



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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the June 2, 2026 Planning and Zoning Commission meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Resolution 2026-021R
CityVet Conditional Use Permit

Consider a request for a Conditional Use Permit to allow for a veterinary clinic to operate within a Planned Unit Development.

Item 2 - Ordinance 2026-025 and Resolution 2026-022R
Dark Sky Land Development Code Amendment

Consider a request to for a Land Development Code amendment to adopt Chapter 129, Outdoor Lighting and Dark Sky Standards.

Item 3 - Ordinance 2026-026
Surrounding Property Notifications - 450 Ft. Land Development Code Amendment

Consider a request for a Land Development Code amendment to increase notifications for public hearings from 150 feet to 450 feet.

DISCUSSION OF NON-AGENDA ITEMS

ADJOURN

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

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

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

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

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
June 2, 2026

CALL TO ORDER

Chair Colby called the meeting of the Planning and Zoning Commission to order on Tuesday, June 2, 2026, at 6:30 p.m.

MEMBERS PRESENT: Chair Colby, Commissioner Tidona, Commissioner May (by phone), Commissioner Niemiec, Commissioner Hoisington, and Commissioner Cramer

MEMBERS NOT PRESENT: Commissioner Entsuah

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 May 5, 2026, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Cramer, seconded by Commissioner Hoisington. Motion passed 6-0.

REPORTS

Commissioner Tidona stated he would not be present for the July 7, 2026, Planning and Zoning Commission meeting.

Commissioner Niemiec had no reports.

Commissioner Cramer had no reports.

Commissioner Hoisington had no reports.

Commissioner May had no reports.

Chair Colby had no reports.

NEW BUSINESS

Item No. 1 – Ordinance No. 2026-014 – Mobile Food Dispensing Vehicles Land Development Code Amendment

Planner Nicholas Gonzalez presented as follows:

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.

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.

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:

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

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.

Commissioner Tidona expressed appreciation for the ordinance. He raised questions about the requirements limiting food trucks to four operating days per week, with no more than three consecutive days, and requiring a designated person in charge to be present during operations would be enforced. He asked who would police these items.

Mr. Gonzalez explained that compliance would be monitored through code enforcement rather than police involvement.

Commissioner Tidona discussed the requirement that food trucks be located at least 100 feet from single-family and duplex residences, noting that the regulations should remain flexible and could be amended in the future if the setback distance proves inadequate. He asked for clarification regarding signage restrictions. He asked whether the ordinance would apply to previously approved food truck locations.

Mr. Gonzalez indicated that existing approvals, particularly those granted through conditional use permits, would not be affected. He stated that the allowed signage would have to be within 10 feet of the vehicle.

Commissioner Tidona raised concerns about parking requirements.

Mr. Gonzalez stated that compliance would be reviewed through the site review process to ensure that any seating associated with a food truck operation is supported by the required number of parking spaces.

Commissioner Niemiec asked about lighting requirements for mobile food dispensing vehicle locations, during evening operating hours when visibility and public safety may become a concern. He noted that food trucks could operate until 10:00 p.m. and expressed concern about customers and passing vehicles in poorly lit conditions.

City Attorney Christian Waugh explained that lighting is considered during the site review process, particularly for permanent establishments on unimproved sites. He stated where site plans must address elements such as access, circulation, emergency routes, stormwater management, lighting, seating, parking, and ADA accessibility.

Mr. Gonzalez clarified that all sites must comply with the City's existing land development code requirements for lighting, including standards governing illumination at property lines.

Commissioner Niemiec suggested that a direct reference to the City's lighting code be included in the regulations to provide greater clarity and assurance regarding safety.

Commissioner Cramer expressed support for the proposed food truck ordinance, noting that he has advocated for such regulations for some time and is pleased to see a framework that establishes clear, objective standards for food truck operators and property owners. He is happy the ordinance will streamline the approval process, reducing reliance on conditional use permits and public hearings for food truck businesses. He asked about the rationale for the 100-foot setback requirement from existing restaurants.

Mr. Gonzalez stated that the distance was based on language used in other jurisdictions and could be adjusted if necessary.

Commissioner Cramer discussed the limitation of one food truck per property, viewing it to prevent excessive clustering of food trucks. He asked if there have been very many complaints about the existing food trucks.

Mr. Gonzalez stated that the City has not received any complaints or code violations regarding existing food truck operations.

Commissioner Cramer questioned if staff would be able to revoke approvals administratively if necessary.

Mr. Gonzalez confirmed that approvals could be revoked administratively at staff level when warranted.

Commissioner Cramer also expressed concern about the potential for food trucks in permanent locations to function as de facto restaurants without being subject to the same development standards as traditional restaurants.

Mr. Gonzalez acknowledged the concern and indicated that the issue may require future review.

Commissioner Cramer asked whether local restaurant owners, the Chamber of Commerce, or other stakeholders had been consulted during the drafting process.

Mr. Gonzalez explained that the ordinance was being presented first to the Planning and Zoning Commission for feedback and could be further vetted if deemed necessary.

Commissioner Hoisington noted that many of her questions have already been addressed. She asked about the requirement of the person in charge to be present whenever a mobile food dispensing vehicle is operating and questioned how such a provision could realistically be enforced. She raised concerns about how code enforcement would verify compliance, who would report violations, and whether food truck operators would have an opportunity to correct deficiencies through an appeal or compliance process before facing revocation of their privileges.

Mr. Gonzalez acknowledged that enforcement of this requirement would be challenging and clarified that compliance would generally fall under the responsibility of code enforcement.

City Attorney Christian Waugh explained that enforcement options could include notices of violation, fines, repeat violation findings, and recovery of investigation costs, particularly under the proposed updates to the City's code enforcement procedures.

Commissioner Hoisington emphasized the importance of ensuring that regulations included in the ordinance are practical and enforceable rather than merely aspirational.

Commissioner May praised staff for preparing a draft ordinance regulating food trucks but raised concerns about clarity and consistency throughout the document. She found the distinction between temporary and permanent food truck establishments unclear, noting that definitions, operational standards, seating requirements, parking rules, and site requirements appeared to overlap or were not clearly separated. She raised questions about whether operational restrictions such as hours (7:00 a.m. to 10:00 p.m.), limits on days of operation, paved surface requirements, and seating regulations applied equally to temporary and permanent establishments. She emphasized the importance of incorporating the community concerns, particularly regarding operating hours, safety, parking impacts, and compatibility with surrounding businesses. She also focused on outdoor seating, lighting, generators, noise, fumes, parking calculations based on seating capacity, landscaping buffers, and ensuring food trucks on shared commercial sites do not reduce required parking for existing businesses.

Mr. Gonzalez acknowledged several areas needing clarification, agreed to correct drafting errors and typos, and indicated that additional language could be added to improve consistency and define standards more clearly.

Commissioner Niemiec suggested that they workshop this item with City Council.

Mr. Gonzalez reviewed the key revisions and outstanding items for the proposed food truck ordinance. He stated that Commissioners identified several areas for potential updates, including adding a definition for temporary food truck operations, incorporating references to the city's lighting code, and strengthening parking requirements to ensure food truck operations on improved commercial properties do not reduce the parking needed for existing businesses. He

mentioned concerns about generators, noting that issues related to noise, fumes, and other impacts could be addressed through existing nuisance provisions. He added on whether the requirement for a responsible person to be present at mobile food dispensing vehicles should remain in the ordinance or be removed. He mentioned the Commissioners discussed the possibility of holding a workshop to further refine ordinance language and address remaining concerns before final adoption.

City Attorney Christian Waugh added that the Commissioners had concerns about the 600 square feet of concrete for food trucks. He stated they mention segregating the temporary and permanent sections for clarity.

Commissioner Hoisington questioned the hours of operation.

Mr. Gonzalez stated that the 7:00 AM to 10 PM operating hours are the normal business operating hours throughout the City. He stated that any other operating hours would require a conditional use permit. He stated that additional language can be added to allude to the operating hours if the existing business closes earlier.

***MOTION TO RECOMMEND APPROVAL** of Ordinance No. 2026-014 Mobile Food Dispensing Vehicles LDC to include consideration of all items listed during discussion; Moved by Commissioner Niemiec, Seconded by Commissioner Hoisington. Motion passed 6-0.*

Item No. 2 – Ordinance No. 2026-021 – Hammock Pointe/Reserve Large-scale Comprehensive Plan Amendment

Item No. 3 – Ordinance No. 2026-022 – Hammock Pointe/Reserve Rezoning

Planner Justine Day presented as follows:

The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the subject property following a staff-initiated annexation. The approximately 88.5+/- acre property includes the Hammock Pointe and Hammock Reserve subdivisions, which are fully built out and contain 196 existing single-family homes. The parcel has already been platted, developed, and is receiving City wastewater services.

On October 28th, 2025, the City Council approved the annexation with the understanding that the appropriate future land use and zoning designations would be established at a later date in time. Staff is now proposing to complete the process.

The property is currently designated with the Urban Low Density Future Land Use Category under Lake County. This category allowed up to four (4) dwelling units per one (1) net acre, with the subdivisions being developed at 2.20 dwelling units per net acre. Under the City's requirements the compatible Future Land Use Category would be Low-Density Residential which allows for three (3) dwelling units per one (1) acre. The adjacent property to the East within the City is also designated as Low-Density Residential.

Both subdivisions are currently zoned (R-3) Medium Residential under Lake County which requires a minimum lot size of three (3) dwelling units per one (1) net acre, based on gross

acreage requirements. Existing lot sizes within the development vary, with the smallest lots measuring at 85 ft by 140 ft, or approximately 11,900 sq. ft. To ensure compliance with the land development regulations and maintain property rights, staff is recommending rezoning the entire property to the City's R-1 Single-Family Medium Density Residential District.

The proposed change to the City's Low Density Residential future land use is consistent with the Comprehensive Plan and aligns with the existing uses and land uses within the area. The proposed R-1 zoning district presents no conflicts and is compatible with the adjoining properties as required by the comprehensive plan.

Staff recommends approval of Ordinance No. 2026-021 and Ordinance No. 2026-022.

Karen Catron, 12436 Hammock Pointe Circle, expressed confusion and concern regarding the proposed land use and zoning designations for a residential area. She stated that staff had described the designation as low density, but the zoning classification referenced in city documents appeared to be R-1, which was described elsewhere as medium density residential. She highlighted a significant difference between low-density development standards, typically allowing approximately three units per acre, and medium-density standards, which could allow as many as eight to twelve units per acre. She raised concern that the proposed designation might represent a substantial increase from the property's current Lake County zoning and density allowances. She asked for clarification on whether the city's intent was simply to convert the property to a comparable city zoning category following annexation or whether the change would permit higher-density residential development on vacant or undeveloped parcels in the area.

Ms. Day clarified that the low-density residential future land use designation was intended to reflect existing development patterns and bring the property into compliance with city regulations rather than encourage redevelopment or increased residential density.

Ms. Catron questioned why the property was not being zoned as R-1-A, which appeared more consistent with a low-density designation.

Ms. Day explained that the R-1A zoning district has specific minimum lot size and frontage requirements, including a minimum frontage of 100 feet. She stated that several existing lots in the area have frontages of approximately 85 feet and applying the R-1-A classification would render those properties nonconforming under city code.

Richard Benedetto, 12428 Hammock Pointe Circle, spoke about his concerns about the possibility of higher-density residential development, particularly rental housing. His primary concern centered on the broader impacts of continued growth in the area. He questioned whether adequate studies had been completed to evaluate traffic, environmental effects, school capacity, utility infrastructure, stormwater management, and emergency services for new development. He raised concerns about existing traffic congestion, especially along State Road 50 and near local schools. He emphasized the need to understand how additional development could affect transportation and public services and asked whether further growth was anticipated beyond the currently discussed area. He acknowledged that the proposal appeared to be largely administrative, involving a transition from county to city jurisdiction, but urged officials to consider the cumulative impacts of growth on the community and its infrastructure.

Commissioner May clarified that the existing Lake County zoning designation allows single-family residential development at a density comparable to approximately four units per acre, while the proposed City of Clermont designation would transition the property to a low-density residential category with a lower maximum density of approximately three units per acre. She stated that the misunderstanding appeared to stem from the terminology used in the city's zoning code, where the R-1 district is labeled as “single-family medium density residential,” despite the associated future land use designation reflecting lower-density development. She stated that she was comfortable with the proposal and supported approval of both items under consideration.

Commissioner Hoisington expressed support for moving forward with approval of the proposed items but emphasized the importance of addressing the concerns raised by members of the public before concluding the discussion.

Commissioner Cramer expressed support for the proposed amendment and explained that the amendment appeared to be a logical administrative step following the property's previous annexation into the city. He stated that the intent is to align the city's planning documents with the existing development on the ground. He emphasized that the proposal would not increase residential density and noted that the subdivision was already developed at approximately 2.2 dwelling units per acre which remains below the city's low-density residential threshold. He also explained that the amendment would not alter the neighborhood's character, including its home sizes, lot sizes, or overall development pattern. He stated that the change would provide consistency between county and city planning documents and reduce confusion associated with maintaining county land use designations on annexed property. He also highlighted the benefits of city residency including representation in local government and participation in municipal elections, and stated that city services such as police, fire, and emergency response were already being provided.

Commissioner Niemiec expressed support for the proposed annexation-related actions, emphasizing the advantages of being within the city rather than remaining under county jurisdiction. He stated that city residents generally have greater influence and a stronger voice in local decision making. He acknowledged a longstanding concern about overdevelopment but stated that the proposal appeared straightforward and did not raise those concerns.

Commissioner Tidona stated that the proposal would not increase the size of the previously approved Ivy Ridge development or allow higher-density residential development on nearby vacant land. He explained that any future proposals for higher-density development would require a separate review and approval process. He expressed support for the proposal and welcomed the affected residents to the city.

Chair Colby expressed empathy for residents who were unable to easily find the information they were seeking and emphasized that city staff are generally very responsive and accessible to the public. He encouraged residents to reach out directly to staff or visit their offices for assistance.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2026-021 Hammock Pointe/Reserve Large-scale Comprehensive Plan Amendment; Moved by Commissioner Niemiec, Seconded by Commissioner Cramer. Motion passed 6-0.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2026-021 Hammock Pointe/Reserve Rezoning; Moved by Commissioner Niemiec, Seconded by Commissioner May. Motion passed 6-0.

DISCUSSION OF NON-AGENDA ITEMS

Item No. 4 – Discussion of amending Section 101-212

City Attorney Christian Waugh discussed the proposed changes to Section 101-212.

Commissioner Niemiec suggested that they have a workshop to discuss the changes. Chair Colby stated that they do not have a full Commission present and it would be good to have a focus discussion.

City Attorney Christian Waugh stated that the Commissioners could reach out individually to discuss with him.

Commissioner May stated she agreed with having further discussions.

Commissioner Tidona discussed concerns about proposed development regulations and their compatibility with existing state law, particularly referencing Florida Senate Bill 399 (SB 399). He expressed uncertainty about whether local development standards could still effectively guide or restrict how properties are developed, noting that state-level requirements may limit the ability to deny projects. He raised specific questions about whether site planning provisions could still be used to require infrastructure considerations such as wider roads or improved access for emergency vehicles, emphasizing the importance of ensuring public safety and adequate transportation access within new developments. He stated the implications of ongoing comprehensive plan updates and suggested that state legislation could significantly influence or constrain local planning authority. He expressed conditional support for the planning effort but cautioned that it may face significant legal and regulatory challenges under state law and urged preparedness for those constraints.

Chair Colby reminder Commissioners of the annual Form 1 being due by July 1.

ADJOURNMENT – 7:56 pm

Chair Colby

ATTEST:

Rae Chidlow

AGENDA ITEM

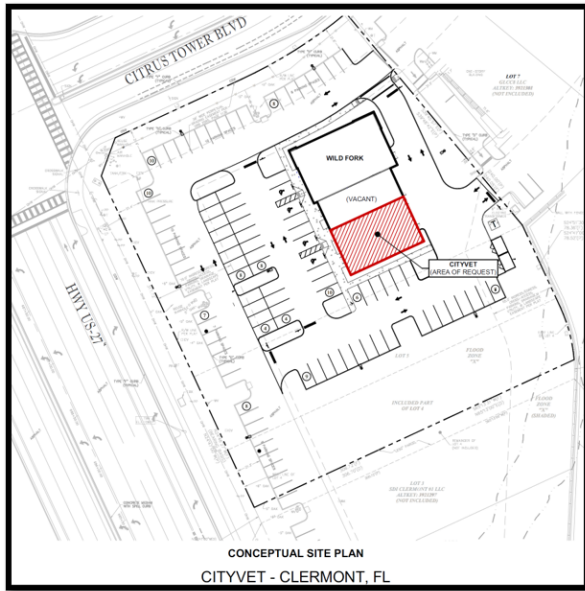
Meeting Date	
Tuesday, July 7, 2026	
Agenda Item Name	
Resolution 2026-021R <i>CityVet Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution 2026-021R	
Staff Report	

The applicant, Peacock Partnership, is requesting a Conditional Use Permit to allow for a veterinary clinic to operate on a property that is currently undergoing site review. The property is located at the Southeast corner of S US Hwy 27 and Citrus Tower Blvd intersection and is within the Governors Lake Commerce Center Planned Unit Development.



The applicant is proposing to build out a new animal clinic within the future multi-tenant shell building to be constructed on the property. The animal clinic will operate within the enclosed building and provide services for small animals such as general health checkups, diagnoses, dental care, and minor surgery. The clinic will not be providing overnight boarding or offering care to large animals such as livestock.

Operating hours will be six days a week, Monday through Friday between the hours of 7:00am to 6:00pm and Saturday between the hours of 8:00am to 2:00pm. The clinic will be preparing a waste management and operation plan to provide an internal relief area for their clients at this time. In the future, they may provide their clients a designated area outside with a waste station that would be monitored and managed by the clinic.



The property is governed by Ordinance No. 2020-24 which approved a mixed-use development with C-1 Light Commercial Uses on the subject parcel. The C-1 district permits retail businesses and doctor offices, and since no overnight boarding is being proposed, the veterinary clinic may be comparable to these uses. Additionally, the subject parcel is surrounded by commercial uses, is adjacent to Lake Felter on the east, and the nearest residential use is approximately 1,100ft +/- away across S US HWY 27. Based on the site's location and surrounding uses, staff finds the proposed use compatible with the district and would not be more obnoxious than existing 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. 2026-021R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2026-021R CityVet CUP (06.29.2026)	2026-021R CityVet CUP (06.29.2026).pdf
2.	Location Maps	Location Maps.pdf
3.	CityVet Clermont_Conceptual Site Plan	CityVet Clermont_Conceptual Site Plan.pdf
4.	CityVet Clermont_CUP Application_Redacted	CityVet Clermont_CUP Application_Redacted.pdf
5.	Legal ad - 2026-021R CityVet-PZ	Legal ad - 2026-021R CityVet-PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2026-021R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A VETERINARY CLINIC TO OPERATE WITHIN A PLANNED UNIT DEVELOPMENT WITH C-1 LIGHT COMMERCIAL ZONING DISTRICT USES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, on January 10, 2017, the City Council approved the Kings Crossing Commercial Complex Planned Unit Development (PUD) governed by Ordinance No. 2017-02; and

WHEREAS, on July 28, 2020, the City Council approved an amendment to the Kings Crossing Commercial Complex PUD (Ordinance No. 2020-24) to amend the Master Development Plan; and

WHEREAS, the applicant, Peacock Partnership, requested a conditional use permit to allow for the use of a Veterinary Clinic to be considered on a parcel within the Kings Crossing Commercial Complex PUD (Ordinance No. 2020-24); and

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

LOCATION:

Governors Lake Commerce Center
Southeast corner of S US Hwy 27 and Citrus Tower Blvd Intersection.
(AK(s) 3921298, 3921299, & 3921300)
2.33 +/- Acres

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

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

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



CITY OF CLERMONT
RESOLUTION NO. 2026-021R

This application for a Conditional Use Permit to allow for the use of a veterinary clinic be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2026-021R

10. Should approved uses cease operation for more than one (1) year, a new Conditional Use Permit shall be required for the same or similar operations.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is to allow for a Veterinary Clinic with a range of services including, but not limited to: General health checkups, diagnosis, dental care, and minor surgery.
2. The Veterinary Clinic will be limited to small animals only, consisting of canine and feline species. No large animals shall be allowed, such as horses, cows, swine, or other livestock species.
3. The Veterinary Clinic may not offer the boarding of animals. Only patients that are medically necessary for overnight observation and monitoring may be allowed onsite overnight. In the event that an animal may be deemed abandoned at the clinic by staff, the veterinary clinic shall follow the procedures set forth in F.S. §705.19 and may not be taken into consideration as evidence of revocation of this Conditional Use Permit.
4. The hours of operation for the Veterinary Clinic will be six (6) days a week, Monday through Friday between the hours of 7:00am to 6:00pm and Saturday between the hours of 8:00am to 2:00pm.
5. In the event that the Veterinary Clinic may need to provide a designated outside area for relief/exercise for the animals, the area shall be required to provide a waste station managed by the clinic. Animals using this designated area shall be monitored, leashed and not left unattended.
6. A waste management and operation plan shall be developed to properly handle and dispose of animal waste in an effort to minimize unpleasant odors emitting from the site. In the event that odors create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.
7. The location of the veterinary clinic will be limited to the southern end unit, which is approximately 2,873sqft, as shown in exhibit A. Any expansion into other units will require an amendment to this Conditional Use Permit.
8. If the parking at the site is deemed to be inadequate, the applicant agrees the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.
9. The additional conditions within Ordinance No. 2020-24 shall remain in effect.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
RESOLUTION NO. 2026-021R

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2026-021R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of July 2026.

CITY OF CLERMONT

Tim Murry, Mayor

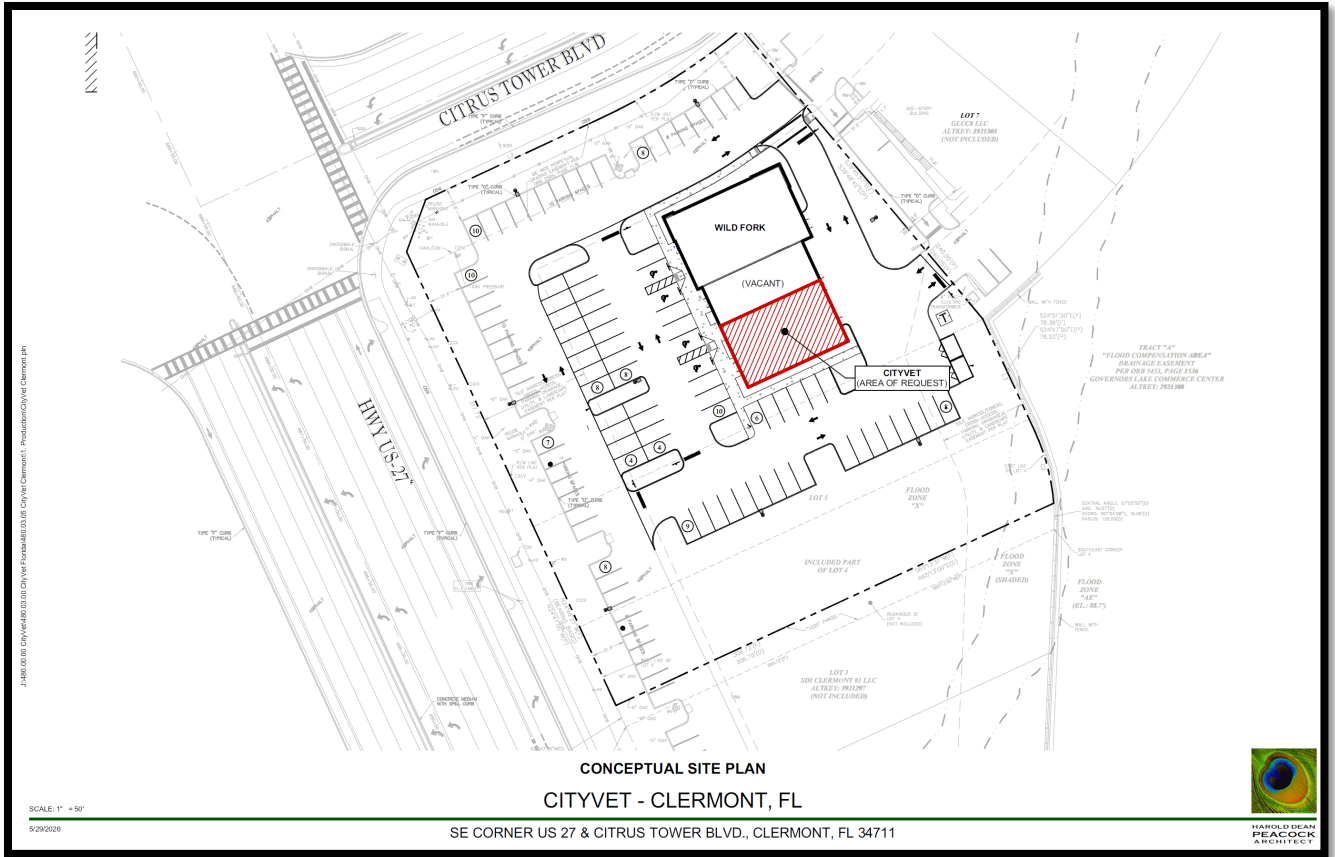
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

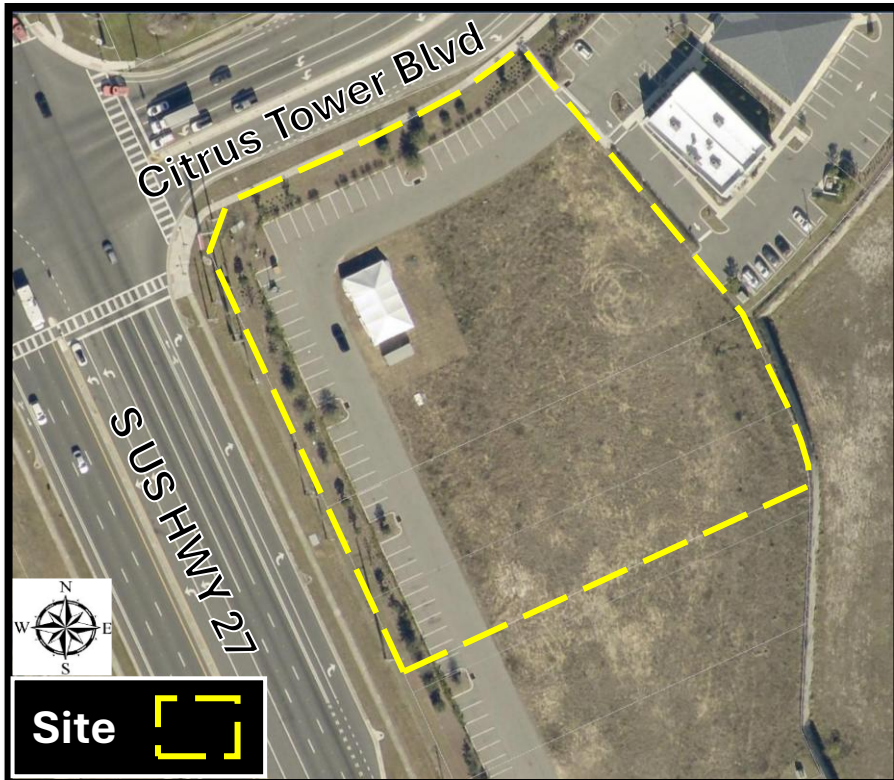
Approved as to form and legality:

Christian W. Waugh, City Attorney

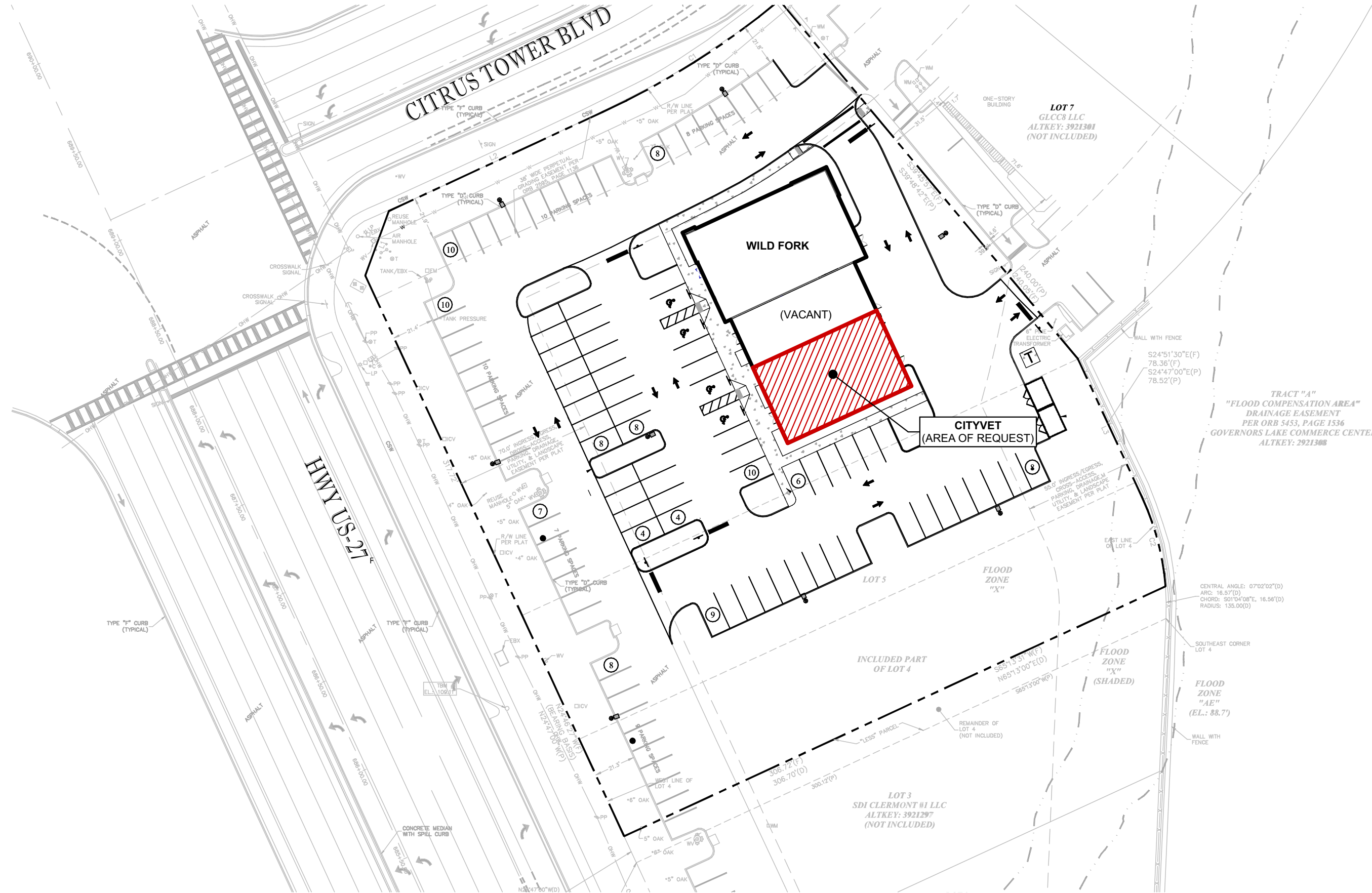
Exhibit A – Preliminary Conceptual Site Plan



CUP 2026-021R – CityVet



J:\1480.00.00 CityVet\480.03.00 CityVet Florida\480.03.05 CityVet Clermont1 - Production\CityVet Clermont.pln



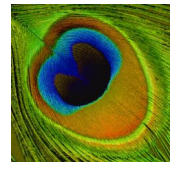
CONCEPTUAL SITE PLAN

CITYVET - CLERMONT, FL

SE CORNER US 27 & CITRUS TOWER BLVD., CLERMONT, FL 34711

SCALE: 1" = 50'

5/29/2026



**HAROLD DEAN
PEACOCK
ARCHITECT**



CITY OF CLERMONT
CONDITIONAL USE PERMIT
 APPLICATION

Date 05/29/26		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) CityVet				
Applicant Peacock Partnership				
Contact Person Kevin Franklin				
Address 5665 New Northside Drive, Suite 300		City Sandy Springs	State GA	Zip 30328
Telephone [REDACTED]				
Email [REDACTED]				
PROPERTY OWNER INFORMATION <input type="checkbox"/> (Check box if owner information is same as applicant)				
Property Owner Name Play Ball FL Clermont Propco LLC				
Owner Address 4343 Anchor Plaza Pkwy, Suite 1		City Tampa	State FL	Zip 33634
Telephone [REDACTED]		Email [REDACTED]		
PROPERTY INFORMATION				
Address of Subject Property SE corner of US 27 and Citrus Tower Blvd		Alternate Key	3921300	Zip 34711
General Location CityVet will be located in the southern endcap within the new shell building being built at this location. Please see the attached site plan for clarification.				
Legal Description & Alternate Key (include copy of survey) Legal description and survey are attached to this application.				
Land Use (City verification required) Commercial				
Zoning (City verification required) PUD (Planned Unit Development) with C-1 (Light Commercial) uses				



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

CityVet is seeking to build out a new animal clinic within the shell building to be constructed on this site. CityVet clinics are designed to be low-impact neighbors in professional and mixed-use environments, and are compatible with the surrounding retail uses. All operations are conducted within the enclosed building; there are no outdoor kenneling areas or boarding runs. The appointment-based scheduling model results in a steady, predictable flow of client visits. Given that there are no residential uses adjacent to this site, this location is well-suited for an animal clinic.

Kevin Franklin

Applicant Name (print)

Applicant Name (signature)

C. Timothy Vining

Owner Name (print)

Owner Name (signature)

*****NOTICE*****

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

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

01/02/2026



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

Date:	06/17/2026
Order Number:	12420525
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	53.0000
Height in Inches:	4.3900

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/30/2026 - 06/30/2026	Govt Public Notices
LEE dailycommercial.com	1	06/30/2026 - 06/30/2026	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	\$85.74
Tax Amount	\$0.00
Service Fee 3.99%	\$3.42
Cash/Check/ACH Discount	-\$3.42
Payment Amount by Cash/Check/ACH	\$85.74
Payment Amount by Credit Card	\$89.16

Order Confirmation Amount	\$85.74
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Ad Preview

LEGAL NOTICE

On Tuesday, July 7, 2026 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2026-021R) to allow for a veterinary clinic to operate within a Planned Unit Development (PUD) with C-1 Light Commercial uses, at the following location:

LOCATION

Governors Lake Commerce Center
Southeast corner of S US Hwy 27
and Citrus Tower Blvd Intersection.
(AK(s) 3921298, 3921299, &
3921300)
2.33 +/- Acres

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
Daily Commercial
June 30, 2026
12420525 6/30/2026



AGENDA ITEM

Meeting Date	
Tuesday, July 7, 2026	
Agenda Item Name	
Ordinance 2026-025 and Resolution 2026-022R <i>Dark Sky Land Development Code Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2026-025 and Resolution 2026-022R	
Staff Report	
<p>At the direction of the City’s Manager’s office and City Council, staff is proposing an amendment to the Land Development Codes in order to provide for lighting standards within the City limits.</p> <p>Land Development Codes Sections 24-12 and 115-12 provided regulations for lighting to illuminate properties without subjecting adjacent properties to unnecessary/ unreasonable reflection, or glare. However, these sections of the code do not provide standards to measure by or enforce when reviewing development applications. The proposed amendment would repeal these sections of the code and replace them with a new chapter that would then establish enforceable standards for outdoor lighting.</p> <p>The new chapter would be created to align the City’s outdoor lighting regulations with modern model standards published by Dark Sky International and the Illuminating Engineering Society. Resolution 2026-002R would help implement the standards set forth in section 129-4(d) of the new chapter.</p> <p>If the amendment is approved, the City would provide for a phased implementation and retrofit plan to bring all new and existing nonconforming City-owned and City leased outdoor lighting fixtures into compliance with the new chapter by no later than September 1st, 2031, subject to coordination with Duke Energy and any other applicable utility provider. The City manager or designee shall conduct an inventory of all City-owned/ leased outdoor lighting fixtures within twelve months of the effective date and shall provide annual updates to the City Council until compliance is achieved.</p> <p>Any other existing nonconforming outdoor lighting shall be brought into compliance with this Chapter no later than the earlier of when the fixture is replaced, removed, or substantially modified, or by September 1, 2036. This would be applicable to all new outdoor lighting installations and all replacement of existing outdoor lighting fixtures within the corporate limits of the City of Clermont, including residential, commercial, industrial, institutional, and municipal installations, except as expressly exempted within the proposed regulations.</p> <p>The proposed amendment, in order to fully support the Dark Sky initiative and minimize glare, reduce light trespass, and lessen pollution of the night sky, would be applicable to all properties within the City limits. With this amendment, there will be a cost to upgrade and replace the fixtures, which is unknown at the moment. The potential savings would be long-term electricity consumption.</p> <p>Both the proposed new chapter and the resolution to the code would help provide consistency with the submittal regulations within the land development codes and is consistent with the City’s Comprehensive Plan. Staff recommends approval of Ordinance 2026-025 and 2026-022R.</p>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-025 Dark Sky Ordinance (06.29.2026)	Ord 2026-025 Dark Sky Ordinance (06.29.2026).pdf
2.	2026-022R Dark Sky Resolution (06.29.2026)	2026-022R Dark Sky Resolution (06.29.2026).pdf
3.	Legal ad - Ord. 2026-025, Dark Sky	Legal ad - Ord. 2026-025, Dark Sky.pdf
4.	Legal ad - Res. 2026-022R Dark Sky	Legal ad - Res. 2026-022R Dark Sky.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES BY REPEALING SECTION 24-12 (LIGHTING OF PROPERTY) AND SECTION 115-12 (LIGHTING FACILITIES) IN THEIR ENTIRETY; CREATING A NEW CHAPTER OF THE CODE OF ORDINANCES TITLED “OUTDOOR LIGHTING AND DARK SKY STANDARDS”; PROVIDING FOR PURPOSE AND INTENT, APPLICABILITY, DEFINITIONS, OUTDOOR LIGHTING STANDARDS INCLUDING MEASUREMENT METHODOLOGY, PROHIBITED LIGHTING, HOURS OF OPERATION AND ADAPTIVE CONTROLS, PHOTOMETRIC PLAN SUBMITTAL, SPECIFIC USE APPLICATIONS, EXEMPTIONS, PHASED IMPLEMENTATION AND RETROFIT, VARIANCES, ENFORCEMENT AND PENALTIES, AND CONFLICT WITH OTHER PROVISIONS; AMENDING SECTION 101-352 (SITE PLAN SUBMITTAL REQUIREMENTS) TO HARMONIZE EXISTING PHOTOMETRIC PLAN REQUIREMENTS WITH THE NEW DARK SKY STANDARDS; AMENDING SECTION 117-9 (SIGN ILLUMINATION) TO ADD COLOR TEMPERATURE AND SHIELDING REQUIREMENTS FOR ILLUMINATED SIGNS; AMENDING SECTION 117-23 (CHANGEABLE COPY AND ELECTRONIC MESSAGE BOARDS) TO ADD A COLOR TEMPERATURE CAP FOR ELECTRONIC MESSAGE BOARD SIGNS; AMENDING SECTION 119-311 (ELECTRIC POWER LINES AND STREETLIGHTS) TO REQUIRE SUBDIVISION STREETLIGHTS TO COMPLY WITH THE NEW CHAPTER; PROVIDING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERROR, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, the City of Clermont is a municipal corporation organized under the laws of the State of Florida, and is granted the authority under Section 2(b), Article VIII, of the Florida Constitution to exercise any power for municipal purposes except when expressly prohibited by law; and

WHEREAS, the City of Clermont is widely known as the “Choice of Champions” and the “Gem of the Hills,” and the scenic, recreational, and lakefront character of the City constitutes a defining feature of the community’s quality of life and economic identity; and

WHEREAS, the existing Section 24-12 of the Code of Ordinances, titled “Lighting of property” and originally adopted by Ordinance No. 233-C on April 12, 1983, prohibits illumination causing “unnecessary and unreasonable reflection, glare or light on other property” and requires

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CITY OF CLERMONT
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lights to be “installed and operated to reflect light away from adjoining premises,” but contains no objective measurements, no fixture standards, no light trespass limits, and no enforceable performance criteria; and

WHEREAS, the existing Section 115-12 of the Code of Ordinances, titled “Lighting facilities” and governing off-street parking, loading, unloading, and service area lighting, similarly requires only that lighting be “subdued, shaded and focused on the site so as not to create traffic hazards or subject adjoining premises to undue glare or adverse interference,” and likewise contains no objective measurements or enforceable performance criteria; and

WHEREAS, in the more than four decades since adoption of Section 24-12, outdoor lighting technology has fundamentally changed, including the widespread deployment of high-intensity LED parking lot lighting, commercial signage, sports field lighting, and architectural floodlighting that did not exist in 1983; and

WHEREAS, the City Council recognizes that uncontrolled outdoor lighting causes light pollution, glare, and light trespass that adversely affects residents in lakefront and residential neighborhoods, impairs the nighttime environment, contributes to wasted energy, and diminishes the scenic character of the City; and

WHEREAS, the City of Groveland, located within Lake County and adjacent to the City of Clermont, adopted a comprehensive Dark Sky Lighting ordinance in August 2022 (codified as Article 7 of the Groveland Community Development Code), and on June 22, 2023, was certified by DarkSky International as the first International Dark Sky Community in Florida and in the Southeastern United States; and

WHEREAS, modern model standards published by DarkSky International (formerly the International Dark-Sky Association) and the Illuminating Engineering Society (IES) provide objective, measurable, and enforceable criteria for outdoor lighting, including foot-candle limits, full-cutoff fixture requirements, color temperature caps measured in degrees Kelvin, and light trespass limits measured at the property line; and

WHEREAS, Section 101-352 of the Code of Ordinances, titled “Site plan submittal requirements” already requires submittal of a photometric plan as part of the site plan review process and limits illumination at the property boundary to a maximum of one foot-candle at ground level, and the City Council finds that such photometric plan requirement should be harmonized with, and made more protective by, the comprehensive standards adopted by this Ordinance; and

WHEREAS, the City Council further finds that conforming amendments to Section 117-9 titled “Illumination,” Section 119-311 titled “Electric power lines and streetlights,” and Section 101-352 titled “Site plan submittal requirements” are necessary to ensure consistent application of the comprehensive outdoor lighting standards established by this Ordinance; and



CITY OF CLERMONT
ORDINANCE NO. 2026-025

WHEREAS, the City Council finds that this Ordinance is consistent with the Comprehensive Plan of the City of Clermont, including without limitation the Future Land Use Element policies addressing compatibility, protection from light and glare, and quality-of-life standards, and is adopted in accordance with Section 163.3194, Florida Statutes, and Section 101-4 of this Code; and

WHEREAS, the City Council of the City of Clermont hereby finds that the adoption of this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of the City of Clermont.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, as follows:

SECTION 1: FINDINGS

The above-stated WHEREAS clauses are hereby adopted by the City Council as findings in support of the provisions herein.

SECTION 2: REPEAL OF SECTION 24-12

Section 24-12 of the Code of Ordinances of the City of Clermont currently reads as set forth below and is hereby repealed in its entirety, and is replaced and superseded by the new chapter created by Section 4 of this Ordinance:

~~Sec. 24-12. Lighting of property.~~

~~It shall be unlawful to illuminate any property in such a manner to cause unnecessary and unreasonable reflection, glare or light on other property. Lights used to illuminate property shall be installed and operated to reflect light away from adjoining premises.~~

SECTION 3: REPEAL OF SECTION 115-12

Section 115-12 of the Code of Ordinances of the City of Clermont currently reads as set forth below and is hereby repealed in its entirety, and is replaced and superseded by the new chapter created by Section 4 of this Ordinance:

~~Sec. 115-12. Lighting facilities.~~

~~All lighting facilities provided for off-street parking, loading, unloading and service area space shall be subdued, shaded and focused on the site so as not to create traffic hazards or subject adjoining premises to undue glare or adverse interference.~~

SECTION 4: CREATION OF NEW CHAPTER – OUTDOOR LIGHTING AND DARK SKY STANDARDS

The Code of Ordinances of the City of Clermont is hereby amended to create a new Chapter 129, titled “Outdoor Lighting and Dark Sky Standards,” to read as follows:

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Sec. 129-1. Purpose and Intent.

The purpose of this Chapter is to establish enforceable standards for outdoor lighting within the City of Clermont in order to:

- (a) Protect the scenic and lakefront character of the City and the quality of the nighttime environment;
- (b) Reduce light pollution, light trespass, glare, and skyglow;
- (c) Protect residents, particularly in lakefront and residential neighborhoods, from intrusive lighting originating on adjacent properties;
- (d) Promote energy conservation through efficient lighting design;
- (e) Establish objective, measurable performance standards capable of being uniformly enforced; and
- (f) Align the City's outdoor lighting regulations with current model standards promulgated by DarkSky International and the Illuminating Engineering Society (IES).

Sec. 129-2. Applicability.

- (a) This Chapter shall apply to all new outdoor lighting installations and all replacement of existing outdoor lighting fixtures within the corporate limits of the City of Clermont, including residential, commercial, industrial, institutional, and municipal installations, except as expressly exempted herein.
- (b) Existing outdoor lighting fixtures lawfully installed prior to the effective date of this Chapter shall be permitted to remain in service as legal nonconforming fixtures, subject to the phased retrofit provisions of Section 129-10 below.
- (c) All site plan, subdivision, and building permit applications submitted on or after the effective date of this Chapter that propose new outdoor lighting shall comply with the standards established herein.
- (d) Any complete application for a building permit, site plan approval, subdivision approval, or other development order that has been filed with the City prior to the effective date of this Chapter and is being reviewed in good faith by the City as of that date shall be reviewed under, and is governed by, the law in effect on the date of filing, and shall not be subject to the standards of this Chapter unless the applicant elects in writing to proceed under the new standards.

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- (e) Nothing in this Chapter shall be construed to modify, supersede, or otherwise affect the lighting standards or conditions of approval contained in any Planned Unit Development (PUD) ordinance, Development of Regional Impact (DRI) development order, or other development order lawfully approved by the City prior to the effective date of this Chapter. Such prior approvals shall continue to be governed by their original terms; provided, however, that any amendment, extension, or substantial modification of such prior approval occurring after the effective date of this Chapter shall be subject to the standards established herein with respect to any new outdoor lighting proposed as part of such amendment, extension, or substantial modification.

Sec. 129-3. Definitions.

As used in this Chapter, the following terms shall have the meanings set forth below. The term “foot-candle” shall have the meaning set forth in Section 101-11 (Definitions) of this Code. Other terms not defined herein shall have the meanings ascribed in the most recent edition of the IES Lighting Handbook or in DarkSky International technical guidance, as applicable:

Class 1 Lighting (High Activity Areas). Lighting used for highways, outdoor sales or eating areas, assembly or repair areas, signage, recreational facilities, service station canopies, outdoor display lots, and other similar applications where accurate color rendition is important to preserve the effectiveness of the activity.

Class 2 Lighting (Security and Public Safety). Lighting used for illumination of local roadways, walkways, bike paths, equipment yards, parking lots, storage yards, and outdoor security where general illumination for safety or security of the grounds is the primary purpose.

Class 3 Lighting (Decorative and Accent). Lighting used for decorative effects such as architectural illumination, flag and monument lighting, and illumination of landscaping elements.

Multi-Class Lighting. Lighting used for more than one purpose such that the use falls within more than one class as defined for Class 1, 2, or 3 lighting. Multi-Class Lighting shall conform to the standards that apply to the most restrictive included class.

Color Correlated Temperature (CCT). The measure, expressed in degrees Kelvin (K), of the color appearance of a light source, with lower values producing warmer (more amber) light and higher values producing cooler (more blue) light.

Full-Cutoff Fixture. An outdoor lighting fixture constructed and installed such that no light is emitted at or above the horizontal plane of the fixture’s lowest light-emitting point, and not more than ten percent (10%) of the fixture’s lumen output is emitted between eighty (80) and ninety (90) degrees from nadir.

Lumen. A unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of one candela intensity.

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Light Trespass. Light emitted by a luminaire that falls beyond the boundaries of the property on which the luminaire is installed.

Outdoor Lighting. Any luminaire or lighting system installed out of doors and intended to provide illumination of an exterior area, structure, sign, or feature.

Photometric Plan. A site lighting plan depicting the location, mounting height, fixture type, lumen output, color correlated temperature, shielding, and projected illuminance levels of all proposed outdoor lighting on a site, prepared by a qualified professional, and submitted in accordance with Section 101-352 of this Code.

Skyglow. The diffuse illumination of the night sky resulting from artificial outdoor lighting reflecting off atmospheric particles and reaching the ground or observer indirectly.

Sec. 129-4. General Outdoor Lighting Standards.

All outdoor lighting subject to this Chapter shall comply with the following standards:

- (a) Shielding. All outdoor lighting fixtures shall be Full-Cutoff Fixtures, except as expressly authorized in Section 129-8 below for specific use applications.
- (b) Color Temperature. All outdoor lighting shall be warm in color temperature, with maximum Color Correlated Temperature (CCT) values established by lighting class as follows:
 - (1) Class 1 Lighting shall not exceed three thousand degrees Kelvin (3,000K);
 - (2) Class 2 Lighting shall not exceed two thousand seven hundred degrees Kelvin (2,700K);
 - (3) Class 3 Lighting shall not exceed two thousand seven hundred degrees Kelvin (2,700K); and
 - (4) Multi-Class Lighting shall conform to the most restrictive class included. In no event shall any outdoor lighting subject to this Chapter exceed three thousand degrees Kelvin (3,000K).

These standards are consistent with those published by DarkSky International and the Illuminating Engineering Society.

- (c) Light Trespass. Light trespass at any property line abutting residential property shall not exceed one-tenth (0.10) foot-candle measured at the property line, vertical or horizontal, whichever is greater. Light trespass at any property line abutting non-residential property shall not exceed one-half (0.50) foot-candle, measured in the same manner. These limits

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supersede the one (1.0) foot-candle limit otherwise applicable under Section 101-352, as amended by this Ordinance.

- (d) Maximum Lumen Output. Outdoor lighting shall not exceed the maximum total lumens-per-acre values to be established by resolution of the City Council.
- (e) Minimum Necessary Illumination. Outdoor lighting shall be the minimum required for the security and utility of the area illuminated, and shall not be installed in locations where lighting is not necessary.
- (f) Approved Fixtures. All proposed outdoor lighting fixtures shall either (i) carry the DarkSky International Fixture Seal of Approval, or (ii) be demonstrated through manufacturer specifications to meet the standards of this Chapter.
- (g) Measurement Methodology. For purposes of determining compliance with the light trespass and illuminance standards of this Chapter, all light levels shall be measured:
 - (1) at the property line of the parcel on which the luminaire is installed, or, where the parcel adjoins a public right-of-way, at the boundary of the right-of-way;
 - (2) at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground and pointing upward;
 - (3) using a foot-candle (lux) meter calibrated within the manufacturer’s recommended interval; and
 - (4) with all sources of ambient light other than the luminaire under examination either documented or, where practicable, eliminated. Measurements shall be expressed in foot-candles.

Sec. 129-5. Prohibited Lighting.

Notwithstanding any other provision of this Chapter, no person or business shall install, operate, or maintain any of the following types of outdoor lighting fixtures within the City of Clermont:

- (a) Unshielded outdoor lighting fixtures, except as expressly permitted under Section 129-8 (Specific Use Applications) or Section 129-9 (Exemptions);
- (b) Mercury vapor lamps;
- (c) Low-pressure sodium lamps;
- (d) Lamps emitting a Color Correlated Temperature in excess of three thousand degrees Kelvin (3,000K);

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- (e) Blinking, flashing, moving, revolving, flickering, or chase lighting, and lighting that changes intensity or color, except for:
 - (a) temporary seasonal displays installed in accordance with Section 129-9 (Exemptions);
 - (b) public-safety lighting required by federal, state, or local law; and
 - (c) lighting required by the Federal Aviation Administration or other federal aviation safety authority;
- (f) Any light fixture that may be confused with or construed as a traffic control device;
- (g) Upward-oriented lighting, except as expressly permitted under Section 129-8 (Specific Use Applications) for sports lighting installed in accordance with industry standards, or as expressly permitted under Section 129-9 (Exemptions); and
- (h) Searchlights, beacons, laser source lights, strobe or flashing lights, illusion lights, and any similar high-intensity lights, except as expressly permitted under Section 129-9 (Exemptions) for emergency response or for permitted special events.

Sec. 129-6. Hours of Operation and Adaptive Controls.

- (a) Commercial and Industrial Lighting. Except as provided in subsection (b) below, all commercial and industrial outdoor lighting, including parking lot lighting, shall be extinguished within one (1) hour after the close of the establishment's business hours, and shall remain extinguished until one (1) hour before the opening of the establishment's next business day.
- (b) Permitted After-Hours Lighting. The following outdoor lighting may remain illuminated outside of business hours:
 - (1) flagpole lighting;
 - (2) security lighting controlled by motion sensors, photocells, or other adaptive controls that limit illumination to periods when motion is detected or when ambient lighting falls below a threshold level; and
 - (3) lighting required by federal or state law or by the conditions of a lawfully issued permit.
- (c) Lodging and 24-Hour Businesses. Lodging establishments and other businesses lawfully operating on a 24-hour basis are encouraged, but not required, to reduce outdoor lighting during overnight hours through the use of adaptive controls.
- (d) Adaptive Controls Required. All new outdoor lighting installations subject to this Chapter shall incorporate adaptive controls (including, but not limited to, motion sensors, time

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CITY OF CLERMONT
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clocks, photocells, and dimmers) sufficient to reduce illumination to the minimum necessary during non-operational hours.

- (e) Residential Landscape Lighting. Owners of residential property are encouraged to extinguish low-voltage landscape lighting by 11:00 p.m.

Sec. 129-7. Photometric Plan Submittal.

- (a) A Photometric Plan shall be submitted as part of any site plan, subdivision, or commercial building permit application that includes outdoor lighting, in accordance with Section 101-352(4)(g) of this Code, as amended by this Ordinance.
- (b) In addition to the requirements of Section 101-352(4)(g), the Photometric Plan submitted pursuant to this Chapter shall include:
- (c) Manufacturer specifications for each proposed luminaire, including lumen output, Color Correlated Temperature, and shielding classification;
- (d) A point-by-point illuminance plot, in foot-candles, demonstrating compliance with the light trespass limits established in Section 129-4(C); and
- (e) A signed certification by a Florida-licensed engineer, architect, or qualified lighting professional that the proposed lighting complies with this Chapter; provided, however, that such professional certification shall be required only for projects in which the total initial fixture lumen output of all proposed outdoor lighting equals or exceeds seventy thousand (70,000) fixture lumens. For projects below that threshold, the applicant shall instead submit a manufacturer-supplied photometric data sheet for each proposed luminaire and a written statement signed by the applicant or the applicant's authorized representative attesting to compliance with this Chapter.
- (f) No certificate of occupancy shall be issued for any project subject to a Photometric Plan requirement until the Development Services Director or designee has verified, by field inspection, that installed lighting substantially conforms to the approved Photometric Plan.

Sec. 129-8. Specific Use Applications.

- (a) Recreational Facilities and Athletic Fields. Lighting for active outdoor recreational facilities and athletic fields shall comply with industry-standard sports lighting practice, including the use of partially shielded fixtures where required for the function of the facility, but shall not be operated later than one (1) hour after the conclusion of the last scheduled event.
- (b) Service Stations and Outdoor Display Lots. Lighting for service station canopies and outdoor display lots (including new and used auto, boat, and recreational vehicle

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dealerships) shall be considered Class 1 Lighting and shall comply with the maximum lumens-per-acre limits established by resolution under Section 129-4(D).

- (c) Parking Lots and Storage Yards. Lighting for parking lots, vehicle storage yards (including auto, boat, and truck storage lots), and similar facilities shall be considered Class 2 Lighting, subject to the 2,700K Color Correlated Temperature cap of Section 129-4(B).
- (d) Public Rights-of-Way and City-Owned Lighting. New outdoor lighting installed on public rights-of-way or other City-owned property shall be installed only upon a determination by the City Manager that a public safety need exists which cannot be effectively addressed by passive measures, and shall comply with the standards of this Chapter to the maximum extent practicable.
- (e) Subdivision Streetlights. Streetlights installed pursuant to Section 119-311 shall comply with this Chapter, as set forth in Section 119-311 as amended by Section 8 of this Ordinance.
- (f) Illuminated Signs. Sign illumination is governed by Section 117-9 of this Code, as amended by Section 6 of this Ordinance, and electronic message board signs are additionally governed by Section 117-23, as amended by Section 7 of this Ordinance. To the extent of any conflict between this Chapter and Sections 117-9 or 117-23 with respect to sign illumination, the provisions of Chapter 117 shall control.

Sec. 129-9. Exemptions.

The following outdoor lighting is exempt from the standards of this Chapter:

- (a) Lighting required by federal or state law, including airport hazard lighting and lighting required by the Federal Aviation Administration;
- (b) Lighting required for traffic control and roadway safety as installed by the Florida Department of Transportation or Lake County;
- (c) Temporary lighting for emergency response or for permitted special events, not to exceed the duration of the emergency or event;
- (d) Seasonal decorative lighting installed between November 1 and January 15 of any calendar year;
- (e) Temporary construction lighting at active construction sites operating under a valid City building permit, limited to the duration of active construction, provided that (a) such lighting shall be shielded so as not to be directly visible from any abutting residential property, (b) such lighting shall be extinguished outside of authorized working hours except as reasonably necessary for site security, and (c) such lighting shall not employ any light source prohibited by Section 129-5 (Prohibited Lighting);

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CITY OF CLERMONT
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- (f) Underwater lighting in swimming pools and water features; and
- (g) Low-voltage landscape lighting of less than one hundred (100) lumens per fixture, provided the lighting is shielded so as not to be directly visible from any abutting property.

Sec. 129-10. Phased Implementation and Retrofit.

- (a) All new outdoor lighting installed on or after the effective date of this Chapter shall comply with the standards herein.
- (b) Existing nonconforming outdoor lighting shall be brought into compliance with this Chapter at the earlier of (i) the time the fixture is replaced, removed, or substantially modified, or (ii) September 1, 2036.
- (c) All City-owned and City-leased outdoor lighting fixtures shall be brought into compliance with this Chapter no later than September 1, 2031, subject to coordination with Duke Energy and any other applicable utility provider.
- (d) The City Manager, or the City Manager's designee, shall conduct or cause to be conducted an inventory of all City-owned and City-leased outdoor lighting fixtures within twelve (12) months of the effective date of this Chapter, and shall provide a status report to the City Council no less frequently than annually thereafter until full compliance is achieved.

Sec. 129-11. Variances.

- (a) An applicant may request a variance from any specific standard of this Chapter pursuant to the variance procedure established in the City's Land Development Code.
- (b) In addition to the standard variance criteria, the applicant shall demonstrate that strict application of this Chapter would result in unnecessary hardship not of the applicant's own creation, and that the requested variance is the minimum necessary to address that hardship while still substantially advancing the purposes of this Chapter.

Sec. 129-12. Enforcement and Penalties.

- (a) Violations of this Chapter shall be enforced through the City's code enforcement process pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City Code.
- (b) Each day that a violation continues after written notice from the City and expiration of any compliance period afforded by the Code Enforcement Board shall constitute a separate violation.

CODING: Words stricken are deletions; words underlined are additions; **** denote omitted text.



CITY OF CLERMONT
ORDINANCE NO. 2026-025

- (c) In addition to fines, the City may pursue any other remedy provided by law, including injunctive relief and abatement of nuisance.

Sec. 129-13. Conflict with Other Provisions of this Code.

- (a) In the event of any conflict between this Chapter and any other provision of this Code, the more restrictive provision shall control, except as expressly provided in subsection (b) below.
- (b) With respect to sign illumination, Sections 117-9 and 117-23 of this Code (as amended) shall control. With respect to streetlights installed in subdivisions, Section 119-311 of this Code (as amended) shall control. The substantive standards of this Chapter shall be incorporated into and required by each of those sections.

SECTION 5: AMENDMENT OF SECTION 101-352 (SITE PLAN SUBMITTAL REQUIREMENTS)

Section 101-352(4)(g) of the Code of Ordinances of the City of Clermont is hereby amended to read as follows:

- (h) Street graphics and outdoor lighting, including the locations and sizes of all signs and the nature of all proposed lighting. A photometric plan shall demonstrate that the proposed lighting produces a maximum ~~one footcandle~~ of one (1.0) foot-candle (or, with respect to property lines abutting residential property, the lower limit established in Chapter 129 (Outdoor Lighting and Dark Sky Standards)) at ground level at the property boundary. The photometric plan shall further comply with all requirements of Chapter 129 (Outdoor Lighting and Dark Sky Standards), including without limitation the shielding, color temperature, and fixture standards established therein.

SECTION 6: AMENDMENT OF SECTION 117-9 (SIGN ILLUMINATION)

Section 117-9 of the Code of Ordinances of the City of Clermont is hereby amended to read as follows:

Sec. 117-9. Illumination.

- (a) The illumination of any sign located so as to be visible from any street or thoroughfare shall not exceed three footcandles at any point along the paving or curb. The brilliance of lighting at any location shall conform to the standards of the commercial zone at the borders of residential property.
- (b) All illuminated signs, whether internally or externally illuminated, shall comply with the following additional standards:

CODING: Words stricken are deletions; words underlined are additions; **** denote omitted text.



CITY OF CLERMONT
ORDINANCE NO. 2026-025

- (1) external lighting fixtures used to illuminate signs shall be Full-Cutoff Fixtures as defined in Chapter 129 (Outdoor Lighting and Dark Sky Standards) and shall be aimed and shielded so that direct light is confined to the face of the sign;
 - (2) the Color Correlated Temperature of all sign illumination, whether internal or external, shall not exceed three thousand degrees Kelvin (3,000K) consistent with the Class 1 Lighting standard established in Chapter 129; and
 - (3) electronic message centers and digital signs shall comply with the brightness, dimmer, and color temperature standards established in Section 117-23(6), as amended, in addition to the standards of this section.
- (c) In addition to compliance with this section, all sign illumination shall comply with the general outdoor lighting standards of Chapter 129 (Outdoor Lighting and Dark Sky Standards) to the extent such standards are not in direct conflict with the specific provisions of this Chapter 117. In the event of any direct conflict, the provisions of this Chapter 117 shall control.

SECTION 7: AMENDMENT OF SECTION 117-23 (CHANGEABLE COPY AND ELECTRONIC MESSAGE BOARDS)

Section 117-23(6) of the Code of Ordinances of the City of Clermont is hereby amended by adding a new subsection (g) to read as follows, with all other provisions of Section 117-23 not specifically amended remaining in full force and effect:

- (g) Color Temperature. The Color Correlated Temperature of any electronic message board sign shall not exceed three thousand degrees Kelvin (3,000K). Lamps emitting a Color Correlated Temperature in excess of 3,000K are prohibited.

SECTION 8: AMENDMENT OF SECTION 119-311 (ELECTRIC POWER LINES AND STREETLIGHTS)

Section 119-311(b) of the Code of Ordinances of the City of Clermont is hereby amended to read as follows:

- (c) Streetlights shall be in accordance with city specifications and standards, which shall require all streetlight fixtures to comply with Chapter 129 (Outdoor Lighting and Dark Sky Standards), including without limitation the full-cutoff shielding and Color Correlated Temperature requirements established therein. The developer shall forward approved development plans to the utility provider for streetlight design, which shall customarily conform to the following:
- (1) Streetlights shall be generally provided at all intersections, and at intervals along each street at a distance between 300 and 400 feet and shall comply with the substantive standards of Chapter 129 (Outdoor Lighting and Dark Sky Standards).

CODING: Words stricken are deletions; words underlined are additions; **** denote omitted text.



CITY OF CLERMONT
ORDINANCE NO. 2026-025

All other provisions of Section 119-311 not specifically amended by this Section shall remain in full force and effect.

SECTION 9: CONFLICT

All ordinances or parts of ordinances of the City of Clermont in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 10: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 11: CODIFICATION

It is the intention of the City Council that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Clermont, and that the sections of this Ordinance may be renumbered or relettered, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word, to accomplish such intention.

SECTION 12: ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERROR.

The City Attorney is hereby authorized to make any administrative corrections of any scrivener’s errors that may exist in the body of this Ordinance, including but not limited to correction of typographical errors, cross-references, and section numbering, provided that no such correction shall alter the substantive intent of this Ordinance.

SECTION 13: PUBLICATION

The City Clerk is hereby directed to cause a notice of this Ordinance to be published in accordance with the requirements of Section 166.041, Florida Statutes.

SECTION 14: EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and adoption as provided by law.



CITY OF CLERMONT
ORDINANCE NO. 2026-025

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th 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



CITY OF CLERMONT
RESOLUTION NO. 2026-022R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING A SCHEDULE OF MAXIMUM TOTAL OUTDOOR LIGHT OUTPUT VALUES, EXPRESSED IN INITIAL LUMENS PER NET ACRE, FOR PURPOSES OF IMPLEMENTING SECTION 129-4(D) OF THE CODE OF ORDINANCES (OUTDOOR LIGHTING AND DARK SKY STANDARDS); PROVIDING FOR FINDINGS, IMPLEMENTATION, FUTURE AMENDMENT BY RESOLUTION, CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, AND AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 2026-025, the City Council adopted a new chapter of the Code of Ordinances titled “Outdoor Lighting and Dark Sky Standards”; and

WHEREAS, Section 129-4(d) of the new chapter limits maximum total outdoor light output to values established by resolution of the City Council, and authorizes the Council to adopt such values by resolution so that the values may be revised from time to time as lighting technology and best practices evolve, without the need to amend the underlying ordinance; and

WHEREAS, the City Council finds that the schedule adopted herein is consistent with current model standards published by DarkSky International and the Illuminating Engineering Society (IES), and is consistent with comparable schedules in operational effect in other municipalities in the State of Florida; and

WHEREAS, the City Council further finds that the schedule adopted herein is appropriate for the City of Clermont based on the City’s land use mix, lakefront character, and the policy objectives stated in Ordinance No. 2026-025; and

WHEREAS, the City Council of the City of Clermont hereby finds that the adoption of this Resolution is in the best interests of the public health, safety, and welfare of the citizens of the City of Clermont.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, as follows:

SECTION 1: FINDINGS

The above-stated WHEREAS clauses are hereby adopted by the City Council as findings in support of the provisions herein.

SECTION 2: ADOPTION OF MAXIMUM TOTAL OUTDOOR LIGHT OUTPUT SCHEDULE

Pursuant to Section 129-4(d) of the Code of Ordinances, the maximum total outdoor light output for development projects within the City of Clermont, expressed in initial lumens per net acre, shall be as set forth in the schedule below. For purposes of this Resolution, “net acreage” means



CITY OF CLERMONT
RESOLUTION NO. 2026-022R

the total developed area of the parcel, exclusive of public rights-of-way and undisturbed natural areas. The values stated in the schedule represent upper limits and shall not be construed as design goals; design goals should be the lowest levels that meet the requirement of the task.

Schedule of Maximum Total Outdoor Light Output

Use Type	Total Site Output (initial lumens; includes landscape lighting)	Partially Shielded Allowance (counts toward total site output)
Detached single-family residential	5,000 initial lumens per lot	1,250 initial lumens per lot
Multifamily, mixed-use, commercial, industrial, agricultural, and institutional uses (excluding parking lots, outdoor display lots, and service stations, addressed separately below)	70,000 initial lumens per net acre	3,850 initial lumens per net acre
Parking lots and storage yards, including auto, boat, and truck storage lots (Class 2 Lighting)	100,000 initial lumens per net acre	5,500 initial lumens per net acre
Outdoor display lots, including new and used auto, boat, and recreational vehicle dealerships (Class 1 Lighting)	150,000 initial lumens per net acre	8,250 initial lumens per net acre
Service station canopies (Class 1 Lighting)	150,000 initial lumens per net acre	8,250 initial lumens per net acre
Active outdoor recreational facilities and athletic fields (see Section 3(B) below)	Excluded — governed by § 129-8(A) of the Code	—
Government-owned streetlights illuminating public rights-of-way (see Section 3(A) below)	Excluded — governed by § 119-311 of the Code, as amended	—

SECTION 3: EXCLUDED CATEGORIES AND CROSS-REFERENCES

The schedule in Section 2 above identifies certain categories of outdoor lighting as excluded from the per-acre cap, and other Code provisions govern certain related uses. Those exclusions and cross-references are clarified as follows:



CITY OF CLERMONT
RESOLUTION NO. 2026-022R

- (A) Government-Owned Streetlights. Government-owned streetlights illuminating public rights-of-way are excluded from the per-acre cap and shall be governed by Section 119-311 of the Code of Ordinances, as amended, including the requirement that all such streetlight fixtures comply with the substantive standards of Chapter 129 (full-cutoff shielding and Color Correlated Temperature limits).
- (B) Active Recreational Facilities. Lighting for active outdoor recreational facilities and athletic fields is excluded from the per-acre cap. Such lighting shall be governed by Section 129-8(a) of the Code of Ordinances.
- (C) Illuminated Signs. Illuminated signs are governed by Sections 117-9 and 117-23 of the Code of Ordinances, as amended. The lumen output of sign illumination shall not be counted toward the per-acre cap established in Section 2 above.
- (D) Structured Parking. Interior lighting within parking structures shall not count toward the per-acre cap, but shall comply with all other applicable standards of Chapter 129, including light trespass limits, full-cutoff shielding, and Color Correlated Temperature standards. Lighting on the rooftop level of a parking structure shall be subject to the parking lot value established in the schedule above.
- (E) Service Station Pumping Areas. In addition to the 150,000 initial lumens per net acre cap established in the schedule above, lighting at service station pumping areas shall comply with industry-standard minimum and maximum illuminance levels, generally between ten (10) and thirty (30) maintained foot-candles measured at the pumping island.

SECTION 4: ADAPTIVE CONTROLS BONUS

For Class 1 Lighting installations, a development project may be eligible for an additional ten percent (10%) increase in the total lighting output level allowed pursuant to Section 2 above if fifty percent (50%) or more of the Class 1 Lighting on the site has a Color Correlated Temperature of two thousand seven hundred degrees Kelvin (2,700K) or below. Eligibility for this bonus shall be demonstrated on the photometric plan submitted under Section 129-7 of the Code of Ordinances and verified by field inspection prior to issuance of a certificate of occupancy.

SECTION 5: IMPLEMENTATION

The Development Services Director and the City Manager, or the City Manager's designee, are hereby authorized and directed to apply the schedule set forth in Section 2 above, together with the exclusions and special categories set forth in Section 3 and the adaptive controls bonus set forth in Section 4, in the review of all photometric plans submitted under Section 129-7 (Photometric Plan Submittal) and Section 101-352(4)(g) of the Code of Ordinances. The Director and the City Manager are further authorized to issue administrative interpretations and guidance documents implementing this Resolution, provided that no such interpretation or guidance shall conflict with the substantive requirements of Chapter 129 of the Code of Ordinances or with this Resolution.



CITY OF CLERMONT
RESOLUTION NO. 2026-022R

SECTION 6: FUTURE AMENDMENT BY RESOLUTION

The City Council may, by subsequent resolution adopted at a duly noticed public meeting, amend or supplement the schedule set forth in Section 2 above, the exclusions set forth in Section 3, or the adaptive controls bonus set forth in Section 4, without the need to amend Chapter 129 of the Code of Ordinances.

SECTION 7: CONFLICT

All resolutions or parts of resolutions in conflict with this Resolution are hereby rescinded to the extent of such conflict.

SECTION 8: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Resolution is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 9: ADMINISTRATIVE CORRECTION

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

SECTION 10: EFFECTIVE DATE

This Resolution shall take effect concurrently with the effective date of Ordinance No. 2026-025 (Outdoor Lighting and Dark Sky Standards) and shall have no force or effect prior to such date.



CITY OF CLERMONT
RESOLUTION NO. 2026-022R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 11th 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



Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	2026-025, Dark Sky

Date:	06/16/2026
Order Number:	12417393
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	96.0000
Height in Inches:	7.9400

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/22/2026 - 06/22/2026	Govt Public Notices
LEE dailycommercial.com	1	06/22/2026 - 06/22/2026	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	\$153.68
Tax Amount	\$0.00
Service Fee 3.99%	\$6.13
Cash/Check/ACH Discount	-\$6.13
Payment Amount by Cash/Check/ACH	\$153.68
Payment Amount by Credit Card	\$159.81

Order Confirmation Amount	\$153.68
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Ad Preview

LEGAL NOTICE

On Tuesday, July 7, 2026 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for an amendment of the Land Development Code to adopt Chapter 129 – Outdoor Lighting and Dark Sky Standards.

ORDINANCE NO. 2026-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES BY REPEALING SECTION 24-12 (LIGHTING OF PROPERTY) AND SECTION 115-12 (LIGHTING FACILITIES) IN THEIR ENTIRETY; CREATING A NEW CHAPTER OF THE CODE OF ORDINANCES TITLED "OUTDOOR LIGHTING AND DARK SKY STANDARDS"; PROVIDING FOR PURPOSE AND INTENT, APPLICABILITY, DEFINITIONS, OUTDOOR LIGHTING STANDARDS INCLUDING MEASUREMENT METHODOLOGY, PROHIBITED LIGHTING, HOURS OF OPERATION AND ADAPTIVE CONTROLS, PHOTOMETRIC PLAN SUBMITTAL, SPECIFIC USE APPLICATIONS, EXEMPTIONS, PHASED IMPLEMENTATION AND RETROFIT, VARIANCES, ENFORCEMENT AND PENALTIES, AND CONFLICT WITH OTHER PROVISIONS; AMENDING SECTION 101-352 (SITE PLAN SUBMITTAL REQUIREMENTS) TO HARMONIZE EXISTING PHOTOMETRIC PLAN REQUIREMENTS WITH THE NEW DARK SKY STANDARDS; AMENDING SECTION 117-9 (SIGN ILLUMINATION) TO ADD COLOR TEMPERATURE AND SHIELDING REQUIREMENTS FOR ILLUMINATED SIGNS; AMENDING SECTION 117-23 (CHANGEABLE COPY AND ELECTRONIC MESSAGE BOARDS) TO ADD A COLOR TEMPERATURE CAP FOR ELECTRONIC MESSAGE BOARD SIGNS; AMENDING SECTION 119-311 (ELECTRIC POWER LINES AND STREETLIGHTS) TO REQUIRE SUBDIVISION STREETLIGHTS TO COMPLY WITH THE NEW CHAPTER; PROVIDING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S 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 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
12417393 June 22, 2026



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:	06/16/2026
Order Number:	12417718
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
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LEE dailycommercial.com	1	06/22/2026 - 06/22/2026	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	\$76.26
Tax Amount	\$0.00
Service Fee 3.99%	\$3.04
Cash/Check/ACH Discount	-\$3.04
Payment Amount by Cash/Check/ACH	\$76.26
Payment Amount by Credit Card	\$79.30

Order Confirmation Amount	\$76.26
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Ad Preview

LEGAL NOTICE

On Tuesday, July 7, 2026 at 6:30 PM the Clermont Planning & Zoning Commission will consider Resolution 2026-022R for a request for adopting a schedule of maximum total outdoor light output values, expressed in initial lumens per net acre, for purposes of implementing Section 129-4(d) of the Code of Ordinances (Outdoor Lighting and Dark Sky Standards).

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
Daily Commercial
June 22, 2026
12417718 6/22/2026



AGENDA ITEM

Meeting Date		
Tuesday, July 7, 2026		
Agenda Item Name		
Ordinance 2026-026 <i>Surrounding Property Notifications - 450 Ft. Land Development Code Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2026-026		
Staff Report		
<p>At the direction of the City Manager’s office and City Council, staff is proposing an amendment to the noticing requirements for certain land use and development applications. Currently, the requirements are for public notices to be mailed to all adjoining property owners within 150 feet of the subject property. There are several sections in the code that address this 150-foot requirement.</p> <p>In an effort to enhance public awareness and participation; along with keeping surrounding property owners and stakeholders informed, an increase in the written notification requirement is being proposed at a distance of 450 feet. This is a 200% increase in the written notification requirements. No changes are being proposed to the existing newspaper publications or the posting of signage on the subject property.</p> <p>The applications that would be affected by this include Conditional Use Permits (CUP’s), Variances, Rezoning and Future Land Use Map Amendments, and “Live Local Act” Projects. In addition, if any property within the 450-foot radius of the subject property is governed by a property owners’ association, such as a condominium association or homeowners association, notice shall also be provided to such association. This language is also being added to better inform the community of the proposed land use changes that may impact their properties and/or communities.</p> <p>Staff recommends approval of these proposed changes contained within Ordinance No. 2026-026 since it finds that it would be in the best interest of the public and citizens of Clermont.</p>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2026-026 Noticing 450 FT (06.12.2026)	Ord 2026-026 Noticing 450 FT (06.12.2026).pdf
2.	Legal ad	Legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2026-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING ARTICLE III, SECTION 101-211, “NOTICE OF PUBLIC HEARING”, ARTICLE IV, SECTION 101-245, “NOTICE OF PUBLIC HEARING”, ARTICLE V, SECTION 101-281, “NOTICE OF PUBLIC HEARING”, AND ARTICLE V, SECTION 125-527, “LIVE LOCAL ACT PROJECT REVIEW PROCEDURE”, OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT NOTICE OF PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS, VARIANCES, REZONINGS, FUTURE LAND USE MAP AMENDMENTS, AND LIVE LOCAL ACT APPLICATIONS SHALL BE PROVIDED TO PROPERTY OWNERS WITHIN FOUR HUNDRED FIFTY (450) FEET OF THE SUBJECT PROPERTY; PROVIDING THAT, WHERE ANY PROPERTY WITHIN FOUR HUNDRED FIFTY (450) FEET IS GOVERNED BY A PROPERTY OWNERS’ ASSOCIATION, SUCH AS A CONDOMINIUM ASSOCIATION OR HOMEOWNERS’ ASSOCIATION, NOTICE SHALL ALSO BE PROVIDED TO SUCH ASSOCIATION; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERROR, PUBLICATION AND EFFECTIVE DATE.

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 notice requirements for certain land use and development applications to expand the notice area from its current standard to 450 feet in order to enhance public awareness and participation; and

WHEREAS, the City Council further finds that expanding the notice area will better ensure that affected property owners and surrounding stakeholders are informed of proposed land use changes that may impact their properties and community; and

WHEREAS, the City Council finds that it is in the best interests of the public, serving its health, safety, and welfare, to pass this Ordinance.

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 101-211

Article III, Section 101-211 “Notice of public hearing” of the Clermont City Code is hereby amended to read as follows (strikethrough indicates deleted wording and underlined indicates added):

Sec. 101-211. Notice of public hearing.

All conditional use permit requests shall be considered at public hearings, which shall be noticed as follows:



CITY OF CLERMONT
ORDINANCE NO. 2026-026

- (1) The city shall send notice of the proposed conditional use permit to the owners of all adjoining properties to the subject property. Such notice shall include the date, time and place of the public hearings before the planning and zoning commission and the city council, along with a clear and concise description of the proposed use. For the purposes of such notification, adjoining properties shall include those properties within ~~1450~~ 450 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier. In addition, if any property within 450 feet of the subject property is governed by a property owners' association, such as a condominium association or homeowners' association, notice shall also be provided to such association.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the city at least twice, one publication being five days prior to the planning and zoning commission meeting (first Tuesday of the month) and the second being five days prior to the city council meeting (fourth Tuesday of the month).
- (3) After an application has been filed, the applicant shall post the subject property with signage as provided by or as directed by the city. The signs shall be erected on each street side of said land or where the sign or signs would be in the most conspicuous place to the passing public as determined by the administrative official or designated representative.

SECTION 3: AMENDING SECTION 101-245

Article IV, Section 101-245 "Notice of public hearing" of the Clermont City Code is hereby amended to read as follows (strikethrough indicates deleted wording and underlined indicates added):

Sec. 101-245. Notice of public hearing.

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The city shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time and place of the public hearing before the board of zoning adjustment, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within ~~1450~~ 450 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier. In addition, if any property within 450 feet of the subject property is governed by a property owners' association, such as a condominium association or homeowners' association, notice shall also be provided to such association.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the city no less than five days prior to the date set for the hearing, and the matter shall be entered on the agenda of the next regular meeting of the board of zoning adjustment if the meeting is five or more days forthcoming. The applicant shall be responsible for the cost of advertising, and it shall be paid no later than 24 hours prior to the scheduled hearing date. Failure to pay this cost will delay the hearing and the applicant may incur additional advertising costs.



CITY OF CLERMONT
ORDINANCE NO. 2026-026

- (3) After an application has been filed, the applicant shall post the subject property with signage as provided by or as directed by the city. The signs shall be erected on each street side of said land or where the signs would be in the most conspicuous place to the passing public as determined by the administrative official or designated representative.

SECTION 4: AMENDING SECTION 101-281

Article V, Section 101-281 “Notice of public hearing” of the Clermont City Code is hereby amended to read as follows (strikethrough indicates deleted wording and underlined indicates added):

Sec. 101-281. Notice of public hearing.

All amendments to the comprehensive plan or the land development code shall comply with the following:

- (1) Rezoning and future land use map amendments. The following requirements apply to owner-initiated amendments. They are superseded by the requirements of F.S. § 166.041(3)(c) for rezoning amendments initiated by the city, and by the requirements of F.S. § 163.3184 for future land use map amendments initiated by the city.
- a. *Notice to adjoining owners.* The city shall send notice of the proposed action to the owners of all adjoining properties to the subject property. Such notice shall include the date, time and place of the public hearing before the planning and zoning commission, along with a clear and concise description of the proposed action. For the purposes of such notification, adjoining properties shall include those properties separated from the subject property by a road, canal, easement, right-of-way or similar barrier of ~~1450~~ 450 feet or less in width. In addition, if any property within 450 feet of the subject property is governed by a property owners’ association, such as a condominium association or homeowners’ association, notice shall also be provided to such association.
 - b. *Publication of notice.* Notice of public hearing shall be published in a newspaper of general circulation within the city at least 15 days prior to the hearing, with a second publication at least five days prior to the hearing.
 - c. *Posting of notice on property.* After an application has been filed, the applicant shall post the subject property with signage as provided by or as directed by the city. The sign or signs shall be erected on each street side of said land or where the sign or signs would be in the most conspicuous place to the passing public as determined by the administrative official or designated representative.
- (2) *Textual changes.* Notification and advertising for ordinances making textual changes to the land development code or the comprehensive plan that do not substantially change permitted use categories in zoning districts or land use map designations shall be as normally required for ordinances under the city Charter and Code of Ordinances, and state law.



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SECTION 5: AMENDING SECTION 125-527

Article V, Section 125-527 “Live Local Act project review procedure” of the Clermont City Code is hereby amended to read as follows (strikethrough indicates deleted wording and underlined indicates added):

- (a) *Purpose.* This section has been established to guide the implementation of Senate Bill 102 also known as the "Live Local Act." A Live Local Act project is a multi-family rental development project that meets the following requirements, as further outlined in Florida Senate Bill 102:
 - (1) Multifamily or mixed-use residential project in the C-1, C-2, M-1 and PUD zoning districts.
 - (2) At least 40 percent of the units are affordable for eligible households up to 120 percent of the area median income (AMI) for at least 30 years.
 - (3) If the property is developed as a mixed-use project, at least 65 percent of the square footage of the project is residential.
- (b) *Neighborhood workshop.* The purpose of a neighborhood workshop is to ensure early citizen participation in an informal forum in conjunction with Live Local Act (LLA) applications, and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. These workshops ensure that citizens and property owners have an adequate opportunity to learn about LLA applications that may affect them and to work with the applicant to resolve any concerns at an early stage of the process. A neighborhood workshop is not intended to produce complete consensus on all LLA applications, but to encourage applicants to be good neighbors and to allow for informed decision making. If an applicant falls to hold a required neighborhood workshop, the department shall not accept that development application for review under the Live Local Act review process.
- (c) *Public notice.* Public notice of a neighborhood workshop shall be provided as indicated below.
 - (1) *Notice to development services director.* An applicant intending to hold a neighborhood workshop shall coordinate with the development services director prior to scheduling the workshop. The developer services director, or designee, shall confirm receipt and acknowledgement of the proposed notice.
 - (2) *Notice required.*
 - a. The applicant shall provide notification of the workshop by mail to all owners of property located within ~~4~~450 feet of the subject property. The applicant shall provide proof of mailing, as part of the LLA application, by submitting a signed and notarized affidavit, on a form acceptable to the City, attesting to the date of the mailing and the number of notices sent. In addition, a copy of the mailed noticed shall be included within the application along with a list containing the name and address of property owners to whom the mailed notices were provided. In addition, to the property owners, notices shall also be mailed to the Lake County School



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Board and the Lake County Board of County Commissioners. The applicant shall mail these notices with proper postage at least 15 calendar days before the date of the workshop. In addition, if any property within 450 feet of the subject property is governed by a property owners' association, such as a condominium association or homeowners' association, notice shall also be provided to such association.

- b. The applicant shall also post notice signs of the workshop at the property that is the subject of the LLA application at least 15 calendar days before the date of the workshop. The notice must include a description of the application, potential uses, and other information as required by the development services director or designee, as well as the date, time, and location of the workshop. The applicant's contact information shall also be included on the posted notice sign. The sign or signs shall be erected on each street side of said land or where the sign or signs would be in the most conspicuous place to the passing public as determined by the development services director or designee. A notarized affidavit shall be submitted certifying that the signs were posted in compliance with the standards in this section along with photographs of all the signs posted.
 - c. The applicant shall publish notice of the workshop in a newspaper of general circulation a minimum of 15 days before the workshop. The advertisement shall be a minimum of two columns wide and four inches long. The ad shall be titled "Public Notice," with a description of the request, a map of the property, location of workshop, date, time and applicant's contact information.
- (3) *Postponed workshops.* New public notice consistent with the Section above shall be provided for any rescheduled workshop.
- (d) *Workshop and public participation report.* The applicant shall as part of the LLA application hold a workshop and submit a written public participation report documenting the results of the public participation effort.
- (1) *Workshop date and time.* The workshop shall start between 6:00 p.m. and 8:00 p.m. on a weekday or between 9:00 a.m. and 7:00 p.m. on a weekend. The workshop shall not be held on a holiday, holiday weekend, day before a holiday, or day before a holiday weekend. The workshop must be held in a location generally near the subject property and must be held in a facility that is ADA compliant.
 - (2) *Workshop elements.* At the workshop, the applicant shall present the following, as applicable:
 - a. A general concept plan for the use of all included lands. Such plans shall indicate the general location of residential areas (including density and unit types), open space, active or resource-based recreation areas, natural areas (including wetlands and flood plains), and non-residential areas (including maximum square footage and maximum height).
 - b. A plan of vehicular, bicycle, and pedestrian circulation showing the general locations and right-of-way widths of roads, sidewalks and access points to the external and internal thoroughfare network.



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- c. Drawings indicating the conceptual architectural theme or appearance and representative building types.
- (3) *Workshop summary.* The applicant shall submit to the department, as part of the LLA application, a summary of the materials presented at the workshop, the issues raised by those in attendance, the suggestions and concerns of those in attendance, a copy of the sign-in sheet, a copy of the workshop advertisement and a copy of the mailed notices sent to property owners.
- (e) *Application and review.*
 - (1) *Application.* Applications for development under the Live Local Act ("LLA Application") shall be made on the appropriate form provided for that purpose by the City. The LLA application shall be in addition to any other application required commensurate with the type of use and project. The LLA application shall specifically demonstrate, at a minimum, that the project qualifies as affordable housing under the act and sworn by notarized affidavit.
 - (2) *Review.* Upon receipt of a completed application the development services director or designee, shall forward the completed application to the site review committee, who shall submit written review report of the application. Review of the LLA application shall be in addition to any other review (site plan) associated with the development.
- (f) *Compliance.*
 - (1) The applicant/owner of the Live Local Project shall submit a notarized affidavit to the City by December 31st of each year attesting they meet the requirements under Florida Statutes, Section 166.04151 Affordable Housing (7)(a).

SECTION 6: CONFLICT

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

SECTION 7: 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 8: CODIFICATION

The text of Section 2, 3, 4, and 5 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.



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SECTION 9: ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS

Regardless of whether such inclusion in the Code as described in Sections 2, 3, 4, and 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 10: 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.



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ORDINANCE NO. 2026-026

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of August, 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



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:	06/12/2026
Order Number:	12412448
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	80.0000
Height in Inches:	6.6300

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/22/2026 - 06/22/2026	Govt Public Notices
LEE dailycommercial.com	1	06/22/2026 - 06/22/2026	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	\$128.40
Tax Amount	\$0.00
Service Fee 3.99%	\$5.12
Cash/Check/ACH Discount	-\$5.12
Payment Amount by Cash/Check/ACH	\$128.40
Payment Amount by Credit Card	\$133.52

Order Confirmation Amount	\$128.40
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Ad Preview

LEGAL NOTICE

On Tuesday, July 7, 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 101 – General Administrative Provisions and Chapter 125 – Zoning.

ORDINANCE NO. 2026-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING ARTICLE III, SECTION 101-211, "NOTICE OF PUBLIC HEARING", ARTICLE IV, SECTION 101-245, "NOTICE OF PUBLIC HEARING", ARTICLE V, SECTION 101-281, "NOTICE OF PUBLIC HEARING", AND ARTICLE V, SECTION 125-527, "LIVE LOCAL ACT PROJECT REVIEW PROCEDURE", OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT NOTICE OF PUBLIC HEARINGS FOR CONDITIONAL USE PERMITS, VARIANCES, REZONINGS, FUTURE LAND USE MAP AMENDMENTS, AND LIVE LOCAL ACT APPLICATIONS SHALL BE PROVIDED TO PROPERTY OWNERS WITHIN FOUR HUNDRED FIFTY (450) FEET OF THE SUBJECT PROPERTY; PROVIDING THAT WHERE ANY PROPERTY WITHIN FOUR HUNDRED FIFTY (450) FEET IS GOVERNED BY A PROPERTY OWNERS' ASSOCIATION, SUCH AS A CONDOMINIUM ASSOCIATION OR HOMEOWNERS' ASSOCIATION, NOTICE SHALL ALSO BE PROVIDED TO SUCH ASSOCIATION; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERROR, 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
June 22, 2026