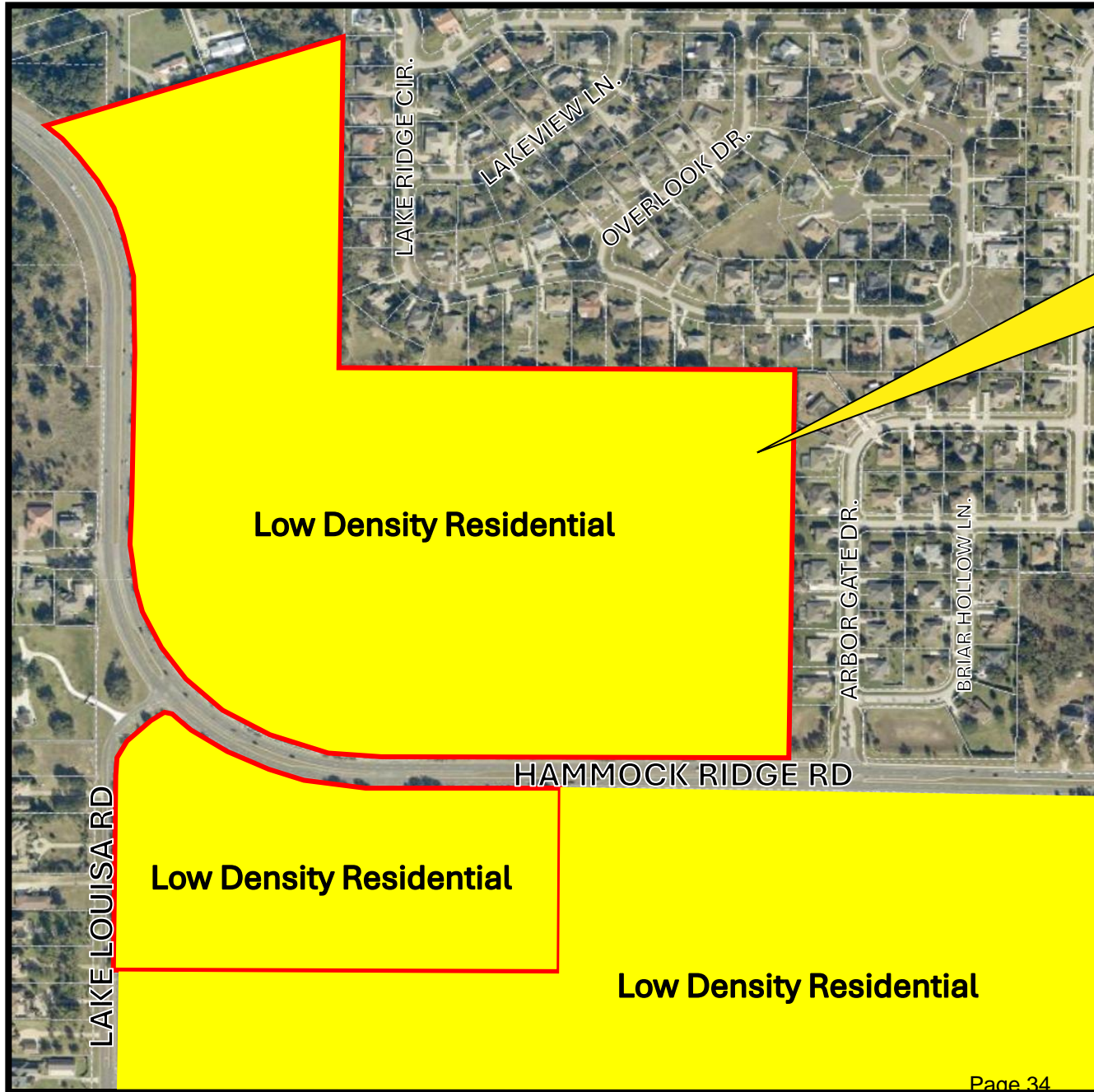
Site:
Future Land Use from
Lake County
Urban Low Density
To
City of Clermont
Low Density Residential





2026-021
After

- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office



Site:
Future Land Use from
Lake County
Urban Low Density
To
City of Clermont
Low Density Residential



CITY OF CLERMONT

Staff Analysis Report

APPLICANT: City of Clermont

PROJECT NAME: Hammock Reserve & Hammock Pointe Subdivision Large-Scale Comprehensive Plan Amendment (LSCPA)

REQUESTED ACTION: Consider a request for a Large-Scale Comprehensive Plan Amendment for the Hammock Reserve and Hammock Pointe Subdivisions adjacent to the Hammock Ridge Road and Lake Louisa Road intersection.

SIZE OF PARCEL: 88.5 +/- Acres

LOCATION: Hammock Reserve and Hammock Pointe Subdivision, improved parcels located east of the Hammock Ridge Road and Lake Louisa Road intersection

EXISTING ZONING: Medium Residential District (R-3) within Lake County

EXISTING LAND USE: Single-Family Residences

FUTURE LAND USE CATEGORY: Urban Low Density within Lake County

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	R-1 & R-3 within Lake County	Single-Family Residential	Lake Ridge Club Subdivision
South	Low Density Residential	PUD	Undeveloped	Ivey Ridge Subdivision
East	Urban Low within Lake County & the City's Low Density Residential	R-2 within Lake County & The City's PUD	Single-Family Residential	Timberlane Phase II Subdivision
West	Green Swamp Interlachen & Green Swamp Rural within Lake County	PUD and R-3 within Lake County	Undeveloped & Single-Family Residential	Lake Susan Outlook and Estates at Lake Susan Replat Subdivisions

ANALYSIS:

The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the subject property as a follow up to the staff-initiated annexation request. The parcel has been platted, developed, and is receiving wastewater services from the City. The property, approximately 88.5 +/- acres, consists of the Hammock Reserve and Hammock Pointe subdivisions. The total lot count is 196 existing single-family homes. The subdivisions have been built-out.

On October 28th, 2025, the City Council approved the annexation of the subject property with the understanding that a Large-Scale Comprehensive Plan Amendment and Rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. Staff is proceeding to complete the process at this time.



The subject property is currently designated with Lake County’s Urban Low Density Future Land Use Category. The current density under the Lake County designations allowed four (4) dwelling units to one (1) net acre, with the property being developed at 2.20 dwelling units per net acre. The compatible future land use designation under the City at the existing density would be Low-Density Residential which allows for three (3) dwelling unit per (1) acre. The abutting future land use adjacent to the east within the City is Low-Density Residential, which was approved for the Ivey Ridge subdivision that is currently undergoing construction.

STAFF RECOMMENDATION:

The change in future land use to the City’s Low-Density Residential does not propose a conflict between the existing uses and land uses within the area. The proposed future

land use is consistent with the City's Comprehensive Plan and its goals, objectives, and policies. Staff recommends approval of Ordinance 2026-021.

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2026-021

The City of Clermont will hold public hearings on Tuesday, June 2, 2026 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, June 9, 2026 at 3:00 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Urban Low Density to City of Clermont Low Density Residential.



LOCATION

Hammock Pointe and Hammock Reserve Subdivision
Improved parcels located east of
the Hammock Ridge Road and Lake Louisa Road intersection
88.5 +/- Acres

FUTURE LAND USE MAP AMENDMENT

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

ORDINANCE NO. 2026-021

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-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 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

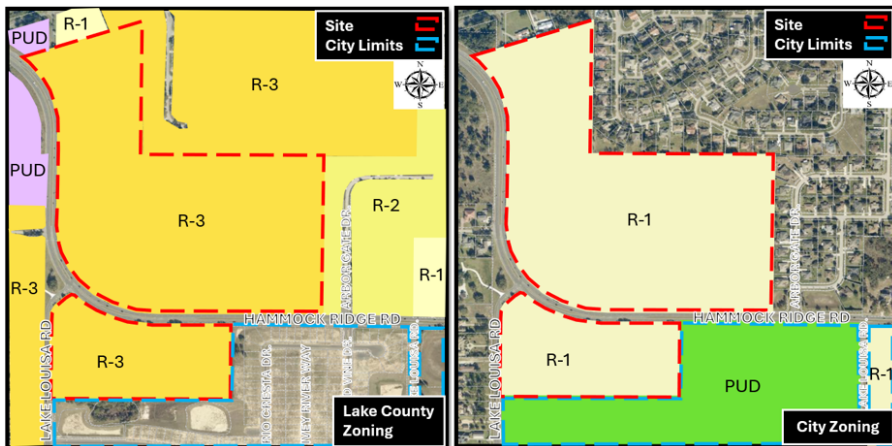


AGENDA ITEM

Meeting Date	
Tuesday, June 2, 2026	
Agenda Item Name	
Ordinance 2026-022 <i>Rezoning Hammock Pointe/Reserve</i>	
Requested Action	
Recommend approval of Ordinance 2026-022	
Staff Report	

The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the subject property as a follow up to the staff-initiated annexation request. The parcel has been platted, developed, and is receiving wastewater services from the City. The property, approximately 88.5 +/- acres, consists of the Hammock Reserve and Hammock Pointe subdivisions. The total lot count is 196 existing single-family homes. The subdivisions have been built-out.

On October 28th, 2025, the City Council approved the annexation of the subject property with the understanding that a Large-Scale Comprehensive Plan Amendment and Rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. Staff is proceeding to complete the process at this time.



The subject property is currently designated with Lake County’s Medium Residential (R-3) zoning district. The minimum lot size under the Lake County designation required three (3) dwelling units per one (1) net acre, or 14,520sqft when in accordance with the gross acreage requirement. When reviewing the existing lot sizes within the development, the minimum lot size was found to be 85ft by 140ft, or 11,900sqft. To encapsulate the existing lots sizes and in keeping in line with property rights for consideration, for both the north and south sides of the subdivision, City staff is recommending the property to be rezoned to the R-1 Single-Family Medium Density Residential District.

The change in the zoning district to the City’s R-1 Single-Family Medium Density Residential District does not propose a conflict between the existing uses and land uses within the area. The proposed zoning district is compatible with the adjoining properties as required by the City’s Comprehensive Plan. Staff recommends approval of the Rezoning, Ordinance NO. 2026-022.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-022 Hammock Pointe Reserve Rezoning	Ord 2026-022 Hammock Pointe Reserve Rezoning.pdf
2.	Location and Zoning Maps	Location and Zoning Maps.pdf
3.	Staff Analysis Hammock Reserve Pointe REZ	Staff Analysis Hammock Reserve Pointe REZ.pdf
4.	Legal ad - Hammock Pointe-Reserve REZ PZ	Legal ad - Hammock Pointe-Reserve REZ PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-022

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 October 28th, 2025; and

WHEREAS, to complete the annexation process with a compatible City Future Land Use Category and Zoning District; this rezoning request is being initiated by City staff; 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 Medium Residential District (R-3) to City of Clermont Single-Family Medium Density District (R-1); and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 2nd day of June 2026 review the petition for Rezoning; and

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION (DREW ESTATES / DREW’S LANDING)

TRACTS 13, 20, 21, 22, 27, 28 AND 29 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



CITY OF CLERMONT
ORDINANCE NO. 2026-022

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6,
TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND
DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SAID SECTION 6,
RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET
TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE
DRIVE, THENCE RUN SOUTH 71 DEGREES 03 WEST ALONG THE SOUTHERLY LINE
OF SAID RIGHT OF WAY A DISTANCE OF 534.35 FEET FOR A POINT OF BEGINNING.

(THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY
LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE EASTERLY LINE OF
THE RIGHT OF WAY OF LAKE LOUISA ROAD.)

FROM SAID POINT OF BEGINNING, RUN SOUTH 0 DEGREES 11 MINUTES WEST
ALONG THE EAST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 282.61 FEET;
THENCE RUN NORTH 71 DEGREES 03 MINUTES EAST 242.72 FEET; THENCE RUN
NORTH 18 DEGREES 57 MINUTES WEST TO THE WATERS OF LAKE MINNEHAHA;
THENCE RUN IN A WESTERLY DIRECTION ALONG THE WATERS OF THE SAID LAKE
TO A POINT NORTH 0 DEGREES 11 MINUTES EAST OF THE POINT OF BEGINNING;
THENCE RUN SOUTH 0 DEGREES 11 MINUTES WEST TO THE POINT OF BEGINNING.
LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

ALSO, LESS AND EXCEPT:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,
BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN
WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE
OF THE RIGHT OF WAY OF A COUNTY HIGHWAY; THENCE RUN SOUTH 71 DEGREES
03 MINUTES WEST ALONG THE SOUTHERLY LINE OF THE SAID RIGHT OF WAY 234.35
FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN SOUTH



CITY OF CLERMONT
ORDINANCE NO. 2026-022

18 DEGREES 57 MINUTES EAST 267 FEET; THENCE RUN SOUTH 71 DEGREES 03 MINUTES WEST 150 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SAID SECTION 6; THENCE RUN EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO A POINT THAT IS NORTH 18 DEGREES 57 MINUTES WEST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 18 DEGREES 57 MINUTES EAST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF COUNTY HIGHWAY.

ALSO LESS AND EXCEPT:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERN LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71° 03' WEST ALONG THE SOUTHERN RIGHT OF WAY LINE A DISTANCE OF 534.35 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LAKE LOUISA ROAD, THENCE SOUTH 0° 11' WEST ALONG THE SAID EASTERLY RIGHT OF WAY 282.61 FEET; THENCE RUN NORTH 71° 03' EAST 392.72 FEET TO THE POINT OF BEGINNING; CONTINUE NORTH 71° 03' EAST TO A POINT THAT WILL INTERSECT A LINE WHICH IS AN EXTENSION OF THE WEST OF THE SOUTHERN LOT LINE OF LOT 32, IN LAKE RIDGE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 39, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN EAST ALONG THAT SAID WESTERLY EXTENSION TO THE WEST LOT LINE OF SAID LOT 32; THENCE NORTH ALONG THE WESTERN BOUNDARY OF LAKE RIDGE CLUB TO THE NORTH LOT LINE OF SAID SECTION 6; THENCE WEST TO A POINT THAT INTERSECTS THE NORTH LINE OF SECTION 6 AND THE SOUTHERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTH 71° 03' WEST ALONG SAID SOUTHERLY RIGHT OF WAY TO A POINT THAT IS NORTH 18° 57' WEST OF THE SAID POINT OF BEGINNING; THENCE SOUTH 18° 57' EAST 267 FEET TO THE POINT OF BEGINNING.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE



CITY OF CLERMONT
ORDINANCE NO. 2026-022

NORTHWEST 1/4; THENCE RUN S00°23'57"W ALONG THE EAST LINE THEREOF A DISTANCE OF 242.06 FEET FOR A POINT OF BEGINNING; THENCE RUN S71°14'28"W A DISTANCE OF 661.70 FEET TO THE END OF SAID LINE ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF LAKE LOUISA ROAD, LAKE COUNTY, FLORIDA.

PROPERTY AS SHOWN HEREON CONTAINS: 3,855,060 SQUARE FEET OR 88.5 ACRES MORE OR LESS

LOCATION:

Hammock Pointe and Hammock Reserve Subdivision
Improved parcels located east of
the Hammock Ridge Road and Lake Louisa Road intersection
88.5 +/- Acres



PROPERTY REZONING

**From: Lake County Medium Residential District (R-3)
To: City of Clermont Single-Family Medium Density Residential District (R-1)**

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2026-022

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. 2026-022

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of August 2026.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

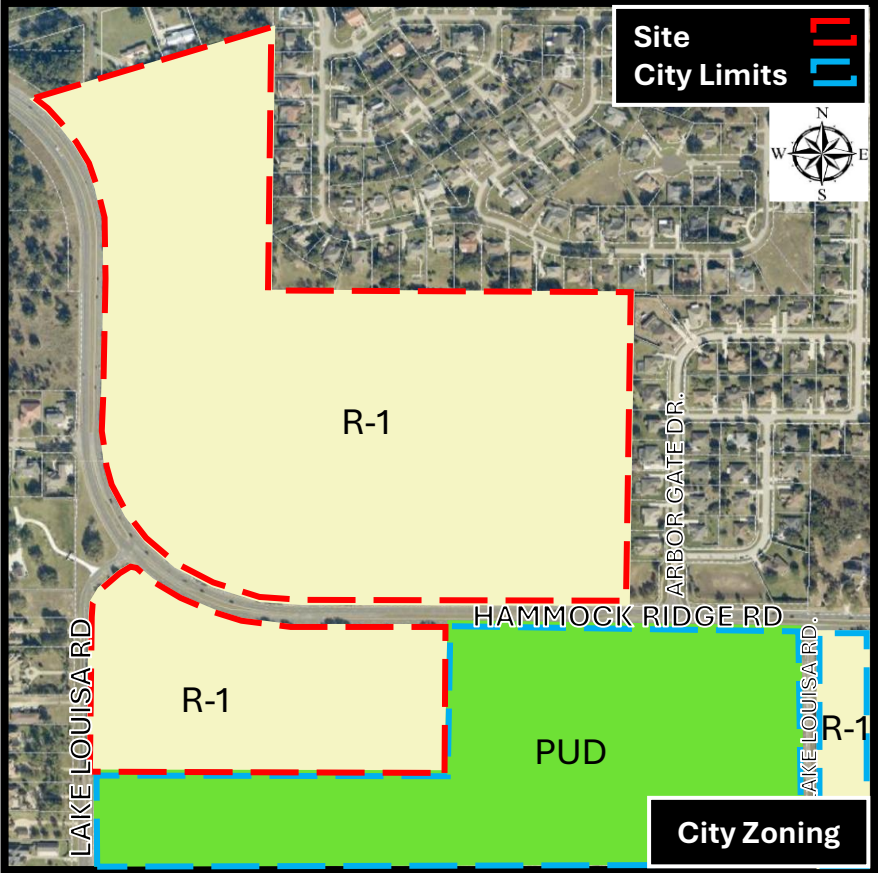
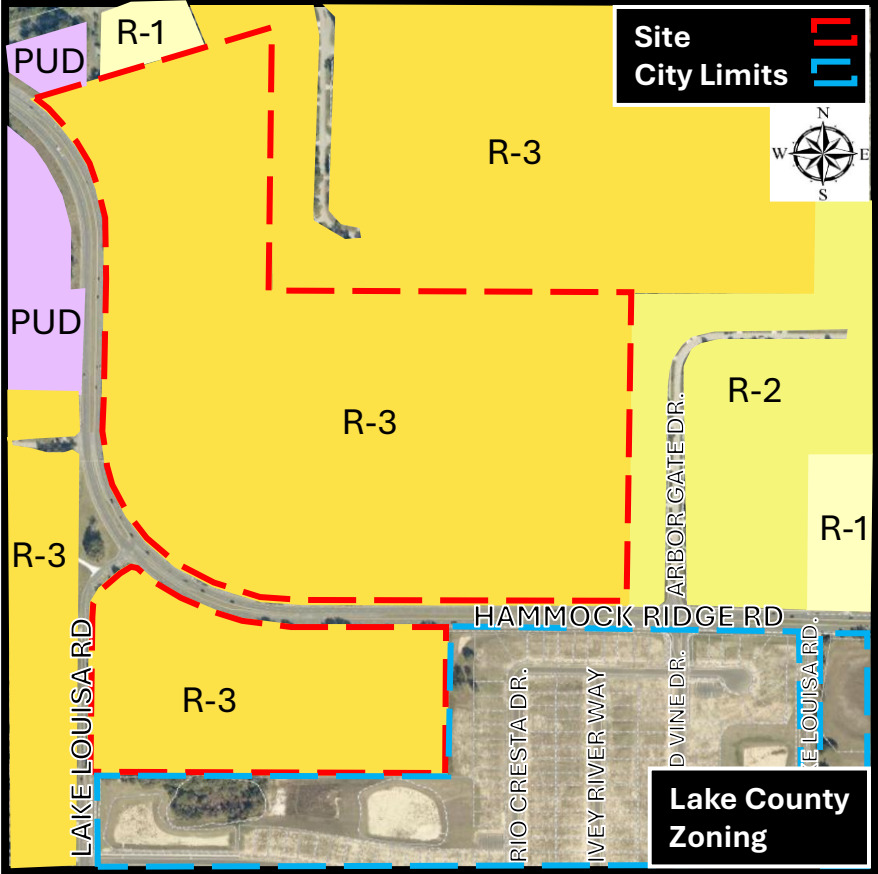
Approved as to form and legality:

Christian W. Waugh, City Attorney

Hammock Pointe and Hammock Reserve



Hammock Pointe and Hammock Reserve





CITY OF CLERMONT

Staff Analysis Report

APPLICANT: City of Clermont

PROJECT NAME: Hammock Reserve & Hammock Pointe Subdivision Rezoning

REQUESTED ACTION: Consider a request for Rezoning for the Hammock Reserve and Hammock Pointe Subdivisions adjacent to the Hammock Ridge Road and Lake Louisa Road intersection.

SIZE OF PARCEL: 88.5 +/- Acres

LOCATION: Hammock Reserve and Hammock Pointe Subdivision, improved parcels located east of the Hammock Ridge Road and Lake Louisa Road intersection

EXISTING ZONING: Medium Residential District (R-3) within Lake County

EXISTING LAND USE: Single-Family Residences

FUTURE LAND USE CATEGORY: Urban Low Density within Lake County

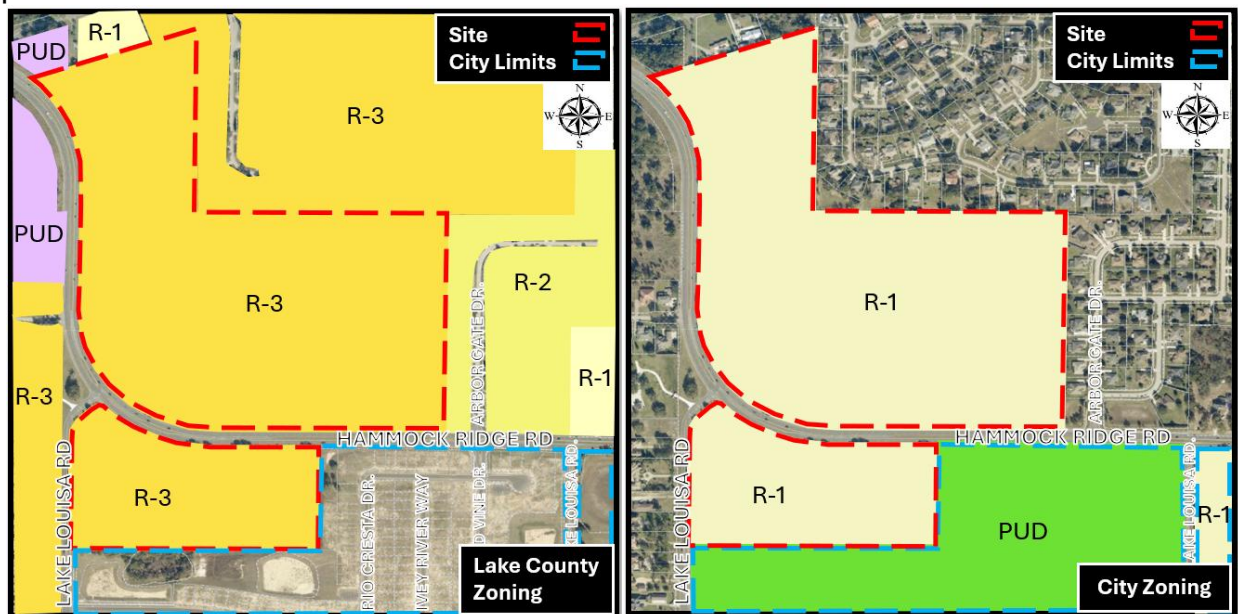
Adjacent Property Land Use Table

<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, R-1, & R-3 within Lake County	Single-Family Residential	Lake Ridge Club Subdivision
South	Low Density Residential	PUD	Undeveloped	Ivey Ridge Subdivision
East	Urban Low within Lake County & the City's Low Density Residential	R-2 within Lake County & The City's PUD	Single-Family Residential	Timberlane Phase II Subdivision
West	Green Swamp Interlachen & Green Swamp Rural within Lake County	PUD and R-3 within Lake County	Undeveloped & Single-Family Residential	Lake Susan Outlook and Estates at Lake Susan Replat Subdivisions

ANALYSIS:

The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the subject property as a follow up to the staff-initiated annexation request. The parcel has been platted, developed, and is receiving wastewater services from the City. The property, approximately 88.5 +/- acres, consists of the Hammock Reserve and Hammock Pointe subdivisions. The total lot count is 196 existing single-family homes. The subdivisions have been built-out.

On October 28th, 2025, the City Council approved the annexation of the subject property with the understanding that a Large-Scale Comprehensive Plan Amendment and Rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. Staff is proceeding to complete the process at this time.



The subject property is currently designated with Lake County's Medium Residential (R-3) zoning district. The minimum lot size under the Lake County designation required three (3) dwelling units per one (1) net acre, or 14,520sqft when in accordance with the gross acreage requirement. When reviewing the existing lot sizes within the development, the minimum lot size was found to be 85ft by 140ft, or 11,900sqft. To encapsulate the existing lots sizes and in keeping in line with property rights for consideration, for both the north and south sides of the subdivision, City staff is recommending the property to be rezoned to the R-1 Single-Family Medium Density Residential District.

STAFF RECOMMENDATION:

The change in the zoning district to the City's R-1 Single-Family Medium Density Residential District does not propose a conflict between the existing uses and land uses within the area. The proposed zoning district is compatible with the adjoining properties as required by the City's Comprehensive Plan. Staff recommends approval of the Rezoning, Ordinance NO. 2026-022.

LEGAL NOTICE

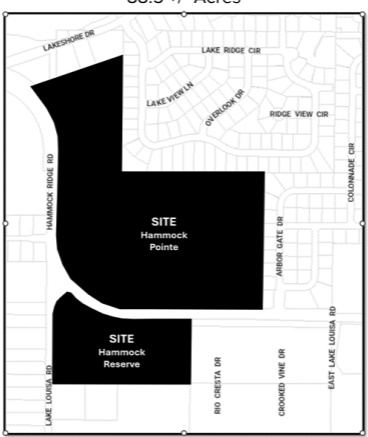
On Tuesday, June 2, 2026 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2026-022

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

Hammock Pointe and Hammock Reserve Subdivision
Improved parcels located east of
the Hammock Ridge Road and Lake Louisa Road intersection
88.5 +/- Acres



PROPERTY REZONING

**From: Lake County Medium Residential District (R-3)
To: City of Clermont Single-Family Medium Density Residential District (R-1)**

LEGAL DESCRIPTION

LEGAL DESCRIPTION (DREW ESTATES / DREW'S LANDING)
TRACTS 13, 20, 21, 22, 27, 28 AND 29 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND
THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE, THENCE RUN SOUTH 71 DEGREES 03 WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 534.35 FEET FOR A POINT OF BEGINNING.

(THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.)

FROM SAID POINT OF BEGINNING, RUN SOUTH 0 DEGREES 11 MINUTES WEST ALONG THE EAST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 282.61 FEET; THENCE RUN NORTH 71 DEGREES 03 MINUTES EAST 242.72 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES WEST TO THE WATERS OF LAKE MINNEHAHA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE WATERS OF THE SAID LAKE TO A POINT NORTH 0 DEGREES 11 MINUTES EAST OF THE POINT OF BEGINNING; THENCE RUN SOUTH 0 DEGREES 11 MINUTES WEST TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

ALSO, LESS AND EXCEPT:
THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

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ALSO LESS AND EXCEPT:
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SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°23'57"W ALONG THE EAST LINE THEREOF A DISTANCE OF 242.06 FEET FOR A POINT OF BEGINNING; THENCE RUN S71°14'28" W A DISTANCE OF 661.70 FEET TO THE END OF SAID LINE ALL BEING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF LAKE LOUISA ROAD, LAKE COUNTY, FLORIDA.

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



CITY OF CLERMONT
ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING ARTICLE III, SECTION 101-212, “JURISDICTIONAL ACTION AND REVIEW CRITERIA”, PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont desires maintaining and improving the quality of life for residents and guests in the City by continuing to assure proper review of conditional use permits;

WHEREAS, the City Council of the City of Clermont has determined that it is in the best interest of the City and its citizens to amend its review criteria for conditional use permits to provide more objective guidance on what is needed for a conditional use permits and to reduce subjectivity of the review process; and

WHEREAS, the City Council further finds that it is in the public interest to improve the review criteria for conditional use permits as described in this ordinance so as to create a long-lasting, high quality of life for the Clermont community.

SECTION 1: AUTHORITY

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

SECTION 2: AMENDING SECTION 101-212

Article III, Section 101-212 “Jurisdictional action and review criteria” of the Clermont City Code is hereby amended to read as follows (strikethrough indicates deleted wording and underlined indicates added):

Sec. 101-212. Jurisdictional action and review criteria.

(a) *Alternatives for disposition of application.* The planning and zoning commission and city council shall have five alternatives in determining disposition of an application for a conditional use permit. Jurisdictional performance may provide motion and formal action for postponement, denial, denial without prejudice, approval or approval with conditions.

(b) *Postponement of action on application.* A motion and action for postponement may be enacted where the application for hearing is reestablished for a specific time and date certain, or until such time when essential information may be made available so as to enable the convening body to make a formal determination on the proposed application. Other actions shall be formally disposed as set forth in subsections (c) and (d) of this section.

(c) *General criteria for granting permit.* Upon review and formal action on an application for a conditional use permit, the planning and zoning commission may recommend



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granting and the city council may grant by resolution a conditional use permit if it is found, from the evidence presented at the public hearing, that:

(1) The granting of the conditional use permit will not adversely affect violate 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; and

(3) The proposed use will not violate the land development code, ~~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.~~

(d) *Specific development standards.* In determining whether the application meets the second ~~four~~ requirements in subsection (c) of this section, the city shall ~~as a minimum~~ consider that satisfactory provisions and arrangements have been made for the following, where applicable:

~~(1) Density or intensity, character and type of development. The density or intensity, character and type of development shall be in conformance with the city's comprehensive plan, future land use map, future land use district designation and zoning district classification.~~

(2) *Compatibility of development.* The compatibility of the development with terrain and surrounding development as to type and size of unit and height ~~shall be considered~~. The development shall be so located and designed to avoid ~~undue noise, odor,~~ dangerous traffic, ~~or other nuisances,~~ and or other hazards dangers to abutting property owners.

(3) *Transportation.* The city transportation system, including sidewalks, trails, multimodal paths, and/or streets must be of sufficient size, length, width, and capacity to serve the demands created by the development. Creation or d~~D~~edication of rights-of-way, frontage, or reverse frontage roads and other necessary improvements ~~shall~~may be considered, provided they bear a relationship to the impact of the proposed development and addressed.

(4) *Utilities.* Sanitary sewer, potable water, reuse water, fire hydrants and other utilities must be available and have capacity to serve the development. For commercial or industrial development, the quality of the wastewater must be in conformance with [chapter 38](#), article III.

(5) *Stormwater management.* The capability, capacity and location of the city storm sewer system for serving the development must be considered, as well as adequacy of project design to provide retention and positive outfall of stormwater.

(6) *Site planning.* The development shall be planned and designed to consider:



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- a. Effectiveness of plotting or building layout (street patterns, required yards, etc.).
- b. Orientation of units (setback, open space).
- c. Avoidance of environmentally sensitive areas (floodplain, steep slopes, unstable soil, drainage or wetland areas).
- d. Consideration of visual resources (view and aesthetics).
- e. Landscaping, buffering and screening (for privacy and to screen parking or undesirable features).
- f. Provision of open space areas or private recreation areas.
- g. Off-street parking and loading areas, where required, with particular attention to noise, glare or odor as they may affect adjoining properties. Adequate off-street parking shall be provided in conformance with city codes. Residential construction must be provided with required off-street parking in all districts.
- h. Ingress and egress to property and proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic flow and control and access in case of fire. Access to refuse collection areas shall be provided.

(7) *Solid waste disposal.* For commercial and industrial development, the capacity to dispose of solid waste, with particular reference to any hazardous wastes generated.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by



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the substitution of “Article” for “Ordinance”, “Section” for “Paragraph”, or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS

Regardless of whether such inclusion in the Code as described in Section 2 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener’s errors which do not affect the intent may be authorized by the City Manager or City Manager’s designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

This Ordinance and its Amendments shall be effective on XX __, 2026.

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this XXth day of XX, 2026.

CITY OF CLERMONT, FLORIDA

Tim Murry, Mayor

ATTEST

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY

Christian W. Waugh, City Attorney